

**RENO NEWSPAPERS INC**

**Publishers of**

**Reno Gazette-Journal**

**955 Kuenzli St • P.O. Box 22,000 • Reno, NV 89520 • 775.788.6200**

**Legal Advertising Office 775.788.6394**

**WASHOE CO  
PO BOX 11130**

**RENO NV 89520-0027**

Customer Account # **349008**

PO#

Ad Number **509093**

Legal Ad Cost **\$86.24**

STATE OF NEVADA  
COUNTY OF WASHOE

ss: Julia Ketcham

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper 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: **09/17/04 - 09/18/04**, for exact publication dates please see last line of Proof of Publication below.

Signed:

**SEP 20 2004**

Subscribed and sworn to before me



**Proof of Publication**

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1247 NOTICE IS HEREBY GIVEN THAT: Bill No. 1426, Ordinance No. 1247 entitled "An Ordinance amending provisions relating to Washoe County Code Chapter 110, Article 330, Section 330.45 - 4H and Future Farmers of America Livestock Projects, to modify standards for the keeping of livestock in the medium density suburban (MDS) land use designation for youth enrolled in the 4H and Future Farmers of America (FFA) program. The changes would allow up to six hens, cavy or rabbits on medium density suburban designated lots of 6,000 square feet or more and one sheep, swine or goat on property between 12,000 and one-half acre, and other matters properly relating thereto." was adopted on September 14, 2004 by Commissioners Galloway, Humke, Sferrazza, Shaw and Weber. This ordinance shall be in full force and effect from and after September 24, 2004. Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk, 350 South Center Street, Suite 100, Reno, Nevada. AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No.509093 Sept 17, 24, 2004

SUMMARY: Amends Washoe County Code to modify standards for the keeping of livestock in the Medium Density Suburban (MDS) land use designation for youth enrolled in the 4H and Future Farmers of America Program (FFA), and other matters related thereto.

BILL NO. 1426

ORDINANCE NO. 1247

AN ORDINANCE AMENDING PROVISIONS RELATING TO WASHOE COUNTY CODE CHAPTER 110, ARTICLE 330, SECTION 330.45 - 4H AND FUTURE FARMERS OF AMERICA LIVESTOCK PROJECTS, TO MODIFY STANDARDS FOR THE KEEPING OF LIVESTOCK IN THE MEDIUM DENSITY SUBURBAN (MDS) LAND USE DESIGNATION FOR YOUTH ENROLLED IN THE 4H AND FUTURE FARMERS OF AMERICA (FFA) PROGRAM. THE CHANGES WOULD ALLOW UP TO SIX HENS, CAVY OR RABBITS ON MEDIUM DENSITY SUBURBAN DESIGNATED LOTS OF 6,000 SQUARE FEET OR MORE AND ONE SHEEP, SWINE OR GOAT ON PROPERTY BETWEEN 12,000 AND ONE-HALF ACRE, AND OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1.

Section 330.45, "4H and Future Farmers of America Livestock Projects" of Chapter 110, Article 330, "Domestic Pets and Livestock" of the Washoe County Code is hereby amended as set forth in Exhibit A which is attached and incorporated by reference.

Proposed on the 24th day of AUGUST, 2004.

Proposed by Commissioner HUMKE.

Passed on the 14th day of SEPTEMBER, 2004.

Vote:

Ayes: SHAW, WEBER, GALLOWAY, HUMKE & SFERRAZZA

Nays: (NONE)

Absent: (NONE)

James M. Shaw  
James M. Shaw, Chairman  
Washoe County Commission

ATTEST:

ancy L. P. Chief Deputy  
County Clerk

This ordinance shall be in force and effect from and after the 24th day of SEPTEMBER, 2004

# Article 330 DOMESTIC PETS AND LIVESTOCK

---

**Sections:**

110.330.00	<b>Purpose</b>
110.330.05	<b>Applicability</b>
110.330.10	<b>Keeping of Animals</b>
110.330.15	<b>Poultry and Rabbits</b>
110.330.20	<b>Livestock</b>
110.330.25	<b>Dogs and Cats</b>
110.330.30	<b>Birds</b>
110.330.35	<b>Miniature Pigs</b>
110.330.40	<b>Exotic Animals</b>
110.330.45	<b>4H and Future Farmers of America Livestock Projects</b>
110.330.50	<b>Dog Training Services</b>
110.330.55	<b>Agricultural Buildings</b>

**Section 110.330.00 Purpose.** The purpose of this article, Article 330, Domestic Pets and Livestock, is to provide the number of permitted animals, standards and conditions for regulating domestic pets and livestock in Washoe County.

*[Added by Ord. 1238, provisions eff. 6/4/04.]*

**Section 110.330.05 Applicability.** Domestic pets, livestock and fowl kept for non-commercial private enjoyment and use are subject to the provisions set forth in this article along with structures used to support their shelter and maintenance. Animals kept for commercial or agricultural uses are regulated by Article 304, Use Classification System.

*[Added by Ord. 1238, provisions eff. 6/4/04.]*

**Section 110.330.10 Keeping of Animals.** All animals must be kept in compliance with this article, including all provisions of Washoe County Code Chapter 55, Animals and Fowl; all Washoe County Health Department regulations including Regulations for Solid Waste Management; and Nevada Revised Statutes 574, Cruelty to Animals. Animals kept for private, non-commercial use under a non-conforming status in development existing on or before August 3, 1993 must adhere to the above standards.

*[Added by Ord. 1238, provisions eff. 6/4/04.]*

**Section 110.330.15 Poultry and Rabbits.** Poultry and rabbits may be raised for domestic, non-commercial use in all Rural and the Low and Medium Density Suburban Regulatory Zones. A minimum lot area of twelve thousand (12,000) square feet shall be required for keeping poultry and rabbits in these regulatory zones.

*[Added by Ord. 1238, provisions eff. 6/4/04.]*

**Section 110.330.20 Livestock.** Livestock, including cows, pigs, sheep, goats and horses as defined in Section 55, Animals and Fowl, of the Washoe County Code or any mutations or

hybrids thereof, donkeys, burros, mules, llamas, alpacas and miniature pigs (except as provided for in Section 110.330.35), shall be permitted in all Rural, and the Low and Medium Density Suburban Regulatory Zones, subject to the following provisions:

- (a) Such animals shall not be maintained on any parcel of less than one-half (.5) acre.
- (b) On parcels ranging in size from one-half (.5) acre to less than thirty-five thousand (35,000) square feet in size, two (2) adult livestock may be kept. Offspring of the permitted livestock may remain on the parcel until they reach twelve (12) months of age.
- (c) On any parcel thirty-five thousand (35,000) square feet or more in size, there shall be no restriction on the number of such animals kept, provided such animals are kept in compliance with all applicable provisions of Washoe County Code Chapter 55, Animals and Fowl; Washoe County District Health Department regulations; and not subject to Nevada Revised Statutes 574, Cruelty to Animals.

*[Added by Ord. 1238, provisions eff. 6/4/04.]*

**Section 110.330.25 Dogs and Cats.** Dogs, cats and other small household pets are permitted in all regulatory zones. The number of household pets allowed on a property may be restricted by Washoe County Code Chapter 55, Animals and Fowl.

*[Added by Ord. 1238, provisions eff. 6/4/04.]*

**Section 110.330.30 Birds.** Birds kept as household pets are permitted in all regulatory zones.

*[Added by Ord. 1238, provisions eff. 6/4/04.]*

**Section 110.330.35 Miniature Pigs.** A Vietnamese potbellied pig (*sus scrofa vittatus*) or other similar miniature pig breeds may be considered a domesticated pet, similar to a dog or cat, and shall be permitted in all Urban and Suburban Regulatory Zones on property less than one-half (.5) acre subject to the following conditions:

- (a) The pig must be registered or certified by a veterinarian to be a purebred miniature pig that has received all appropriate vaccinations;
- (b) The pig must be spayed or neutered upon reaching maturity and so certified by a veterinarian;
- (c) No more than one (1) pig will be kept per residence; and
- (d) An outdoor pen or enclosure for the pig must not be located within fifteen (15) feet of a property line and must be kept clean and odor free.

*[Added by Ord. 1238, provisions eff. 6/4/04.]*

**Section 110.330.40 Exotic Animals.** Exotic animals including, but not limited to, any bear, canine, feline, hoofed animal, marsupial, primate, raptor or reptile shall be allowed only as set forth in Chapter 55, Animals and Fowl, of the Washoe County Code.

*[Added by Ord. 1238, provisions eff. 6/4/04.]*

**Section 110.330.45 4H and Future Farmers of America Livestock Projects.** In the Medium Density Suburban Regulatory Zone, poultry (hens only), rabbits, cavy, sheep, swine and goats may be raised as 4-H or Future Farmers of America (FFA) projects for a limited time, not to exceed the duration of the project year, subject to the provisions of this subsection and all provisions of Washoe County Code Chapter 55; all Washoe County District Health Department regulations; Nevada Revised Statutes 574; subject to the code of conduct and standards of the 4H or FFA organization, and the following:

- (a) A minimum lot area of six thousand (6,000) square feet shall be required for the keeping of no more than a total of six (6) poultry (hens only), cavy or rabbits; and
- (b) A minimum lot area of twelve thousand (12,000) square feet shall be required for the keeping of a sheep, swine or goat. No more than one animals may be kept on a property with a lot size from twelve thousand (12,000) square feet to one-half (1/2) acre.

*[Added by Ord. 1238, provisions eff. 6/4/04.]*

**Section 110.330.50 Dog Training Services.** Dog training services shall be permitted with the issuance of a general business license and shall comply with the provisions of this section.

- (a) **Location.** A minimum lot area of twelve thousand (12,000) square feet in all regulatory zones or within existing commercial, industrial or civic development.
- (b) **Incidental Use of Residential Property.** If the dog training services are located on a property designated for residential use, the use of the residence for the dog training service shall be clearly incidental and subordinate to its use for residential purposes. The dog training services may be conducted in the principal dwelling, permitted detached accessory structure, rear or side yard, or adjacent property associated with the residential use. When conducted in a garage, the dog training service shall not eliminate the use of the garage as a parking space for a vehicle.
- (c) **Outdoor Storage.** There shall be no outdoor storage of materials, equipment, supplies or solid waste used or associated with the dog training services that can be viewed from any street, access or adjoining property.
- (d) **Business Vehicle.** Within residential land use designations, one (1) vehicle used for the dog training services, not to exceed eight thousand (8,000) pounds gross unladen weight and no larger than two (2) axles shall be permitted. Accessory utility trailers or dog boxes may be permitted, provided they are parked off the street, regularly used off-site in the conduct of the dog training and not used solely for storage or advertising.
- (e) **Annual Inspection.** All dog training services may be required to submit to an annual inspection by Community Development staff for safety and compliance purposes.
- (f) **Noise.** Noise associated with the use, measured at the property line of residential regulatory zones during times of operation shall be 65dB, A-weighted or less average during the duration of the class. No mechanical amplification of sound shall be allowed during the dog training.

- (g) Light. Light in association with the dog training services shall adhere to the limitations within Section 110.414.21, Light and Glare.
- (h) Control of Dogs. All dogs associated with the dog training services shall be controlled in a manner consistent with the training instruction being given, so as to provide a safe and secure environment for the dogs, their handlers and the public.
- (i) No Boarding. Dogs may not be boarded in association with dog training services. (See Commercial Kennels, Section 110.304.35(c)(1) for classification allowing boarding.)
- (j) Operations Plan Required. An operations plan must be submitted to the Department of Community Development prior to the issuance of a general business license.
  - (1) A sketch, to scale, of the exterior yard area or interior space to be used for the dog training.
  - (2) The plan shall indicate the type of training to be held, the number of dogs in each class, the length of time for each class, the number of classes to be held each day, the days the classes will be held and the maximum number of spectators that may be present for each class.
    - (i) A parking plan indicating the maximum number of vehicles to be parked on and off the site, projected needs for parking at the site and means to satisfy the projected needs. In no case shall a parking plan be approved which obstructs public and/or emergency vehicles or relies on parking adjacent to neighboring residential properties without the consent of the adjacent property owner.
    - (ii) If the dog training services are held outdoors utilizing a property with an established commercial, civic or industrial use, the classes shall not reduce the number of parking spaces needed for the primary use. Sharing of the parking lot during hours when the primary use is not operating is encouraged.
  - (3) A written statement from the applicant agreeing to adhere to the provisions of this section and the conditions placed on the business license.
  - (4) The operations plan shall be reviewed and may be subsequently approved, modified or approved with conditions by the Director of Community Development or his/her authorized representative. The final operations plan will serve as the conditions placed on the business license.

*[Added by Ord. 1238, provisions eff. 6/4/04.]*

**Section 110.330.55 Agricultural Buildings.** Agricultural buildings may be established subject to the provisions of this section.

- (a) Agricultural buildings as a Main Use. Buildings, corrals, coops, pens, stables or structures used in conjunction with agricultural uses or shelter for livestock may be constructed, erected or located, and used without a permissive main residential dwelling in any Rural and Low Density Suburban Regulatory Zone allowing agricultural use types as identified in Table 110.302.05.5, Table of Uses (Agricultural Use Types), or the shelter of livestock provided that the following conditions are met:
- (1) The structures shall be used for the storage of agricultural equipment and products related to an allowed on-site agricultural use or shelter for livestock that must live on the property;
  - (2) The structure shall be located at least one hundred (100) feet from the property line, any street or highway, a public park or school; and
  - (3) The structure shall maintain the height standards for the main structure in the regulatory zone in which it is located as enumerated in Table 110.406.05.1, Standards.
    - (i) The structure may include a second story for the storage of hay, tack or other agricultural related equipment.
    - (ii) No part of the structure shall be classified as habitable space according to the building code in effect in Washoe County at the time the building permit is obtained.
    - (iii) The structure shall be limited to two (2) plumbing fixtures. Automatic watering systems for livestock shall not be considered a plumbing fixture for purposes of this limitation.
    - (iv) *Exception: Two (2) story barns with a main dwelling unit incorporated into the design shall be reviewed as a dwelling unit.*
- (b) Agricultural Buildings as Accessory Structures. Any structure used for agricultural purposes or the shelter of livestock established within a residential regulatory zone or rural property with an established main residential dwelling shall adhere to the standards in Section 110.306.10, Detached Accessory Structures, with the following exceptions:
- (1) The structure may include a second story for the storage of hay, tack or other agricultural related equipment when the setback is at least one hundred (100) feet from any property line, street or highway, public park or school; and
  - (2) No part of the structure is classified as habitable space according to the building code in effect in Washoe County at the time the building permit is obtained.
  - (3) The structure shall be limited to two (2) plumbing fixtures. Automatic watering systems for livestock shall not be considered a plumbing fixture for purposes of this limitation.
- (c) Requirements for the Agricultural Slaughtering of Animals. Animals must be slaughtered within a building subject to the following conditions:

- (1) All agricultural buildings used for the agricultural slaughtering of animals shall conform to the following requirements:
  - (i) Must be located on a parcel of land that is a minimum of two-and-one-half (2.5) acres in size;
  - (ii) Must be located at least one hundred (100) feet from a property line, any street or highway, a public park or school;
  - (iii) Be limited to only one (1) agricultural building for animal slaughtering on any one (1) parcel; and
  - (iv) Must be of a size to accommodate the entire slaughtering process and shall include an area large enough to hold the animal or animals to be slaughtered, an area for preparing the animal product, an area for storing the animal product, animal waste and carcasses, and an area for cleanup.
- (2) All animal waste and carcasses created through the agricultural slaughtering process shall be removed from the premises to an approved District Health Department disposal area within twenty-four (24) hours of the slaughtering of the animal.
- (3) Only animals raised on-site may be slaughtered as part of an agricultural slaughtering process.

*[Added by Ord. 1238, provisions eff. 6/4/04.]*