

SUMMARY: An ordinance amending Washoe County Code at Chapter 110 by changing by creating a new section in order to regulate equestrian uses, such as boarding stables, commercial stables and equestrian facilities, on all legally established parcels greater than 35 acres in area and zoned General Rural (GR) or General Rural Agricultural (GRA) in the Warm Springs planning area, and to add definitions specific to these types of uses. Further to amend Article 302, *Allowed Uses*, to modify the Table of Uses for Commercial Use Types to reference Article 226 for commercial stables use types within the Warm Springs planning area.

BILL NO. 1685

ORDINANCE NO. 1513

An ordinance amending the Washoe County Code at Chapter 110, Development Code, Article 226, Warm Springs Area, to add a new section in order to regulate equestrian uses, such as boarding stables, commercial stables and equestrian facilities, on all legally established parcels greater than 35 acres in area and zoned General Rural (GR) or General Rural Agricultural (GRA) in the Warm Springs planning area, and to add definitions specific to these types of uses. Further to amend Article 302, *Allowed Uses*, to modify the Table of Uses for Commercial Use Types to reference Article 226 for commercial stables use types within the Warm Springs planning area, and, providing for other matters properly relating thereto.

Whereas:

A. This Ordinance is adopted pursuant to a provision in NRS Chapter 278 and therefore is not a "rule" as defined in NRS 237.060.

The Board of County Commissioners of the County of Washoe do Ordain:

SECTION 1. Table 110.302.05.3 of the Washoe County Code is hereby amended to add a reference to "Article 226 for Warm Springs parcels":

Table 110.302.05.3

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Commercial Stables	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
																	*See Article 226 for Warm Springs parcels	*See Article 226 for Warm Springs parcels

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c);
 S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

*The provisions listed in Table 110.302.05.3 requiring a special use permit for Commercial Stables (as defined in Section 110.304.25 (c) (2)) in GR and GRA are hereby modified to be consistent with Article 226, Warm Springs Area.

SECTION 2. Article 226, Warm Springs Area, of the Washoe County Code is hereby amended to add the following language:

Section 110.226.18 Equestrian Uses

Section 110.226.18 Equestrian Uses. The keeping or raising of horses, mules, donkeys or ponies as a private, non-commercial use is regulated within Article 330, Domestic Pets and Livestock. Otherwise, in addition to the regulations of the regulatory zones described in Article 106, Regulatory Zones, and Article 302, Allowed Uses, on all legally established parcels greater than thirty-five (35) acres in area and zoned General Rural (GR) or General Rural Agricultural (GRA) in the Warm Springs planning area, the following regulations shall apply:

- (a) Allowed Uses.
 - (1) Boarding Stables. The boarding, keeping or raising of up to three (3) horses, mules, donkeys, or ponies per acre as an accessory use to an established residential or agricultural use on the property (excluding horses used primarily for agricultural operations which are classified under animal production). Typical associated uses and activities could include, but are not limited to: riding instruction, roping practice, barrel racing practice, dressage practice and jumping practice for the boarders of said horses.

- (b) Uses Requiring a Board of Adjustment Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits:
- (1) Commercial Stables. The commercial boarding, keeping or raising of more than three (3) horses, mules, donkeys, or ponies per acre (excluding horses used primarily for agricultural operations which are classified under animal production). Typical uses and activities could include, but are not limited to commercial riding stables open to the public; riding clubs, and riding instruction facilities.
 - (2) Equestrian Facilities. Commercial (public or private) horse, mule, donkey, or pony facilities, to include at a minimum or any part thereof: riding schools/academies, exhibition facilities (for shows or other competitive events, including but not limited to riding, roping, barrel racing, jumping events, dressage, bull riding), boarding facilities, and all other ancillary or accessory structures and uses typical and/or incidental to such facilities.

SECTION 3. General Terms.

1. **RATIFICATION.** All actions, proceedings, matters, and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. **IMPLEMENTATION; EDITING; CODIFICATION.** The Chairman of the Board and officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. **REPEALER.** All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
4. **EXECUTION; PUBLICATION; EFFECTIVE DATE.** This Ordinance shall be in effect from and after its publication as hereinafter provided, and after this Ordinance is signed by the Chairman of the Board and attested and sealed by the County Clerk this Ordinance shall be published by title only, together with the names of the board members voting for or against and with a statement that typewritten copies of said ordinance are available for inspection by all interested parties at the office of the County Clerk, such publication to be made in the Reno Gazette Journal, a newspaper published and having general circulation in the County, at least once a week for a period of two weeks by two insertions as required by NRS 244.100 and any other enabling laws.
5. **SEVERABILITY.** Each term and provision of this Ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this Ordinance. In any event, the remainder of this Ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Passage and Effective Date
Development Code Amendment Case Number DCA12-002

This Ordinance was proposed on 6-11-13 by
Commissioner Weber.

This Ordinance was passed on 6-25-13.

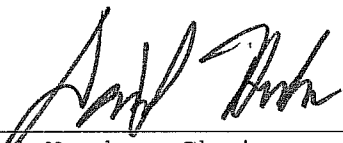
Those voting "aye" were Humke, Weber, Hartung, Jung & Benckigler

Those voting "nay" were none.

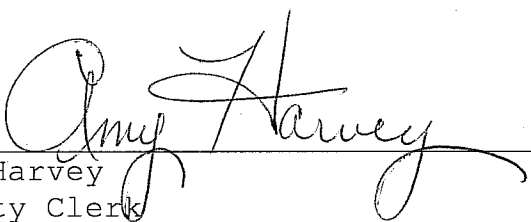
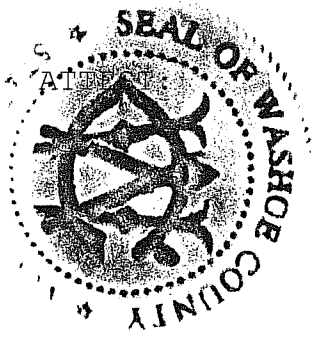
Those absent were none.

Those abstaining were none.

This Ordinance shall be in force and effect immediately upon the date of the second publication of such Ordinance as required by NRS 244.100.



David Humke, Chairman
Washoe County Commission



Amy Harvey
County Clerk

This ordinance shall be in force and effect from and after the 12th day of the month of July of the year 2013.

WASHOE COUNTY
COMPTROLLER

2013 JUL 16 AM 9:15

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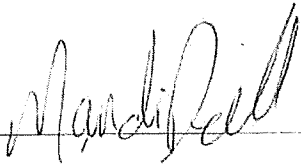
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COUNTY OF WASHOE

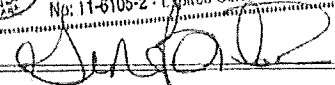
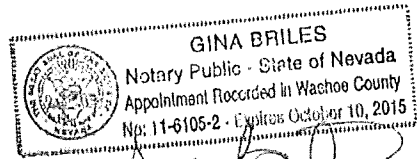
Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **07/05/2013 - 07/12/2013**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: _____



JUL 15 2013



Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1513 BILL NO. 1685
NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office in the Washoe County Complex, 1001 E. Ninth Street, Building A, Reno, Washoe County, Nevada; and that the ordinance was proposed on June 11, 2013 by Commissioner Weber and was passed and adopted without amendment at a regular meeting held on June 25, 2013 by the following vote of the Board of County Commissioners: An Ordinance amending the Washoe County Code at Chapter 110, Development Code, Article 226, Warm Springs Area, to add a new section in order to regulate equestrian uses, such as boarding stables, commercial stables and equestrian facilities, on all legally established parcels greater than 35 acres in area and zoned General Rural (GR) or General Rural Agricultural (GRA) in the Warm Springs planning area, and to add definitions specific to these types of uses. Further to amend Article 302, Allowed Uses, to modify the Table of Uses for Commercial Use Types to reference Article 226 for commercial stables use types within the Warm Springs planning area, and, providing for other matters properly relating. (Bill No. 1685) Those Voting Aye: Bonnie Weber, Kitty Jung, Vaughn Hartung, Marsha Berkgigler, and David E. Humke Those Absent:

1513 ✓

None This Ordinance shall be in full force and effect from and after July 12, 2013. IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this Ordinance to be published by title only. DATED June 27, 2013. AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No. 10042 July 5, 12, 2013

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BILL NO. 1685

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An Ordinance amending the Washoe County Code at Chapter 110, Development Code, Article 226, Warm Springs Area, to add a new section in order to regulate equestrian uses, such as boarding stables, commercial stables and equestrian facilities, on all legally established parcels greater than 35 acres in area and zoned General Rural (GR) or General Rural Agricultural (GRA) in the Warm Springs planning area, and to add definitions specific to these types of uses. Further to amend Article 302, Allowed Uses, to modify the Table of Uses for Commercial Use Types to reference Article 226 for commercial stables use types within the Warm Springs planning area, and, providing for other matters properly relating (Bill No. 1685)

Those Voting Aye: Donna Weber, City Judge, 4005 W. Fortuna, Mesquite, Barbara, and David E. ...
Those Absent: None

This Ordinance shall be in full force and effect from and after July 12, 2013.

IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this Ordinance to be published by title only.

DATED June 27, 2013.

AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners
No. 10042 July 5, 12, 2013

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