

Affidavit of Publication

STATE OF NEVADA,
County of Washoe—SS.

Mary Hefling
being duly sworn, deposes and says that he is the
Record Clerk
of The SPARKS TRIBUNE, a weekly newspaper,
published in Sparks, Washoe County, Nevada; that
he has charge of and knows the advertising ap-
pearing in said newspaper, and the


Notice of County Ordinance
Bill No. 636, Ordinance No. 465

of which a copy is hereunto attached, was first
published in said newspaper in its issue dated
June 18, 1980
and was published in each of the following issues
thereafter: June 25, 1980
the date of the last publication being in the issue
of June 25, 1980

Mary Hefling
Subscribed and sworn to before me this, the
25th day of June, 1980

Douglas,
Notary Public in and for the County of ~~Washoe~~
State of Nevada.

My Commission expires October 25, 1980

 LORETTA DICKERSON
Notary Public — State of Nevada
Douglas County
My Commission Expires Oct. 25, 1980

NOTICE OF COUNTY ORDINANCE
NOTICE IS HEREBY
GIVEN that Bill No. 636,
Ordinance No. 465, amending
Ordinance No. 57 entitled "An
Ordinance amending, repealing
in part and re-establishing a land
use plan within the unin-
corporated area of Washoe
County, regulating and
restricting the use of land; the
location, use, bulk, height, and
number of stories or structures;
the density of population; the
proportion of land to be covered
by structures; establishing
setback lines; providing for
adjustment, enforcement and
amendment of said land use plan
and its ordinances; prescribing
for the violation thereof and
other matters relating thereto"
by providing for the establish-
ment of animal hospitals and
veterinarian offices in
agricultural zones, subject to the
issuance of a Special Use Permit
was adopted on Tuesday, June
10, 1980, by Commissioners Farr,
Stoess, Brown, Underwood and
Ferrari.
Typewritten copies of the
Ordinance are available for
inspection by all interested
persons at the Office of the
County Clerk.
JUDI BAILEY
County Clerk
Pub: June 10, 25, 1980

SUMMARY: Amends Washoe County Ordinance No. 57 to permit the establishment of animal hospitals and veterinarian offices in agricultural zones subject to the issuance of a Special Use Permit.

BILL NO. 636

ORDINANCE NO. 465

AN ORDINANCE AMENDING "AN ORDINANCE AMENDING, REPEALING IN PART AND RE-ESTABLISHING A LAND USE PLAN WITHIN THE UNINCORPORATED AREA OF WASHOE COUNTY, REGULATING AND RESTRICTING THE USE OF LAND; THE LOCATION, USE, BULK, HEIGHT, AND NUMBER OF STORIES OR STRUCTURES; THE DENSITY OF POPULATION; THE PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING SETBACK LINES; PROVIDING FOR ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID LAND USE PLAN AND ITS ORDINANCES; PRESCRIBING PENALTIES FOR THE VIOLATION THEREOF AND OTHER MATTERS RELATING THERETO" BY PROVIDING FOR THE ESTABLISHMENT OF ANIMAL HOSPITALS AND VETERINARIAN OFFICES IN AGRICULTURAL ZONES SUBJECT TO THE ISSUANCE OF A SPECIAL USE PERMIT.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

SECTION 1.

Article 6 of Washoe County Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 6 A-1 FIRST AGRICULTURAL

- A. Uses permitted on a lot or parcel of land having the required area and required width:
 1. Single family dwellings of a permanent nature, and accessory buildings and uses thereto.
 - 2.. Stables.
 3. Farms for the raising or growing and marketing on a commercial scale of poultry, rabbits, livestock, tree and brush crops, nursery stock, field crops, but not including commercial slaughtering.
 4. Buildings for the sale and display of products grown and raised on the premises, provided no such buildings are situated closer than 50 feet to any property classified in a residential district, nor closer than 30 feet to any street or highway.
 5. Buildings, corrals, coops, pens, stables or structures used in conjunction with farming or ranching, provided that they be located not closer than 100 feet to any street or highway, nor to any public park or school, nor to any land classified in a residential district.
 6. Overnight trailer campground facilities, including accessory facilities, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.

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7. (a) Educational uses and buildings, churches, temples or other structures used exclusively for religious worship.
- (b) Tennis, golf course, ski resort, swimming, civic, cultural, country club and other similar recreational uses, including normal accessory uses (provided such accessory uses are incidental to the primary use of the property) on parcels of a minimum of 2 acres, subject to the issuance of a Special Use Permit reviewed by the Planning Commission.
- (c) Child care facilities for six (6) or fewer full-time children, including those of the child care facility licensee who are under the age of twelve, except that care may also be provided for up to three (3) additional part-time children for three hours before school and three hours after school, but only during periods when schools are in session, subject to the regulations and permission of the Washoe County Welfare Department.
- (d) A child care facility for more than six (6) full-time children, under the age of twelve, including those of the child care facility licensee who are under the age of twelve, subject to the issuance of a Special Use Permit following review by the Board of Adjustment.
8. One unlighted sign not exceeding 16 square feet in area, provided that such sign is located not closer than 10 feet to any street or highway, and further provided that said sign pertains only to the sale, lease or hire of the premises or of the products grown on the premises.
9. Dude or guest ranches situated on a parcel of land having an area of five or more acres, provided that guest rooms or guest cottages do not have kitchen facilities in conjunction therewith.
10. Extraction of sand, gravel, topsoil and like earth products subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment. Requirements for issuance of a Special Use Permit in addition to those specified in Article 43 of this Ordinance shall be as follows:
- (a) The applicant must submit a plan showing, among other things, area of development, stages of development and the condition of the site upon completion of work or exhaustion of sand, gravel, topsoil, or like earth products. The plan shall be approved by the Board of Adjustment and the Board of County Commissioners. Compliance with the Plan shall be a condition of the Special Use Permit.

(b) The applicant must furnish a Performance Bond in an amount as determined by the Washoe County Engineer, sufficient to insure performance of the conditions of the Special Use Permit.

11. Mining, including ore processing operations, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
12. Cemeteries and memorial parks and accessory uses such as mausoleums and crematoriums, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment. Requirements for consideration and issuance of a Special Use Permit in addition to those specified in Article 43 of this Ordinance shall be as follows:
 - (a) The applicant shall submit a complete plan of the entire property showing design of gardens, buildings, streets, landscaping, parking, existing and/or final topography, development stages, adjacent uses, streets, water courses, necessary screening, etc.
 - (b) The applicant must submit a location map showing general uses, zoning and street pattern within one-half mile of subject property.
 - (c) The applicant must submit a financial statement indicating ability to proceed and names of all owners or developers concerned with the application.
 - (d) Applicants must submit a statement completely describing the type and use of the cemetery.
13. Marinas, including those normal accessory uses, provided such accessory uses are incidental to the primary use of the property as a marina, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
14. Temporary highway, public utility, railroad and similar maintenance camps, and ranch and livestock camps, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
15. Dog kennels, including the commercial boarding and caring for animals other than livestock, on parcels of a minimum 2-1/2 acres, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment. Requirements for the issuance of a Special Use Permit in addition to those specified in Article 43 of this Ordinance shall be as follows:
 - (a) Provision of fencing and soundproofing, to include hedging and/or planting, to the satisfaction of the Board of Adjustment.

(b) Animals to be confined at all times to an area not closer than 100 feet to any adjacent residence.

(c) Review on annual basis.

16. Public parks and recreational areas.

17. Animal hospitals and Veterinarian Offices on parcels of a minimum 2-1/2 acres, fronting on "collector", "arterial" or "expressway" thoroughfares, as defined by Washoe County Ordinance No. 219, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment. Requirements for the issuance of a Special Use Permit, in addition to those specified in Article 43 of this Ordinance, shall be as follows:

(a) Provision of fencing and soundproofing, to include hedging and/or planting, to the satisfaction of the Board of Adjustment.

(b) Adequate off-street parking for the proposed use, to the satisfaction of the Board of Adjustment. The minimum requirement shall be five (5) off-street parking spaces for each veterinarian. For facilities specializing in the care and treatment of large animals, the required off-street parking spaces shall be oversized to accommodate horse trailers, etc.

(c) Treatment and confinement of animals to be located at all times in an area not closer than 100 feet to any adjacent residence, not closer than 50 feet to any adjacent property line and not closer than 50 feet to the centerline of any drainage channel, as defined by Washoe County Ordinance No. 83, irrigation ditch or continuously flowing watercourse.

(d) Review and approval by the Washoe County District Health Department regarding sanitation.

- B. Parking: One off-street parking space for each dwelling unit.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot.
- D. Height Limitation: Two stories.
- E. Required Area and Width: One acre minimum area; 120 feet average width for each dwelling.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of one acre, provided that there is not less than one acre for each dwelling and that such structures be not less than 24 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:

(a) Front equal to the building line setback as set forth in Article 37, but in no event less than 30 feet.

(b) Side - ten percent of the average width of the lot or parcel, but in no event less than 12 feet. A lot or parcel having an average width of more than 120 feet frontage may have side yards of 12 feet, provided the total distance between main buildings is not less than 24 feet.

(c) Rear - not less than 30 feet.

SECTION 2.

This ordinance shall take effect after its proposal, passage and publication as prescribed by NRS 244.100.

Proposed on the 27 day of May, 1980.

Proposed by Commissioner Stoess.

Passed on the 10th day of June, 1980.

Vote:

Ayes: Commissioners: Farr, Stoess, Ferrari, Underwood & Brown

Nays: Commissioners: None

Absent: Commissioners: None

Bill Farr
Chairman of the Board

SEAL OF THE COUNTY OF WASHINGTON
ATTEST:
Judi Barly
County Clerk
This Ordinance shall be in force and effect from and after the 25th day of June, 1980.

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