

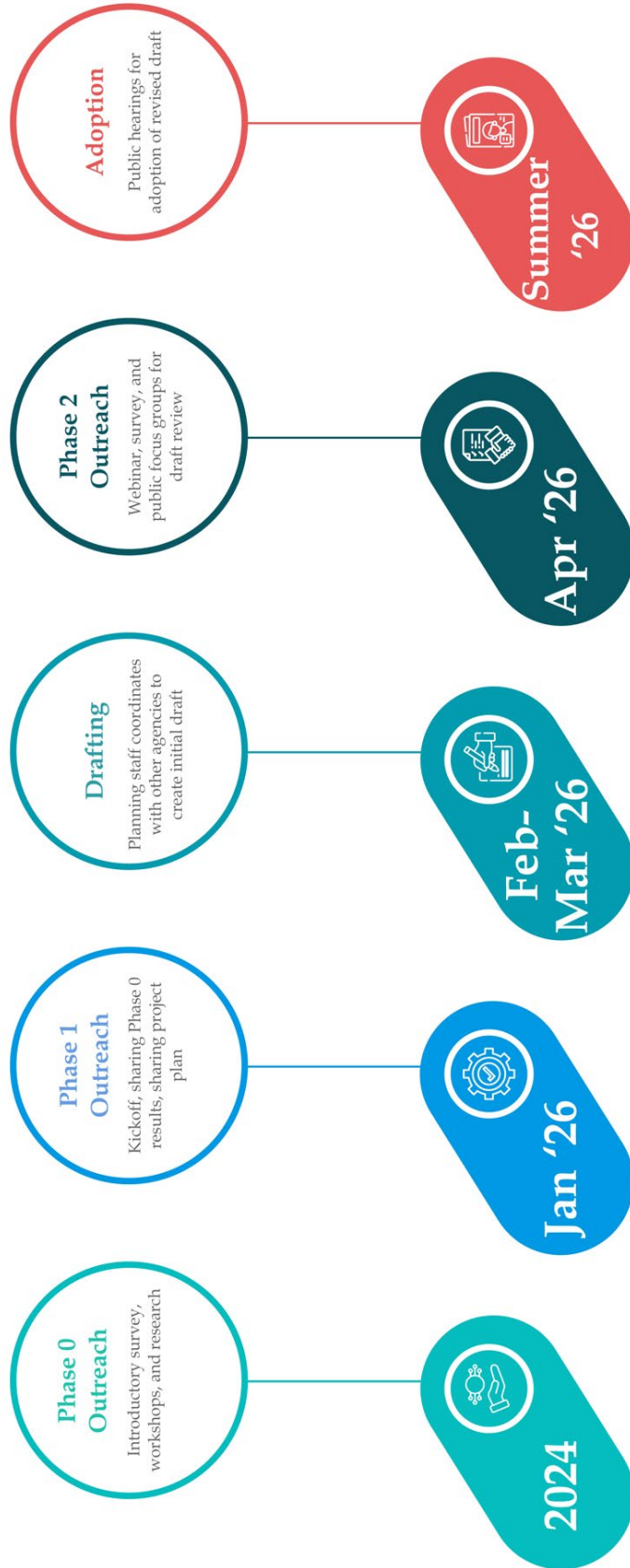
## Phase 2 Public Outreach

In March and April of 2026, Washoe County conducted Phase 2 of public outreach for the Equine Business Code update. Phase 2 outreach included one [online webinar](#), an online survey, and eight scheduled focus groups in four different locations. The intent of this phase of outreach was to seek input on a [draft](#) of proposed development code amendments. The amendments were drafted by staff based on two previous phases of public outreach and coordination with partner agencies. For a full project schedule, see the timeline overleaf.

Approximately 20 citizens participated in the webinar and focus groups, and 54 citizens responded to the online survey. The webinar included a [presentation](#) providing an overview of the proposed amendments. The focus group and online survey facilitated comments on the various aspects of the draft.

After the completion of public outreach, all comments received in the focus groups and through the online survey were transcribed by staff and categorized into several thematic categories. The input received related to each theme are summarized below. Images of the original comments and the comment transcriptions are attached to this document as Exhibits B and C respectively. Survey responses are included as Exhibit D.

## Equestrian Code Update Timeline



## Threshold Definitions

Many comments pertained to the proposed thresholds for different sizes of equine facilities. In general, people indicated that they would prefer thresholds based on the number of horses rather than customers. One primary reason cited is that it is difficult to define “customer” in a clearly observable way and that the ambiguity created would complicate code enforcement. Some commentors expressed that customer-based thresholds might motivate neighbors to film or otherwise track activity at equine facilities in an effort to prove a code violation. It is difficult to observe from the outside which visitors are customers, staff, or completely unrelated from the business. Furthermore, the draft language did not clarify which visitors related to the business would “count” as a customer. Many common situations, such as families watching their kids do lessons or parents dropping off a kid then picking them up later in the day, would be ambiguous in relation to the thresholds and difficult to enforce.

Concerns about customer-based thresholds were not just limited to enforcement. Participants mentioned that a horse experiencing health issues might require additional visits, restricting other horse owners from visiting. Additionally, business proprietors in planning a business tend to plan for a certain number of horses rather than a number of customers.

In regard to what the threshold should be, several different elements of consideration were mentioned. First, there was agreement that thresholds should be based on horses in some way. This is because horses are easily observable and a proxy for the size of the business and intensity of activities, even though the correlation between horses and business impact is imperfect. Secondly, many participants felt that property size should be considered in some way, independently of zoning. Some indicated that a certain number of horses may feel very different on a 1-acre parcel vs a 10-acre parcel, and this difference should be incorporated into the regulatory scheme. In this vein, some suggested that horses per acre would be appropriate to consider in thresholds. Other comments also indicated that thresholds or limits based on horses per acre could help in ensuring horse welfare, though there is not necessarily a direct relationship. A few people mentioned the Warm Springs permitting thresholds and supported applying them to larger rural parcels.

## Minimum Lot Size

Comments regarding the proposed minimum lot size standard were generally favorable due to their alignment with other Washoe County regulations.

## Hours of Operation

Participants understood the purpose of the hours of operation and were generally comfortable with the hours and the intent for most equine facility operations. However, participants noted that there are activities that must occur outside of the proposed hours, whether it is people loading up horses at 3:00 a.m. to travel to a show or an emergency veterinary visit after-hours. A commentor also felt it was important to include lights in hours of operation. In general, participants expressed that some modifications to the language around hours of operation to account for outlier situations would result in a code that was workable for business owners.

## Livestock Shelters

Several participants expressed confusion over the use of “yard” rather than “setback” and suggested changing the wording to use more intuitive language. Participants commented that the livestock shelter location restrictions were workable for business owners, so long as there is clarity regarding the use of existing shelters in setbacks (e.g. “grandfathered” structures).

## Bathroom Facilities

Many comments regarding bathroom facilities reiterated comments also received during Phase 1 of public outreach. Specifically, several commentors stated that they felt requirements for bathroom facilities—particularly for smaller businesses—are unreasonable. Many mentioned that the cost of providing bathroom facilities, including required updates to meet accessibility standards, is challenging or prohibitive in establishing the business.

Participants supported the ability to use temporary bathroom facilities in lieu of permanent ones when able. Some commentors expressed that, while they felt the draft is imperfect, it is an improvement on current regulations and may be the best approach within the scope of what Planning is able to modify. Some suggestions for improvement included allowing NNPH to approve different numbers of porta potties when appropriate and clarifying what qualifies as a “hand washing station.” In general, the provisions regarding temporary bathroom facilities were one of the most supported changes, as reflected in survey responses (see Survey Results section below).

## Landscaping

Many participants had comments on the proposed landscaping standards. In general, people expressed the need for more clarity in which parts of an equine property need to be buffered. Participants suggested some definition or other clarification on where the “center

of activity” is in an equine facility that needs to be buffered, versus open pasture areas where they felt buffering would not provide the same benefit. Commenters also suggested clarifications around planting and irrigation standards. Several comments indicated that installing landscaping would be costly and advocated reducing landscaping requirements and clear incorporation of the Director’s Modification process. Property size was also mentioned, some advocating more landscaping on smaller properties and some advocating less. Some commented that different sizes of equine businesses should have different landscaping requirements.

## Code Enforcement

Many comments were received relating to code enforcement, particularly the difficulty of enforcing customer-based thresholds. Participants supported clarity around record keeping and records code enforcement could request in response to credible complaints.

## Business Models

As during Phase 1 of public outreach, some comments were received regarding different types of equine business models. People commented that businesses are likely to already track the type of information code enforcement might request (boarding contracts, recipients of services, etc.). Some people provided details of their businesses in relation to proposed standards such as landscaping, to demonstrate that the small margins of profit would make the cost of landscaping very difficult to justify for a business owner.

## Parking

Participants were in favor of allowing the use of a non-paved all-weather surface in lieu of paving for agricultural uses. Some expressed the need for clarity on surfacing requirements for accessible parking spaces vs standard parking spaces. Some also commented that accessible spaces shouldn’t be required for equine facilities.

## Horse Welfare

Several commentors mentioned horse welfare, particularly relating to the thresholds for different sizes of equine facilities. Some were in favor of a limit on horses per acre for horse welfare reasons, and others thought horse welfare considerations should be incorporated into the code requirements in some way. Not all agreed that horse welfare should be addressed through the zoning regulation.

## Permitting Requirements

Participants discussed additional permitting requirements that may be helpful, including requirements regarding urine management, a standard format for tracking horses and customers, and varied requirements based on horse density.

## Regional Culture

Some comments received through the online survey mentioned the importance of horses to the culture and history of the area and advocated the importance of removing barriers for those businesses.

## Land Use Compatibility

Some participants commented regarding land use compatibility challenges with equine facilities and residential uses. Challenges referenced include smell, light, and noise impacts. Some comments expressed that equine facilities should not be allowed in residential neighborhoods.

## Water Rights

A couple of commentors mentioned water rights and expressed that requirements for water rights for equine facilities are prohibitive challenges to the establishment of those businesses.

## Existing Uses

Some participants expressed the need for more clarity regarding existing equine facilities once the new code is adopted. Specifically, which aspects might be “grandfathered in,” and would they be required to meet any of the newly proposed standards.

## Text Changes

Several specific text changes were suggested, including:

- Add administrative review permit to the agricultural use table key
- Change “yard” to “setback” in livestock shelter provision for clarity
- Modify 110.342.10(d) to match final thresholds
- Add “except for emergencies” to hours of operation restrictions
- Allow variation of equine facility standards through Director’s Modification
- Change 110.342.10(a) to address customer instead of visitors and to define customer

- For the temporary bathroom facility requirements, add “unless otherwise approved by NNPH” to the language regarding the number of required temporary bathroom facilities
- Add a simple setback drawing to clarify 110.342.10(c)
- Clarify in Article 302 under which definition horse racing falls

## Other Topics

Several other topics were mentioned in comments, including:

- Requiring an evacuation plan for equine facilities
- Comments generally opposing regulating equine facilities
- Comments generally supportive of the efforts of staff in drafting the proposed changes
- Comments in support of some of the requirements, including those related to water source protection and manure management

## Survey Results

In addition to the qualitative feedback summarized above, the online survey provided an opportunity for participants to rank their opinion on different policy proposals. The responses of the 54 respondents are shown in Figure 1 below.

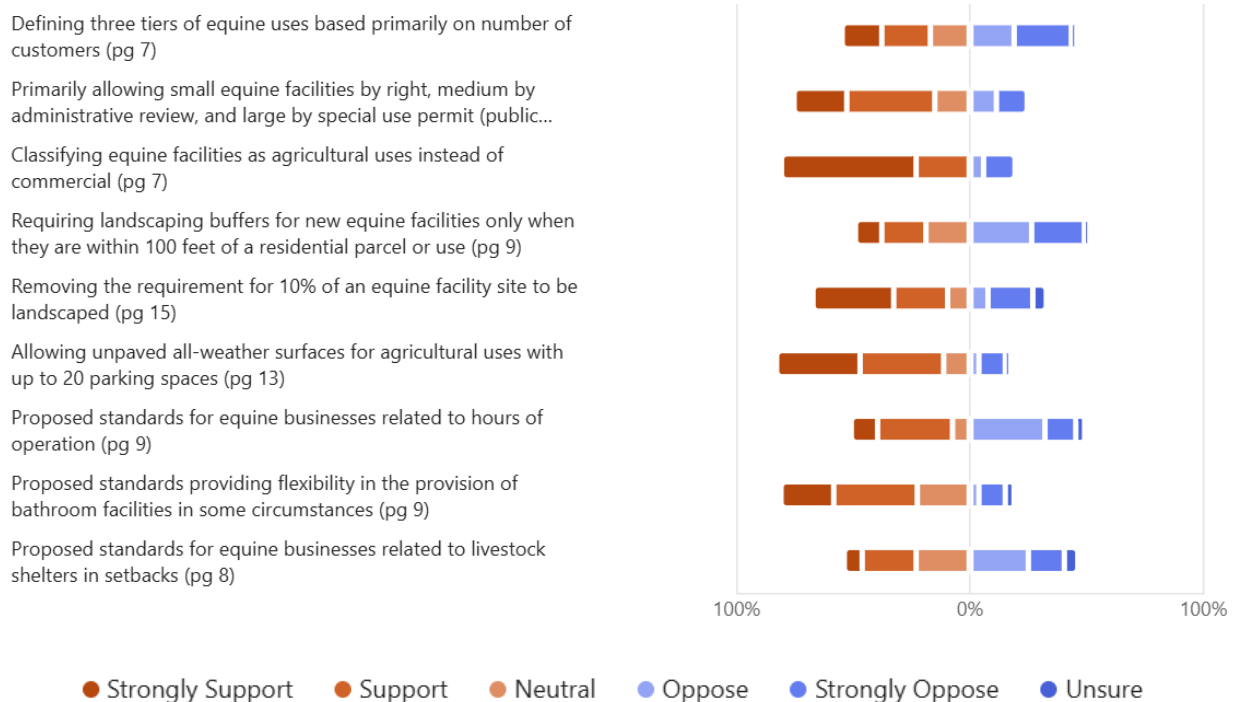


Figure 1 Survey Results Question 1

In general, the most supported policies were classifying equine facilities as agricultural uses, allowing unpaved all-weather surfaces for agricultural uses with up to 20 parking spaces, and providing flexibility in the provision of bathroom facilities in some circumstances. The least supported policies were requiring landscaping buffers for new equine facilities only when they are within 100 feet of a residential parcel or use and proposed standards for equine businesses related to livestock shelters in setbacks. Several policies had relatively equal numbers of respondents in support and opposition.

In most cases, survey responses indicated a broader range of opinions than those expressed in the focus groups. For example, some survey respondents reported they were opposed or strongly opposed to changes to allow unpaved parking for agricultural uses with up to 20 parking spaces. Almost all focus group participants were in support of the same policy. Focus group participants were also able to provide more nuanced feedback on particular policies. For example, discussion of hours of operation during focus groups revealed that while people were generally comfortable with the idea of hours of operation, they were concerned about their impact on certain less common activities, such as emergencies and horse transportation for horse shows. Both forms of input are helpful and were used to inform revisions to the draft code amendments.

## Exhibits

Exhibit A – Phase 2 Outreach Presentation

Exhibit B – Received Comments

Exhibit C – Transcriptions of Received Comments

Exhibit D – Survey Results

# Exhibit A

Webinar



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# **Equine Business Code Update**

March 25, 2026

# Agenda



- Background on the equine business code update
- The update process so far
- What we've heard
- Overview of draft amendments
- Opportunities to engage
- Demonstration of online survey

# Goals for Today

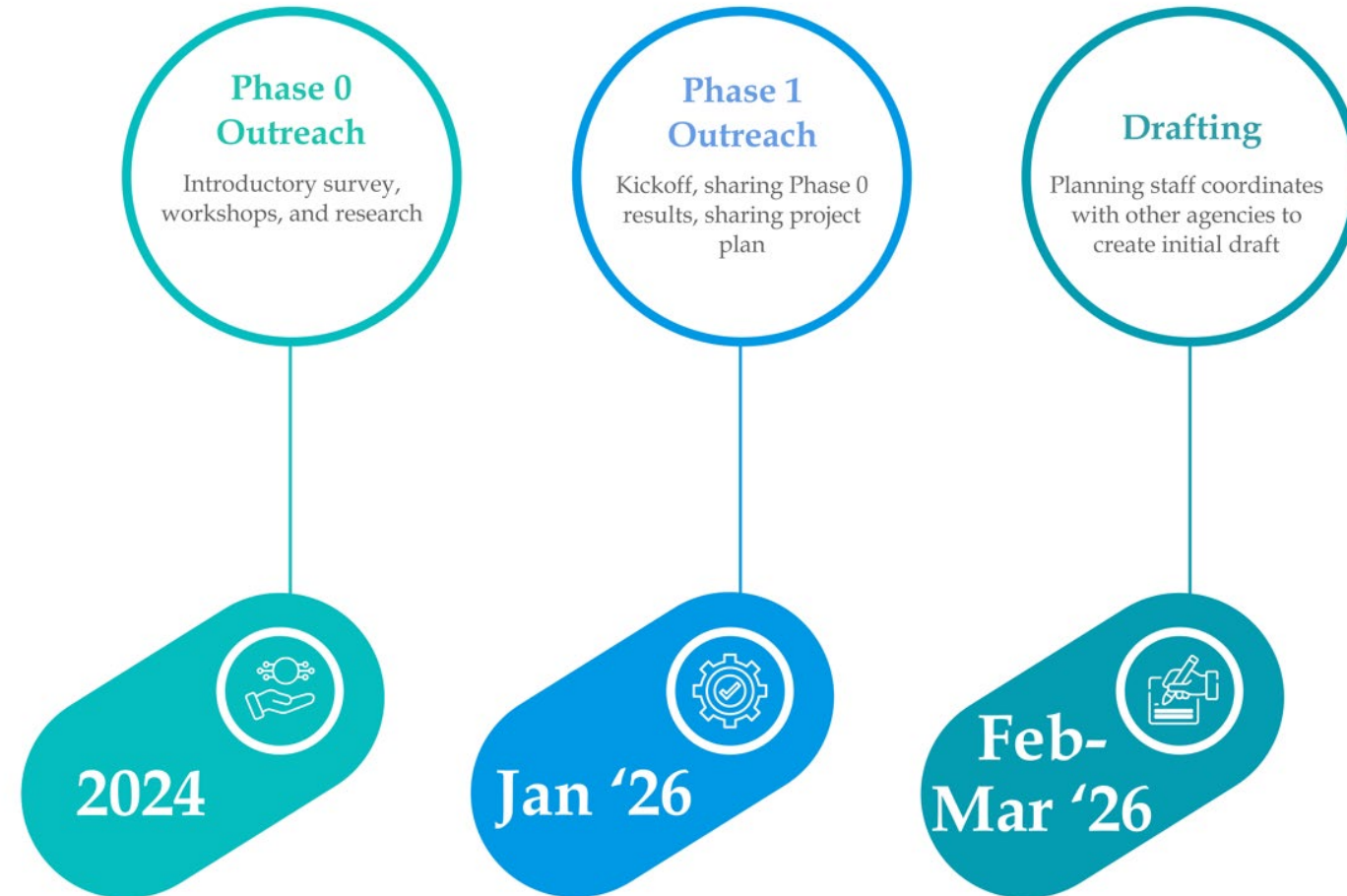


- Everyone understands how to engage with the equine business code update draft
- Broad understanding of changes proposed
- Recording will be posted

# Background



- Equine business code update prioritized by the Board of County Commissioners (BCC)
- Two phases of public outreach already conducted
  - **Phase 0** – Survey, workshops, and research focused on equine business-related codes and policies conducted in 2024
  - **Phase 1** – Kickoff to 2026 code update process and outreach focused on equine business models and needs



# Current Regulations



- In most places, “commercial stables” use type (boarding or training of 3 or more horses) allowed with a special use permit (SUP)
  - Requires public hearing process
  - Must operate from commercial structure with a permanent bathroom
- Warm Springs planning area allows boarding stables with permitting based on number of horses per acre
- Commercial stables a commercial use
  - Requires a business license
  - Triggers commercial parking, landscaping, and lighting standards

# What we've heard

- Phase 0 public outreach provided a general understanding of where county residents think equine business uses are appropriate, which regulations are appropriate, and what the permitting requirements should be.
  - **1,898** questionnaire responses
  - **110** open house attendees
- Phase 1 public outreach included feedback on existing equine business models, needs, potential tier thresholds, other agency requirements (water rights, commercial septic, and fire), and more.
  - Approximately **48** participants who were generally directly involved in equine activities
  - For a full summary of comments received, see the [Phase 1 Public Outreach Report](#)

# Focus of Equine Code Update



- Update Washoe County Development Code (Zoning) regulations related to equine businesses. Includes:
  - Use type definitions
  - Permitting/licensing requirements
  - Minimum standards for parking and landscaping
  - Other minimum standards
- Does not modify any regulations outside of the County's authority, such as fire, life safety, and state regulations
  - Those regulations are not within the jurisdiction of the County



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# **Overview of Draft Amendments**

# Use Type Classification



- Equine business uses reclassified as agricultural (instead of commercial)
- Commercial stables use type replaced with three “tiers” of equine facilities:
  - **Small Equine Facility** – maximum of 6 customers on any day and 20 customers per week; maximum of 5 horses
  - **Medium Equine Facility** – maximum of 10 customers on any day and 30 customers per week; number of horses determined during permitting process
  - **Large Equine Facility** – more than 10 customers on any day and 30 customers per week; number of horses determined during permitting process
- Tier considerations:
  - Alignment with other agency requirements (e.g. public water system, etc.)
  - Providing maximum flexibility
  - Separate types of equine activities (e.g. lessons vs. boarding, etc.) not defined as separate use types for ease and clarity

# Permitting Requirements



Agricultural Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA	
<b>Equine Facility<sup>3</sup></b>																			<b>*See Article 226 for Warm Springs parcels.</b>
<b>Small Equine Facility</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>AR</b>	--	--	--	--	--	--	--	<b>S<sub>2</sub></b>	--	--	<b>AR</b>	--	<b>A</b>	<b>A</b>	
<b>Medium Equine Facility</b>	<b>AR</b>	<b>AR</b>	<b>AR</b>	<b>S<sub>2</sub></b>	--	--	--	--	--	--	--	<b>S<sub>2</sub></b>	--	--	<b>AR</b>	--	<b>AR</b>	<b>AR</b>	
<b>Large Equine Facility</b>	<b>S<sub>2</sub></b>	<b>S<sub>2</sub></b>	<b>S<sub>2</sub></b>	<b>S<sub>2</sub></b>	--	--	--	--	--	--	--	<b>S<sub>2</sub></b>	--	--	<b>AR</b>	--	<b>S<sub>2</sub></b>	<b>S<sub>2</sub></b>	

-- = Not Allowed; A = Allowed; S2 = Board of Adjustment Special Use Permit ; AR = Administrative Review Permit

# Parking Requirement Changes



- Allow all-weather surface instead of paved surface for all agricultural uses with 20 or less parking spaces
- Update code related to accessible parking spaces to reference existing process to propose an alternate accessible surface, allowed with approval by Washoe County Building
- Changes to striping and marking requirements to accommodate unpaved parking areas
- Parking area landscaping buffer only required adjacent to the parking area, not along the entire adjoining property line (change applies to all uses)

# Landscaping Requirement Changes



## Current Requirements

- 20% of the developed area must be landscaped
- Landscaping buffer adjoining residential uses the full width of the yard (setback) area
- Solid decorative wall or fence required

## Proposed Requirements

- No requirement for minimum percentage of area to be landscaped
- Landscaping buffer required adjoining residential uses the width of the setback or 20' only when within 100' of an adjoining residential lot or use
- No solid decorative wall or fence required

# Other Equine Facility Requirements



- **Minimum lot size** of 35,000 square feet
  - Aligns with minimum lot size for more than 2 horses/livestock as currently established in Washoe County Code
- **Livestock shelters** not permitted in setback areas
- **Manure management plan** approved by Northern Nevada Public Health (NNPH) or documentation that such a plan is not needed is required
- Hours in which facilities are **open to customers** and/or **operate heavy machinery** limited to 7 a.m. – 9 p.m.
- **Source water protection** and **waterway** review requirements
- **Temporary bathroom facilities** permitted for small and medium equine facilities **not operating out of a structure**, subject to NNPH and Building approval

# Administrative Review Process



- Changes to administrative review timelines updated to match changes to NRS and to accommodate more complex reviews
- No additional review requirements or steps are proposed

# Intersection with other agencies



- Commercial water rights required for any business
- Commercial septic or municipal sewer required for facilities with a permanent bathroom
  - Residential septic systems do not always need to be upgraded to be approved for the commercial use
- Fully enclosed structures over 5,000 square feet generally required to be sprinklered
  - Can request alternative materials and methods approval from applicable fire agency
- Planning staff will create an “explainer” document that better describes the various permitting requirements for an equine facility

# Opportunities to Engage



- [Online survey](#)
- Focus groups ([sign up](#) required)
  - **Sparks Library Focus Groups:** Thursday, March 26, 2026
    - **Group 1:** 4:30-5:30 p.m.
    - **Group 2:** 5:45-6:45 p.m.
  - **South Valleys Library Focus Groups:** Monday, March 30, 2026
    - **Group 1:** 5:45-6:45 p.m.
    - **Group 2:** 5:45-6:45 p.m. (concurrent)
  - **Reno-Stead Airport Focus Groups:** Wednesday, April 1, 2026
    - **Group 1:** 4:30-5:30 p.m.
    - **Group 2:** 5:45-6:45 p.m.
  - **Online Focus Groups:** Thursday April 2, 2026; Zoom
    - **Group 1:** 4:30-5:30 p.m.
    - **Group 2:** 5:45-6:45 p.m.
- For more information, visit [www.washoecounty.gov/horses](http://www.washoecounty.gov/horses)

# Thank you

Kat Oakley, Planning Manager  
Washoe County CSD – Planning Division  
koakley@washoecounty.gov  
775-328-3628



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# Exhibit B

## Equine Business Code Update Draft Changes

This document compiles draft changes for the equine business code update. For ease of use, changes are organized by code section and annotated with explanatory footnotes.<sup>1</sup> Only the modified sub-sections are included. Text in **bold and red** is new text, and text in ~~red with a strikethrough~~ is deleted text. For questions and comments, please contact Kat Oakley, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov), 775-328,3628.

- what counts as a horse  
spends the night vs being on site?
- fees
- checklist
- Worm: Springs resor

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<sup>1</sup> This is an example footnote. Footnotes are for explanatory purposes only and will not appear in the final draft of amendments.

## Table of Contents

Equine Business Code Update Draft Changes ..... 1

    Table of Contents ..... 2

    Summary of Changes ..... 3

    Article 300 Regulation of Uses: Title and Contents ..... 3

    Article 302 Allowed Uses ..... 4

    Article 304 Use Classification System ..... 6

    Article 342 Agricultural Uses ..... 7

    Article 410 Parking and Loading ..... 10

    Article 412 Landscaping ..... 15

    Article 809 Administrative Review Permits ..... 17

## Summary of Changes

- Define three tiers of equine facilities based on number of horses (lowest tier only), maximum visitors per day, and maximum visitors per week.
- Establish allowances for the three tiers of businesses which generally are: small equine facility allowed by right, medium equine facility allowed with an administrative review permit, and large equine facility allowed with a special use permit.
- Reclassify equine uses as agricultural instead of commercial and modify parking standards for agricultural uses to allow an all-weather surface in lieu of paving for parking areas up to 20 spaces. Accessible parking spaces will still be required to meet accessible surface standards, including pavement or an approved alternative surface.
- Establish alternative landscaping requirements for equine facilities, including the following modifications:
  - Only require a landscaping buffer for adjacent residential uses and zones when such uses/zones exist within 100' of the equine use.
  - No requirement to landscape a certain percentage of the developed area.
  - Modify parking area landscaping buffer requirements (for all use types) to only be along the parking area, not the entire shared property line.
- Establish a new article for agricultural use standards.
- Establish standards precluding livestock shelters in setbacks for equine facilities.
- Establish equine facility use standards, including source water/waterway protection requirements, hours of operation for customers and heavy machinery, manure management plan requirements, and alternate bathroom requirements.
- Update provisions related to administrative review processes to increase review timelines.

## Article 300 Regulation of Uses: Title and Contents

**Section 110.300.05 Contents.** Division Three consists of the following articles:

- (a) ARTICLE 300 REGULATION OF USES: TITLE AND CONTENTS
- (b) ARTICLE 302 ALLOWED USES
- (c) ARTICLE 304 USE CLASSIFICATION SYSTEM
- (d) ARTICLE 306 ACCESSORY USES AND STRUCTURES
- (e) ARTICLE 308 HOME OCCUPATIONS
- (f) ARTICLE 310 TEMPORARY USES AND STRUCTURES

Equine Business Code Update, 3/16/26

- (g) ARTICLE 312 FABRICATED HOUSING
- (h) ARTICLE 313 EMPLOYEE AND COTTAGE COURT HOUSING
- (i) ARTICLE 314 MANUFACTURED HOME PARKS
- (j) ARTICLE 316 RECREATIONAL VEHICLE PARKS
- (k) ARTICLE 318 VACATION TIME SHARE UNITS
- (l) ARTICLE 319 SHORT-TERM RENTALS (STRs)
- (m) ARTICLE 320 BED AND BREAKFAST ESTABLISHMENTS
- (n) ARTICLE 322 GROUP CARE FACILITIES
- (o) ARTICLE 324 COMMUNICATION FACILITIES
- (p) ARTICLE 326 WIND MACHINES
- (q) ARTICLE 328 GEOTHERMAL RESOURCES
- (r) ARTICLE 330 DOMESTIC PETS AND LIVESTOCK
- (s) ARTICLE 332 AGGREGATE FACILITIES
- (t) ARTICLE 334 MINING
- (u) ARTICLE 336 HOUSING INCENTIVES
- (v) ARTICLE 338 CHILD DAYCARE DEVELOPMENT INCENTIVES (Reserved for Future Ordinance)
- (w) ARTICLE 340 INDUSTRIAL PERFORMANCE STANDARDS
- (x) ARTICLE 342 AGRICULTURAL USES**

Article 302 Allowed Uses

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 <sup>2</sup>	<del>S<sub>2</sub></del>	<del>S<sub>2</sub></del>	<del>S<sub>2</sub></del>	<del>S<sub>2</sub></del>	-	-	-	-	-	-	-	S <sub>2</sub>	-	-	<del>S<sub>2</sub></del>	-	<del>S<sub>2</sub></del>	S <sub>2</sub>
																		<sup>2</sup> See Article 226

<sup>2</sup> Commercial stables being removed from the commercial portion of the use table and moved to the agricultural portion. It is being re-classified as an agricultural use.



## Article 304 Use Classification System

**Section 110.304.25 Commercial Use Types.** Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types. All permanent commercial uses are required to operate from a commercial structure.

- (c) Animal Sales and Services. Animal sales and services use type refers to establishments or places of business primarily engaged in animal-related sales and services. Animals kept as domestic pets or as accessory uses to a residential use are regulated by the accessory use provisions of Article 330, Domestic Pets and Livestock. The following are animal sales and services use types:
- (1) Commercial Kennels. Commercial kennels refers to kennel services for dogs, cats and similar animals. Typical uses include commercial animal breeding with four (4) or more animals (dogs), boarding kennels, pet motels, or dog training centers. Commercial kennels require a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located.
  - ~~(2) Commercial Stables. Commercial stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.~~
  - (23) Grooming and Pet Stores. Grooming and pet stores refers to grooming or selling of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, or pet stores and shops.
  - (34) Pet Cemeteries. Pet cemeteries refers to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds as well as cremation of dead animals. Regardless of the regulatory zone in which it is located, a pet cemetery must be located on a parcel at least two-and-one-half (2.5) acres in size. Cremation of dead animals shall take place in an area designated only for the cremation of pets and which complies with any applicable federal or state statute or regulation or local ordinance.
  - (45) Veterinary Services, Agricultural. Veterinary services, agricultural refers to veterinary services specializing in the care and treatment of large animals. Veterinary services for small animals including pet clinics, dog and cat hospitals, or animal hospitals may be included to provide full veterinary services. Veterinary services, agriculture requires a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located. Typical uses include veterinary offices for livestock.
  - (56) Veterinary Services, Pets. Veterinary services, pets refers to veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals, or animal hospitals.
  - (67) Dog Training Services. Dog training services use type means the training of dogs with their owners or owners' designee, where both owner and dog participate in dog training classes.
- (h) Commercial Recreation. Commercial recreation use type refers to commercial establishments or places of business primarily engaged in the provision of sports,

entertainment or recreation for participants or spectators. The following are commercial recreation use types:

- (4) Indoor Sports and Recreation. Indoor sports and recreation refers to predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts and athletic clubs. **This use excludes equine facilities.**<sup>4</sup>

**Section 110.304.35 Agricultural Use Types.** Agricultural use types include the on-site production of plant and animal products by agricultural methods.

- (h) **Equine Facility.** Equine facility use type refers to any facility which provides equine-related services, including but not limited to: horse boarding, horse training, riding instruction, arena use, horse clinics, horse shows, and other equine-related events. Typical uses include boarding facilities and show barns. This use excludes horses used exclusively for agricultural operations classified under animal production. Any clinics or events resulting in more than the permitted number of visitors on a single day would be required to obtain a special event license pursuant to Section 110.310.20. The following are equine facility use types:<sup>5</sup>

- (1) **Small Equine Facility.** Small equine facility refers to facilities with a maximum of six (6) customers on any day, a maximum of 20 customers per week, and a maximum of five (5) horses associated with the equine facility. A horse is considered associated with the facility if it is boarded or used for any commercial activities such as lessons.

- (2) **Medium Equine Facility.** Medium equine facilities refer to facilities with a maximum of ten (10) customers on any day and maximum of 30 customers per week that do not qualify as a small equine facility.

- (3) **Large Equine Facility.** Large equine facility refers to facilities with more than ten (10) customers on any day and/or more than 30 customers per week.

- a lot of folks might come  
- define customers - who's receiving services  
- might be multiple vehicles for one family  
- friends to family not customers

- horses  
- many code enforcement  
herd - header for  
proprietors

<sup>4</sup> For clarity, the indoor sports and recreation definition is updated to exclude equine facilities. This ensures that equine facilities with an indoor arena will not also be required to be permitted as indoor sports and recreation and limited to the zones that allow that use.

<sup>5</sup> Based in input in Phase 1 of public outreach, the proposed tiers are based primarily on number of customers. The threshold for daily visitors ensures that impacts created by larger groups are adequately considered. The threshold for weekly visitors allows for flexibility in visitors across the week and accounts for the impacts of overall visitors to a site. The small equine facility is the only category to include a horse limit because it is generally allowed-by-right and thus will require less extensive review. The medium and large equine facility categories involve a review process in which applicants can propose a number of horses and the impacts can be considered and mitigated as necessary.

## Article 342 Agricultural Uses

# **AGRICULTURAL USES**<sup>6</sup>

### Sections:

110.342.00	Purpose
110.342.05	Applicability
110.342.10	Equine Facilities

**Section 110.342.00 Purpose.** The purpose of this article, Article 342, Agricultural Uses, is to prescribe standards for development that promote compatibility with surrounding areas and land uses.

**Section 110.342.05 Applicability.** The provisions of this article shall apply to the development of select uses classified as agricultural uses, as set forth in Section 110.302.05, Table of Uses, as applicable.

**Section 110.342.10 Equine Facilities.** Equine facility use types are subject to the following development standards:

- (a) All approved equine facilities shall be authorized for a maximum number of on-site horses, daily visitors, and weekly visitors associated with the facility. Requests to increase any of the approved maximums will require modification of the approved permit.
- (b) The minimum lot size for an equine facility is 35,000 square feet.<sup>7</sup> *reasonable*
- (c) Livestock shelters used as part of an equine facility may not be located in the front, side, or rear *yards.*<sup>8</sup> *setback*
- (d) Approved equine facilities shall be required to produce boarding contracts, customer schedules, or other supporting documentation demonstrating compliance with the maximum allowed number of on-site horses, daily visitors, and/or weekly visitors upon request by the Washoe County Planning and Building Division. Such requests will only be made if there is credible reason to believe a violation may be occurring. *more detail?*

*clarify*

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<sup>6</sup> Article 342 will be a new article in Washoe County Code to establish specific regulations for certain types of agricultural uses, including equine facilities.

<sup>7</sup> The proposed minimum lot size aligns with the minimum lot size for more than 2 adult horses/livestock on a parcel pursuant to Section 110.330.20 of Washoe County Code.

<sup>8</sup> In Washoe County Code, "yard" specifically means the setback area. This section of code is stating that livestock shelters cannot be in the required setbacks.

(e) All equine facilities shall comply with a manure management plan approved by Northern Nevada Public Health (NNPH) or provide documentation that NNPH is not requiring a manure management plan.

*filed through permits - ID# 105?*

(f) The hours in which equine facilities are open to customers and/or operate heavy machinery shall be limited to 7 a.m. through 9 p.m. *except for emergencies?*

*open for business → for lessons → 6:00 to 10:00 →*

*early horses for show early*

(g) Any application for an equine facility within a source water protection area as determined by the Truckee Meadows Water Authority (TMWA) shall be sent to TMWA for review. Additional development requirements may be applied to mitigate impacts on water sources.<sup>9</sup>

(h) Any application for an equine facility within a critical or sensitive stream zone buffer area or within 300 feet of the Truckee River shall be reviewed for impacts to waterways. Impacts considered may include but are not limited to impacts to water quality, habitat, and erosion. Additional development requirements may be applied to mitigate impacts.

(i) Equine facilities must have sufficient bathroom facilities to serve employees and visitors. Subject to the approval of Northern Nevada Public Health (NNPH) and Washoe County Building, small and medium equine facilities which do not operate within a structure may utilize appropriate numbers of regular and ADA accessible portable bathrooms with hand washing stations in lieu of permanent bathroom facilities. A small equine facility has a minimum requirement of one (1) portable bathroom and a medium equine facility a minimum requirement of two (2). Additional bathrooms may be required as determined during the permitting process. The portable bathroom(s) must be serviced on a weekly basis and a service contract provided as part of the business license application and renewal process. Large equine facilities shall provide permanent and ADA accessible bathroom facilities in accordance with applicable requirements.<sup>10</sup>

*subbacks for porta-potties?*

(j) The following minimum landscaping requirements shall apply to the total developed land area for equine facilities. Total developed land area includes any areas used for the equine facilities, including areas cleared of vegetation for riding and/or grazing.<sup>11</sup>

(1) Required Yards Adjoining Streets. All required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet, or fraction thereof.

<sup>9</sup> Source water protection areas are areas around water sources, including wells, that are used as part of the municipal water supply. These areas are delineated by TMWA.

<sup>10</sup> All proposed bathroom facilities will need to be approved by the reviewing agencies, including Northern Nevada Public Health and Washoe County Building. This provision describes an allowance for portable bathroom facilities when the equine business does not operate within a structure (e.g. outdoor riding lessons or other outdoor use).

<sup>11</sup> Alternate landscaping standards are proposed for equine facilities. The changes from current landscaping code applicable to equine facilities include removing the requirement that 20% of the developed area be landscaped, removing the requirement for a solid decorative wall or fence adjoining a residential use, and only requiring a landscaping buffer adjacent to a residential lot or use when such a lot or use is within 100 feet of the equine facility use.

(2) **Landscaped Buffers Adjoining Residential Uses.** When an equine facility adjoins a residentially used or zoned property and is located within 100 feet of the shared property line, a landscaped buffer is required as follows:

width too wide?

(i) The buffer shall be 20 feet in width or the width of the setback, whichever is smaller, and located within the required yard for the length of the adjoining common property line adjacent to the developed land area of the equine facility; and

(ii) The buffer shall include at least one (1) tree and six (6) shrubs every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or other methods to achieve maximum buffering. Existing vegetation shall be preserved to the greatest extent possible in the buffer and can be counted towards the minimum tree and shrub requirements.

- address defensible space

- property size & zone matter

(3) **Landscaping.** Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.

- clarity around when landscaping is required

(4) **Expansions.** If an equine facility is expanded to be within 100 feet of an adjoining residential property or use, they shall be required to meet the landscaping requirements of Section 110.342.10(j)(2).

- irrigation requirements

## Article 410 Parking and Loading

**Section 110.410.10 Required Parking Spaces.** Off-street parking spaces shall be provided in the quantities set forth in Table 110.410.10.1 through Table 110.410.10.5.

Table 110.410.10.3

**OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)**  
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Commercial Stables <sup>12</sup>		4	.25 per horse at design capacity

Table 110.410.10.5

**OFF-STREET PARKING SPACE REQUIREMENTS (Agricultural Use Types)**  
(See Section 110.410.10 for explanation)

<sup>12</sup> Parking rates for equine facilities are moved from the commercial to agricultural parking tables to reflect their reclassification as agricultural uses.

Agricultural Use Types (Section 110.304.35)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Equine Facility		1	.25 per horse at design capacity 2 spaces minimum required <sup>13</sup>

**Section 110.410.15 Special Parking Provisions.**

- (d) **Handicapped Accessible<sup>14</sup> Parking.** In any parking facility serving the public, parking for the handicapped shall be provided as set forth in this subsection.
- (1) **Handicapped Accessible** parking spaces shall be provided in accordance with Table 110.410.15.1. One of every six required **handicapped accessible** spaces shall be a van accessible space (a minimum of one van accessible space per parking area).
  - (2) **Handicapped Accessible** parking spaces shall be a minimum of eight feet in width and a minimum of 18 feet in length, as illustrated in Figure 110.410.15.3.
  - (3) **Handicapped Accessible** spaces shall be provided with an adjacent access aisle, as **required by ICC A117.1 and the International Building Code, Chapter 11, as adopted in Chapter 100 of Washoe County Code** ~~illustrated in Figure 110.410.15.3. Access aisles shall be a minimum of five feet in width. Van access aisles shall be a minimum of eight feet in width. Access aisles shall be located on the passenger side of each space unless it is located between and is shared by two designated spaces.~~
  - (4) **Handicapped Accessible** parking spaces and access aisles shall be level **and surfaced with pavement or another accessible surface as approved by Washoe County Building.**<sup>15</sup>
  - (5) **Handicapped Accessible** spaces shall be located as near as possible to accessible building or site entrances and shall be located so as to provide convenient access to curb ramps.
  - (6) Each reserved **handicapped accessible** parking space shall be designated with a stall sign displaying the International Symbol of Accessibility, as illustrated in

<sup>13</sup> The two space parking minimum is to account for the provision of at least one accessible and one standard parking space.

<sup>14</sup> Language updated throughout to match current best practices.

<sup>15</sup> Alternate surfacing for accessible parking spaces may be permitted as approved by Washoe County Building. The process to request an alternate surface currently exists; this code update references that process to provide clarity.

Figure 110.410.15.4. Each stall sign shall be at least 70 square inches in size. Spaces that are van accessible shall be designated as "Van Accessible."

- (7) Each reserved **handicapped accessible** parking space shall meet one of the following stall markings requirements:
  - (i) Each **handicapped accessible** parking space shall be painted solid blue with a white International Symbol of Accessibility; **or**
  - (ii) Each **handicapped accessible** parking space shall be outlined in blue with a three foot square International Symbol of Accessibility painted in a contrasting color; **or**
  - (iii) Each accessible parking space with an approved non-paved surface shall be marked in a method approved by Washoe County Building.**
- (8) Each reserved **handicapped accessible** parking space shall be marked with a sign warning drivers of the possibility of towing due to unauthorized use and providing information of recovering towed vehicles. Warning signs shall have minimum dimensions of 17 inches by 22 inches and shall be labeled with lettering of at least one inch in height.
- (9) A minimum of 98 vertical inches of clearance shall be provided for van accessible spaces and the entire route from parking area ingress/egress points to the parking space.
- (10) As illustrated in Figure 110.410.15.5, a minimum vehicle overhang allowance of 24 inches shall be provided between accessible routes and **handicapped accessible** parking spaces. Said accessible routes shall, at all times, provide users with a minimum width of 36 inches of throughway.

Table 110.410.15.1

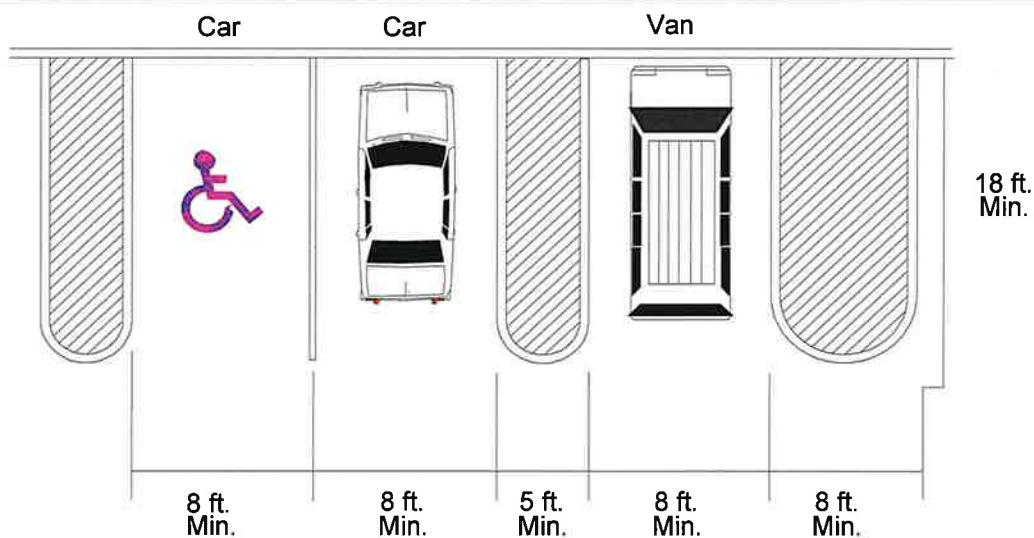
**HANDICAPPED ACCESSIBLE SPACES**

Spaces in Lot	Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of Total
1,001 and over	20 plus 1 per 100 above 1,000

Source: Washoe County Department of Community Development.

Figure 110.410.15.3

**HANDICAPPED ACCESSIBLE PARKING DIMENSIONS**



Source: Sedway Cooke Associates.

**Section 110.410.25 Design of Parking Areas.** The design standards for off-street parking facilities shall be as set forth in this section.

- (a) Parking Lot Design. Parking lot design and dimensions shall be in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (b) Automobile Parking Spaces: Size. Parking space sizes shall be built with an unistall design in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (c) Wheel Stops. A wheel stop or curb, if used, shall be placed between two-and-one-half (2-1/2) and three (3) feet from the end of the parking space.
- (d) Striping and Marking. All **paved**<sup>16</sup> parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.
- (e) Surfacing. All parking spaces, driveways and maneuvering areas shall **be surfaced in accordance with the following standards.**
  - (1) **Unless otherwise allowed in this section, surfaces shall** be paved and permanently maintained with asphalt or ~~cement~~ **concrete.** Bumper guards shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Community Development.
  - (2) **Agricultural uses with 20 or less parking spaces may use a minimum thickness of six (6) inches of Type 2 Class B compacted aggregate base on**

<sup>16</sup> Adding "paved" clarifies that spaces not required to be paved do not need to be striped.

**a compacted subgrade or alternate equivalent all-weather surface material as approved by the County Engineer in lieu of paving. When a site is accessed by a paved public road, a paved commercial driveway apron pursuant to the Washoe County Engineering Standard Construction Details shall be required regardless of access and parking area surfacing. Surfaces for accessible parking spaces and pathways must meet accessibility standards.<sup>17</sup>**

- (f) Landscaping and Screening. All open parking areas shall be landscaped and/or screened according to the standards set forth in Article 412, Landscaping.
- (g) Lighting. All off-street parking areas within commercially-zoned projects shall be provided with exterior lighting which meets the following minimum standards:
  - (1) Proper illumination shall be provided for safety which, at a minimum, shall be the equivalent of one (1) foot candle average of illumination throughout the parking area;
  - (2) All lighting shall be on a time clock or photo-sensor system;
  - (3) Parking lot luminaries shall be high-pressure sodium vapor with 90-degree cut-off and flat lenses; and
  - (4) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause a hazard to motorists.
- (h) Access. Access to parking areas shall be provided as follows:
  - (1) Access driveways shall have a width of no less than twenty (20) feet;
  - (2) The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one location to any other location within the parking area; and
  - (3) Vehicular access to arterial streets and highways will be permitted only in accordance with driveway locations and access design to be approved by the County Engineer.
- (i) Parking Aisles. The minimum dimensions for parking aisles (the space required for maneuvering vehicles within a parking lot) shall be as set forth in Table 110.410.25.1 and Figure 110.410.25.1.

Table 110.410.25.1

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<sup>17</sup> Surfacing requirements are modified to allow all-weather non-paved surfaces for agricultural uses with 20 or less parking spaces. This applies to all agricultural uses. Uses with more than 20 spaces that wish to use an all-weather surface would be considered on a case-by-case basis through the special use permit or Director's Modification processes. Accessible parking spaces still must meet the applicable surfacing requirements.

**PARKING DIMENSIONS**

<b>A (Angle in Degrees)</b>	<b>C</b>	<b>D</b>	<b>L</b>	<b>Q</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>
0	12*	8.5	22	0.0	17.0	8.5	22.5	0.0
15	12*	12.6	17	4.4	32.8	8.5	16.4	2.2
30	12*	15.9	17	8.5	17.0	8.5	14.7	4.3
45	12*	18.0	17	12.0	12.0	8.5	12.0	6.0
60	16*	19.0	17	14.7	9.8	8.5	8.5	7.4
75	20	18.6	17	16.4	8.8	8.5	4.4	8.2
90	24	17.0	17	17.0	8.5	8.5	0.0	8.5

**Notes:** This table provides dimensions (in feet) of parking spaces and lots. The asterisk (\*) indicates the minimum aisle width for two-way traffic is twenty (20) feet. The letters in the column headings refer to dimensions illustrated in Figure 110.410.25.1 and to the following: A = Angle of Parking Spaces; C = Width of Aisle; D = Depth of Stall; L = Length of Stall; Q = Interlock Length of Stall; V = Interlock Width of Stall; W = Width of Stall; X = End of Parking Stall Aisle Width; Y = Perpendicular Width of Stall; and  $D = W \cos A + \sin A$ ;  $Q = L \sin A$ ;  $V = W/\sin A$ ;  $X = L \cos A$ ; and  $Y = Q/2$ .

**Source:** Sedway Cooke Associates.

## Article 412 Landscaping

**Section 110.412.00 Purpose.** The purpose of this article, Article 412, Landscaping, is to establish regulations for the development, installation and maintenance of landscaped areas within Washoe County, without inhibiting creative landscape design. The intent of these regulations is to protect the public health, safety and welfare by:

- (a) Increasing compatibility between residential, commercial, ~~and~~ industrial, **and agricultural** land uses;<sup>18</sup>

**Section 110.412.10 Exemptions.** The following uses are exempt from the provisions of this article:

- (e) **Agricultural Use Types.** Uses classified under the animal production, crop production, **equine facilities**, forest products, game farms, and produce sales use types are exempt, except for parking and loading areas associated with these uses. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.<sup>19</sup>

**Section 110.412.50 Parking and Loading Areas.** In addition to other required landscaping, all parking and loading areas shall provide minimum landscaping as set forth in this section. Any trees required in Sections 110.412.35 through 110.412.45 may contribute toward the minimum coverage requirement.

- (a) **Coverage.** At least one (1) tree shall be provided for every ten (10) parking spaces, provided the distance between required trees does not exceed twelve (12) spaces in a row

<sup>18</sup> Adds compatibility with agricultural uses as part of the purpose of Article 412 Landscaping.

<sup>19</sup> Exempts equine facilities from most of the provisions of Article 412 Landscaping because specific landscaping standards for equine facilities are proposed in Article 342.

## Equine Business Code Update, 3/16/26

and the trees are evenly distributed throughout the **paved parking** area, as generally depicted in Figure 110.412.50.1.

- (b) Required Yards Adjoining Streets. When a parking or loading area adjoins a street, a landscaped berm and/or decorative wall or fence shall be provided within all required yards adjacent to the parking or loading area, not to exceed three (3) feet in height.
- (c) Landscaped Buffers Adjoining Residential Uses. As generally depicted in Figure 110.412.50.2, when a parking or loading area adjoins a residential use, a landscaped buffer is required as follows:
  - (1) The buffer shall be the width of the required yard for the ~~entire~~ length of the adjoining common property line **that is adjacent to the parking or loading area**;<sup>20</sup> and
  - (2) The buffer shall include at least one (1) tree every twenty (20) linear feet, or fraction thereof, planted in off-set rows.
- (d) Screening Adjoining Residential Uses. As generally depicted in Figure 110.412.50.2, when a parking or loading area adjoins a rear or non-street side yard of a residential use, a solid decorative wall or fence shall be erected along the ~~entire~~ length of the property line **that is adjacent to the parking or loading area**. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height. The wall or fence shall be constructed of durable materials, such as stone, concrete, metal, synthetic or vinyl. Wooden fences are not acceptable.
- (e) Existing Parking and Loading Areas. When a parking or loading area existing prior to the effective date of this article is enlarged by one or more expansions in area greater than fifty (50) percent, the minimum landscaping requirements of this article shall be met for the total (existing and enlarged) area.
- (f) Standards. The following standards shall apply within parking and loading areas:
  - (1) Planted areas shall be protected by curb, wheel stops or other appropriate means, to prevent injury to plants from pedestrian or vehicle traffic.
- (g) Exceptions. Required landscaping shall not apply where parking and loading areas are:
  - (1) Completely screened from surrounding properties by intervening buildings or structures;
  - (2) Located under, on or within buildings; or
  - (3) Devoted to display parking for automobile dealerships.

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<sup>20</sup> Updates the landscaping code for parking areas to only require a buffer adjoining the parking and loading areas, rather than the entire adjacent property line. This would apply to equine facilities and all other uses.

## Article 809 Administrative Review Permits

**Section 110.809.15 Review Procedures.** The Director, or her/his designee, shall review an administrative review application request for compliance with the Development Code while also taking into consideration any testimony offered by affected property owners and the applicant, as well as characteristics of the property. The Director, or her/his designee, may approve, approve with conditions, modify, modify with conditions, or deny the request. All administrative decisions shall be in writing. The administrative decision may be appealed per the procedures set forth in this article.

- (b) Processing. Upon receipt of a complete Administrative Review Permit application, the Director, or her/his designee, shall commence processing and reviewing the request. Affected property owners may provide written testimony on the application for consideration in the review process and inclusion into the public record. The applicant shall be given an opportunity to respond to any testimony provided. All testimony provided shall be considered by the Director, or her/his designee, in rendering a decision.<sup>21</sup>
- (1) Notice. An application must be deemed complete or incomplete within ~~three (3)~~ **ten (10)** working days of receipt of the application. Notice will be mailed to affected property owners within ~~three (3)~~ **ten (10)** working days of the determination that the application is complete.<sup>22</sup>
  - (2) Affected Property Owner Comment Period. Written testimony from affected property owners must be received by the division within fifteen (15) calendar days of notices being mailed. If the end of the affected property owner period falls on a non-business day, then comments shall be due the next business day.
  - (3) Applicant Responses to Affected Property Owner Comments. Written responses from the applicant must be received by the division within ~~seven (7)~~ **fifteen (15)** calendar days of the end of the affected property owner comment period. If the end of the applicant response period falls on a non-business day, then responses shall be due the next business day.
  - (4) Issuance of Written Decision on the Application. A written decision shall be issued and mailed by the Director, or his designee, within ~~ten (10)~~ **fifteen (15)** working days of the division receiving the applicant responses. The applicant may choose not to respond and begin this ~~ten (10)~~ **fifteen (15)** working day period immediately following the affected property owner comment period. The written decision shall be mailed to all individuals with addresses listed on the application, the property owner of record, and all affected property owners (as defined in subsection (2) above).

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<sup>21</sup> In order to accommodate more complex reviews and projects, some of the required timelines for administrative review permits are proposed to be updated.

<sup>22</sup> The change from three to ten days to determine completeness reflects a change that occurred in Nevada Revised Statutes (NRS) during the 2023 legislative session.

- (5) Public Hearing Not Required. No public hearing is required for the completion of this process, unless the Administrative Review Permit decision is appealed in accordance with the procedures set forth in this article.

## Equine Business Code Update Draft Changes

This document compiles draft changes for the equine business code update. For ease of use, changes are organized by code section and annotated with explanatory footnotes.<sup>1</sup> Only the modified sub-sections are included. Text in **bold and red** is new text, and text in ~~red with a strikethrough~~ is deleted text. For questions and comments, please contact Kat Oakley, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov), 775-328,3628.

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<sup>1</sup> This is an example footnote. Footnotes are for explanatory purposes only and will not appear in the final draft of amendments.

## Table of Contents

Equine Business Code Update Draft Changes ..... 1

    Table of Contents..... 2

    Summary of Changes ..... 3

    Article 300 Regulation of Uses: Title and Contents..... 3

    Article 302 Allowed Uses ..... 4

    Article 304 Use Classification System ..... 6

    Article 342 Agricultural Uses ..... 7

    Article 410 Parking and Loading ..... 10

    Article 412 Landscaping ..... 15

    Article 809 Administrative Review Permits..... 17

## Summary of Changes

- Define three tiers of equine facilities based on number of horses (lowest tier only), maximum visitors per day, and maximum visitors per week.
- Establish allowances for the three tiers of businesses which generally are: small equine facility allowed by right, medium equine facility allowed with an administrative review permit, and large equine facility allowed with a special use permit.
- Reclassify equine uses as agricultural instead of commercial and modify parking standards for agricultural uses to allow an all-weather surface in lieu of paving for parking areas up to 20 spaces. Accessible parking spaces will still be required to meet accessible surface standards, including pavement or an approved alternative surface. X
- Establish alternative landscaping requirements for equine facilities, including the following modifications:
  - Only require a landscaping buffer for adjacent residential uses and zones when such uses/zones exist within 100' of the equine use.
  - No requirement to landscape a certain percentage of the developed area.
  - Modify parking area landscaping buffer requirements (for all use types) to only be along the parking area, not the entire shared property line.
- Establish a new article for agricultural use standards.
- Establish standards precluding livestock shelters in setbacks for equine facilities.
- Establish equine facility use standards, including source water/waterway protection requirements, hours of operation for customers and heavy machinery, manure management plan requirements, and alternate bathroom requirements. \*
- Update provisions related to administrative review processes to increase review timelines.

No Commercial  
Zoning

## Article 300 Regulation of Uses: Title and Contents

**Section 110.300.05 Contents.** Division Three consists of the following articles:

- (a) ARTICLE 300 REGULATION OF USES: TITLE AND CONTENTS
- (b) ARTICLE 302 ALLOWED USES
- (c) ARTICLE 304 USE CLASSIFICATION SYSTEM
- (d) ARTICLE 306 ACCESSORY USES AND STRUCTURES
- (e) ARTICLE 308 HOME OCCUPATIONS
- (f) ARTICLE 310 TEMPORARY USES AND STRUCTURES

Equine Business Code Update, 3/16/26

- (g) ARTICLE 312 FABRICATED HOUSING
- (h) ARTICLE 313 EMPLOYEE AND COTTAGE COURT HOUSING
- (i) ARTICLE 314 MANUFACTURED HOME PARKS
- (j) ARTICLE 316 RECREATIONAL VEHICLE PARKS
- (k) ARTICLE 318 VACATION TIME SHARE UNITS
- (l) ARTICLE 319 SHORT-TERM RENTALS (STRs)
- (m) ARTICLE 320 BED AND BREAKFAST ESTABLISHMENTS
- (n) ARTICLE 322 GROUP CARE FACILITIES
- (o) ARTICLE 324 COMMUNICATION FACILITIES
- (p) ARTICLE 326 WIND MACHINES
- (q) ARTICLE 328 GEOTHERMAL RESOURCES
- (r) ARTICLE 330 DOMESTIC PETS AND LIVESTOCK
- (s) ARTICLE 332 AGGREGATE FACILITIES
- (t) ARTICLE 334 MINING
- (u) ARTICLE 336 HOUSING INCENTIVES
- (v) ARTICLE 338 CHILD DAYCARE DEVELOPMENT INCENTIVES (Reserved for Future Ordinance)
- (w) ARTICLE 340 INDUSTRIAL PERFORMANCE STANDARDS
- (x) ARTICLE 342 AGRICULTURAL USES**

Article 302 Allowed Uses

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 <sup>2</sup>	-S <sub>2</sub>	-S <sub>2</sub>	-S <sub>2</sub>	-S <sub>2</sub>	-	-	-	-	-	-	-	S <sub>2</sub>	-	-	-S <sub>2</sub>	-	-S <sub>2</sub>	S <sub>2</sub>
																		*See Article 226

<sup>2</sup> Commercial stables being removed from the commercial portion of the use table and moved to the agricultural portion. It is being re-classified as an agricultural use.



## Article 304 Use Classification System

**Section 110.304.25 Commercial Use Types.** Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types. All permanent commercial uses are required to operate from a commercial structure.

- (c) Animal Sales and Services. Animal sales and services use type refers to establishments or places of business primarily engaged in animal-related sales and services. Animals kept as domestic pets or as accessory uses to a residential use are regulated by the accessory use provisions of Article 330, Domestic Pets and Livestock. The following are animal sales and services use types:
- (1) Commercial Kennels. Commercial kennels refers to kennel services for dogs, cats and similar animals. Typical uses include commercial animal breeding with four (4) or more animals (dogs), boarding kennels, pet motels, or dog training centers. Commercial kennels require a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located.
  - ~~(2) Commercial Stables. Commercial stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.~~
  - (23) Grooming and Pet Stores. Grooming and pet stores refers to grooming or selling of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, or pet stores and shops.
  - (34) Pet Cemeteries. Pet cemeteries refers to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds as well as cremation of dead animals. Regardless of the regulatory zone in which it is located, a pet cemetery must be located on a parcel at least two-and-one-half (2.5) acres in size. Cremation of dead animals shall take place in an area designated only for the cremation of pets and which complies with any applicable federal or state statute or regulation or local ordinance.
  - (45) Veterinary Services, Agricultural. Veterinary services, agricultural refers to veterinary services specializing in the care and treatment of large animals. Veterinary services for small animals including pet clinics, dog and cat hospitals, or animal hospitals may be included to provide full veterinary services. Veterinary services, agriculture requires a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located. Typical uses include veterinary offices for livestock.
  - (56) Veterinary Services, Pets. Veterinary services, pets refers to veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals, or animal hospitals.
  - (67) Dog Training Services. Dog training services use type means the training of dogs with their owners or owners' designee, where both owner and dog participate in dog training classes.
- (h) Commercial Recreation. Commercial recreation use type refers to commercial establishments or places of business primarily engaged in the provision of sports,

entertainment or recreation for participants or spectators. The following are commercial recreation use types:

- (4) Indoor Sports and Recreation. Indoor sports and recreation refers to predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts and athletic clubs. **This use excludes equine facilities.**<sup>4</sup>

**Section 110.304.35 Agricultural Use Types.** Agricultural use types include the on-site production of plant and animal products by agricultural methods.

- (h) **Equine Facility.** Equine facility use type refers to any facility which provides equine-related services, including but not limited to: horse boarding, horse training, riding instruction, arena use, horse clinics, horse shows, and other equine-related events. Typical uses include boarding facilities and show barns. This use excludes horses used exclusively for agricultural operations classified under animal production. Any clinics or events resulting in more than the permitted number of visitors on a single day would be required to obtain a special event license pursuant to Section 110.310.20. The following are equine facility use types:<sup>5</sup>

- (1) **Small Equine Facility.** Small equine facility refers to facilities with a maximum of six (6) customers on any day, a maximum of 20 customers per week, and a maximum of five (5) horses associated with the equine facility. A horse is considered associated with the facility if it is boarded or used for any commercial activities such as lessons.
- (2) **Medium Equine Facility.** Medium equine facilities refer to facilities with a maximum of ten (10) customers on any day and maximum of 30 customers per week that do not qualify as a small equine facility.
- (3) **Large Equine Facility.** Large equine facility refers to facilities with more than ten (10) customers on any day and/or more than 30 customers per week.

Comparable  
w/ #15

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<sup>4</sup> For clarity, the indoor sports and recreation definition is updated to exclude equine facilities. This ensures that equine facilities with an indoor arena will not also be required to be permitted as indoor sports and recreation and limited to the zones that allow that use.

<sup>5</sup> Based in input in Phase 1 of public outreach, the proposed tiers are based primarily on number of customers. The threshold for daily visitors ensures that impacts created by larger groups are adequately considered. The threshold for weekly visitors allows for flexibility in visitors across the week and accounts for the impacts of overall visitors to a site. The small equine facility is the only category to include a horse limit because it is generally allowed-by-right and thus will require less extensive review. The medium and large equine facility categories involve a review process in which applicants can propose a number of horses and the impacts can be considered and mitigated as necessary.

## Article 342 Agricultural Uses

# **AGRICULTURAL USES**<sup>6</sup>

### Sections:

110.342.00	Purpose
110.342.05	Applicability
110.342.10	Equine Facilities

**Section 110.342.00 Purpose.** The purpose of this article, Article 342, Agricultural Uses, is to prescribe standards for development that promote compatibility with surrounding areas and land uses.

**Section 110.342.05 Applicability.** The provisions of this article shall apply to the development of select uses classified as agricultural uses, as set forth in Section 110.302.05, Table of Uses, as applicable.

**Section 110.342.10 Equine Facilities.** Equine facility use types are subject to the following development standards:

- (a) All approved equine facilities shall be authorized for a maximum number of on-site horses, daily visitors, and weekly visitors associated with the facility. Requests to increase any of the approved maximums will require modification of the approved permit.
- (b) The minimum lot size for an equine facility is 35,000 square feet.<sup>7</sup>
- (c) Livestock shelters used as part of an equine facility may not be located in the front, side, or rear yards.<sup>8</sup>
- (d) Approved equine facilities shall be required to produce boarding contracts, customer schedules, or other supporting documentation demonstrating compliance with the maximum allowed number of on-site horses, daily visitors, and/or weekly visitors upon request by the Washoe County Planning and Building Division. Such requests will only be made if there is credible reason to believe a violation may be occurring.

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<sup>6</sup> Article 342 will be a new article in Washoe County Code to establish specific regulations for certain types of agricultural uses, including equine facilities.

<sup>7</sup> The proposed minimum lot size aligns with the minimum lot size for more than 2 adult horses/livestock on a parcel pursuant to Section 110.330.20 of Washoe County Code.

<sup>8</sup> In Washoe County Code, "yard" specifically means the setback area. This section of code is stating that livestock shelters cannot be in the required setbacks.

- Impacts to old waterways
- (e) All equine facilities shall comply with a manure management plan approved by Northern Nevada Public Health (NNPH) or provide documentation that NNPH is not requiring a manure management plan.
  - (f) The hours in which equine facilities are open to customers and/or operate heavy machinery shall be limited to 7 a.m. through 9 p.m. ✓
  - (g) Any application for an equine facility within a source water protection area as determined by the Truckee Meadows Water Authority (TMWA) shall be sent to TMWA for review. Additional development requirements may be applied to mitigate impacts on water sources.<sup>9</sup>
  - (h) Any application for an equine facility within a critical or sensitive stream zone buffer area or within 300 feet of the Truckee River shall be reviewed for impacts to waterways. Impacts considered may include but are not limited to impacts to water quality, habitat, and erosion. Additional development requirements may be applied to mitigate impacts.
  - (i) Equine facilities must have sufficient bathroom facilities to serve employees and visitors. Subject to the approval of Northern Nevada Public Health (NNPH) and Washoe County Building, small and medium equine facilities which do not operate within a structure may utilize appropriate numbers of regular and ADA accessible portable bathrooms with hand washing stations in lieu of permanent bathroom facilities. A small equine facility has a minimum requirement of one (1) portable bathroom and a medium equine facility a minimum requirement of two (2). Additional bathrooms may be required as determined during the permitting process. The portable bathroom(s) must be serviced on a weekly basis and a service contract provided as part of the business license application and renewal process. Large equine facilities shall provide permanent and ADA accessible bathroom facilities in accordance with applicable requirements.<sup>10</sup>
  - (j) The following minimum landscaping requirements shall apply to the total developed land area for equine facilities. Total developed land area includes any areas used for the equine facilities, including areas cleared of vegetation for riding and/or grazing.<sup>11</sup>
    - (1) Required Yards Adjoining Streets. All required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet, or fraction thereof.

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<sup>9</sup> Source water protection areas are areas around water sources, including wells, that are used as part of the municipal water supply. These areas are delineated by TMWA.

<sup>10</sup> All proposed bathroom facilities will need to be approved by the reviewing agencies, including Northern Nevada Public Health and Washoe County Building. This provision describes an allowance for portable bathroom facilities when the equine business does not operate within a structure (e.g. outdoor riding lessons or other outdoor use).

<sup>11</sup> Alternate landscaping standards are proposed for equine facilities. The changes from current landscaping code applicable to equine facilities include removing the requirement that 20% of the developed area be landscaped, removing the requirement for a solid decorative wall or fence adjoining a residential use, and only requiring a landscaping buffer adjacent to a residential lot or use when such a lot or use is within 100 feet of the equine facility use.

- (2) **Landscaped Buffers Adjoining Residential Uses.** When an equine facility adjoins a residentially used or zoned property and is located within 100 feet of the shared property line, a landscaped buffer is required as follows:
  - (i) The buffer shall be 20 feet in width or the width of the setback, whichever is smaller, and located within the required yard for the length of the adjoining common property line adjacent to the developed land area of the equine facility; and
  - (ii) The buffer shall include at least one (1) tree and six (6) shrubs every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or other methods to achieve maximum buffering. Existing vegetation shall be preserved to the greatest extent possible in the buffer and can be counted towards the minimum tree and shrub requirements.
- (3) **Landscaping.** Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.
- (4) **Expansions.** If an equine facility is expanded to be within 100 feet of an adjoining residential property or use, they shall be required to meet the landscaping requirements of Section 110.342.10(j)(2).

## Article 410 Parking and Loading

**Section 110.410.10 Required Parking Spaces.** Off-street parking spaces shall be provided in the quantities set forth in Table 110.410.10.1 through Table 110.410.10.5.

Table 110.410.10.3

### OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types) (See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Commercial Stables <sup>12</sup>		4	.25 per horse at design capacity

Table 110.410.10.5

### OFF-STREET PARKING SPACE REQUIREMENTS (Agricultural Use Types) (See Section 110.410.10 for explanation)

<sup>12</sup> Parking rates for equine facilities are moved from the commercial to agricultural parking tables to reflect their reclassification as agricultural uses.

Agricultural Use Types (Section 110.304.35)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Equine Facility		1	.25 per horse at design capacity 2 spaces minimum required <sup>13</sup>

**Section 110.410.15 Special Parking Provisions.**

- (d) **Handicapped Accessible<sup>14</sup> Parking.** In any parking facility serving the public, parking for the handicapped shall be provided as set forth in this subsection.
- (1) **Handicapped Accessible** parking spaces shall be provided in accordance with Table 110.410.15.1. One of every six required **handicapped accessible** spaces shall be a van accessible space (a minimum of one van accessible space per parking area).
  - (2) **Handicapped Accessible** parking spaces shall be a minimum of eight feet in width and a minimum of 18 feet in length, as illustrated in Figure 110.410.15.3.
  - (3) **Handicapped Accessible** spaces shall be provided with an adjacent access aisle, as **required by ICC A117.1 and the International Building Code, Chapter 11, as adopted in Chapter 100 of Washoe County Code** illustrated in Figure 110.410.15.3. ~~Access aisles shall be a minimum of five feet in width. Van access aisles shall be a minimum of eight feet in width. Access aisles shall be located on the passenger side of each space unless it is located between and is shared by two designated spaces.~~
  - (4) **Handicapped Accessible** parking spaces and access aisles shall be level **and surfaced with pavement or another accessible surface as approved by Washoe County Building.**<sup>15</sup>
  - (5) **Handicapped Accessible** spaces shall be located as near as possible to accessible building or site entrances and shall be located so as to provide convenient access to curb ramps.
  - (6) Each reserved **handicapped accessible** parking space shall be designated with a stall sign displaying the International Symbol of Accessibility, as illustrated in

<sup>13</sup> The two space parking minimum is to account for the provision of at least one accessible and one standard parking space.

<sup>14</sup> Language updated throughout to match current best practices.

<sup>15</sup> Alternate surfacing for accessible parking spaces may be permitted as approved by Washoe County Building. The process to request an alternate surface currently exists; this code update references that process to provide clarity.

Figure 110.410.15.4. Each stall sign shall be at least 70 square inches in size. Spaces that are van accessible shall be designated as "Van Accessible."

- (7) Each reserved **handicapped accessible** parking space shall meet one of the following stall markings requirements:
  - (i) Each **handicapped accessible** parking space shall be painted solid blue with a white International Symbol of Accessibility; ~~or~~
  - (ii) Each **handicapped accessible** parking space shall be outlined in blue with a three foot square International Symbol of Accessibility painted in a contrasting color; ~~or~~
  - (iii) Each accessible parking space with an approved non-paved surface shall be marked in a method approved by Washoe County Building.**
- (8) Each reserved **handicapped accessible** parking space shall be marked with a sign warning drivers of the possibility of towing due to unauthorized use and providing information of recovering towed vehicles. Warning signs shall have minimum dimensions of 17 inches by 22 inches and shall be labeled with lettering of at least one inch in height.
- (9) A minimum of 98 vertical inches of clearance shall be provided for van accessible spaces and the entire route from parking area ingress/egress points to the parking space.
- (10) As illustrated in Figure 110.410.15.5, a minimum vehicle overhang allowance of 24 inches shall be provided between accessible routes and **handicapped accessible** parking spaces. Said accessible routes shall, at all times, provide users with a minimum width of 36 inches of throughway.

Table 110.410.15.1

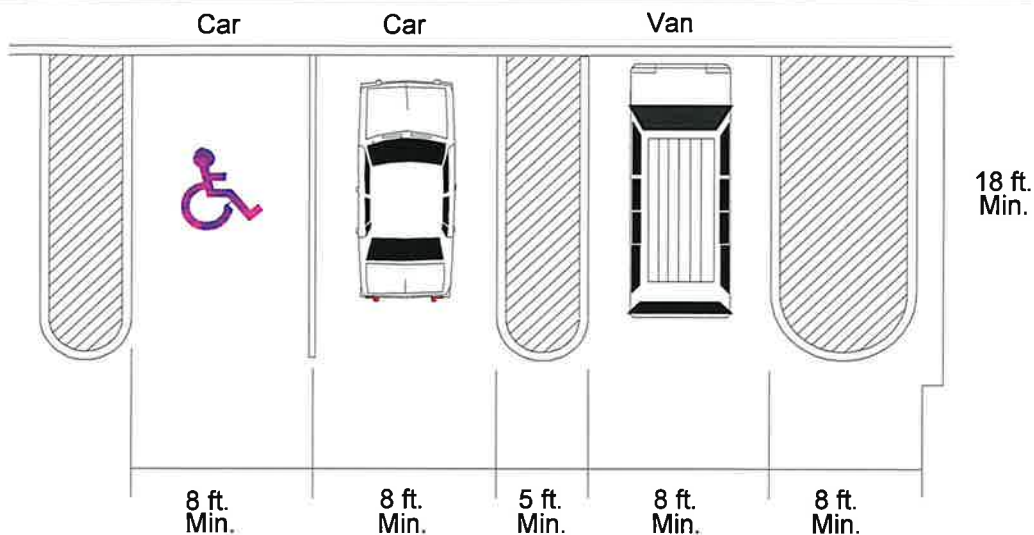
**HANDICAPPED ACCESSIBLE SPACES**

Spaces in Lot	Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of Total
1,001 and over	20 plus 1 per 100 above 1,000

Source: Washoe County Department of Community Development.

Figure 110.410.15.3

**HANDICAPPED ACCESSIBLE PARKING DIMENSIONS**



Source: Sedway Cooke Associates.

**Section 110.410.25 Design of Parking Areas.** The design standards for off-street parking facilities shall be as set forth in this section.

- (a) Parking Lot Design. Parking lot design and dimensions shall be in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (b) Automobile Parking Spaces: Size. Parking space sizes shall be built with an unistall design in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (c) Wheel Stops. A wheel stop or curb, if used, shall be placed between two-and-one-half (2-1/2) and three (3) feet from the end of the parking space.
- (d) Striping and Marking. All **paved**<sup>16</sup> parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.
- (e) Surfacing. All parking spaces, driveways and maneuvering areas shall **be surfaced in accordance with the following standards.**
  - (1) **Unless otherwise allowed in this section, surfaces shall** be paved and permanently maintained with asphalt or ~~cement~~ **concrete**. Bumper guards shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Community Development.
  - (2) **Agricultural uses with 20 or less parking spaces may use a minimum thickness of six (6) inches of Type 2 Class B compacted aggregate base on**

<sup>16</sup> Adding "paved" clarifies that spaces not required to be paved do not need to be striped.

**a compacted subgrade or alternate equivalent all-weather surface material as approved by the County Engineer in lieu of paving. When a site is accessed by a paved public road, a paved commercial driveway apron pursuant to the Washoe County Engineering Standard Construction Details shall be required regardless of access and parking area surfacing. Surfaces for accessible parking spaces and pathways must meet accessibility standards.<sup>17</sup>**

- (f) Landscaping and Screening. All open parking areas shall be landscaped and/or screened according to the standards set forth in Article 412, Landscaping.
- (g) Lighting. All off-street parking areas within commercially-zoned projects shall be provided with exterior lighting which meets the following minimum standards:
  - (1) Proper illumination shall be provided for safety which, at a minimum, shall be the equivalent of one (1) foot candle average of illumination throughout the parking area;
  - (2) All lighting shall be on a time clock or photo-sensor system;
  - (3) Parking lot luminaries shall be high-pressure sodium vapor with 90-degree cut-off and flat lenses; and
  - (4) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause a hazard to motorists.
- (h) Access. Access to parking areas shall be provided as follows:
  - (1) Access driveways shall have a width of no less than twenty (20) feet;
  - (2) The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one location to any other location within the parking area; and
  - (3) Vehicular access to arterial streets and highways will be permitted only in accordance with driveway locations and access design to be approved by the County Engineer.
- (i) Parking Aisles. The minimum dimensions for parking aisles (the space required for maneuvering vehicles within a parking lot) shall be as set forth in Table 110.410.25.1 and Figure 110.410.25.1.

Table 110.410.25.1

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<sup>17</sup> Surfacing requirements are modified to allow all-weather non-paved surfaces for agricultural uses with 20 or less parking spaces. This applies to all agricultural uses. Uses with more than 20 spaces that wish to use an all-weather surface would be considered on a case-by-case basis through the special use permit or Director's Modification processes. Accessible parking spaces still must meet the applicable surfacing requirements.

**PARKING DIMENSIONS**

<b>A (Angle in Degrees)</b>	<b>C</b>	<b>D</b>	<b>L</b>	<b>Q</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>
0	12*	8.5	22	0.0	17.0	8.5	22.5	0.0
15	12*	12.6	17	4.4	32.8	8.5	16.4	2.2
30	12*	15.9	17	8.5	17.0	8.5	14.7	4.3
45	12*	18.0	17	12.0	12.0	8.5	12.0	6.0
60	16*	19.0	17	14.7	9.8	8.5	8.5	7.4
75	20	18.6	17	16.4	8.8	8.5	4.4	8.2
90	24	17.0	17	17.0	8.5	8.5	0.0	8.5

**Notes:** This table provides dimensions (in feet) of parking spaces and lots. The asterisk (\*) indicates the minimum aisle width for two-way traffic is twenty (20) feet. The letters in the column headings refer to dimensions illustrated in Figure 110.410.25.1 and to the following: A = Angle of Parking Spaces; C = Width of Aisle; D = Depth of Stall; L = Length of Stall; Q = Interlock Length of Stall; V = Interlock Width of Stall; W = Width of Stall; X = End of Parking Stall Aisle Width; Y = Perpendicular Width of Stall; and  $D = W \cos A + \sin A$ ;  $Q = L \sin A$ ;  $V = W/\sin A$ ;  $X = L \cos A$ ; and  $Y = Q/2$ .

**Source:** Sedway Cooke Associates.

## Article 412 Landscaping

**Section 110.412.00 Purpose.** The purpose of this article, Article 412, Landscaping, is to establish regulations for the development, installation and maintenance of landscaped areas within Washoe County, without inhibiting creative landscape design. The intent of these regulations is to protect the public health, safety and welfare by:

- (a) Increasing compatibility between residential, commercial, ~~and~~ industrial, **and agricultural** land uses,<sup>18</sup>

**Section 110.412.10 Exemptions.** The following uses are exempt from the provisions of this article:

- (e) Agricultural Use Types. Uses classified under the animal production, crop production, **equine facilities**, forest products, game farms, and produce sales use types are exempt, except for parking and loading areas associated with these uses. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.<sup>19</sup>

**Section 110.412.50 Parking and Loading Areas.** In addition to other required landscaping, all parking and loading areas shall provide minimum landscaping as set forth in this section. Any trees required in Sections 110.412.35 through 110.412.45 may contribute toward the minimum coverage requirement.

- (a) Coverage. At least one (1) tree shall be provided for every ten (10) parking spaces, provided the distance between required trees does not exceed twelve (12) spaces in a row

<sup>18</sup> Adds compatibility with agricultural uses as part of the purpose of Article 412 Landscaping.

<sup>19</sup> Exempts equine facilities from most of the provisions of Article 412 Landscaping because specific landscaping standards for equine facilities are proposed in Article 342.

## Equine Business Code Update, 3/16/26

and the trees are evenly distributed throughout the **paved parking** area, as generally depicted in Figure 110.412.50.1.

- (b) Required Yards Adjoining Streets. When a parking or loading area adjoins a street, a landscaped berm and/or decorative wall or fence shall be provided within all required yards adjacent to the parking or loading area, not to exceed three (3) feet in height.
- (c) Landscaped Buffers Adjoining Residential Uses. As generally depicted in Figure 110.412.50.2, when a parking or loading area adjoins a residential use, a landscaped buffer is required as follows:
  - (1) The buffer shall be the width of the required yard for the **entire** length of the adjoining common property line **that is adjacent to the parking or loading area**;<sup>20</sup> and
  - (2) The buffer shall include at least one (1) tree every twenty (20) linear feet, or fraction thereof, planted in off-set rows.
- (d) Screening Adjoining Residential Uses. As generally depicted in Figure 110.412.50.2, when a parking or loading area adjoins a rear or non-street side yard of a residential use, a solid decorative wall or fence shall be erected along the **entire** length of the property line **that is adjacent to the parking or loading area**. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height. The wall or fence shall be constructed of durable materials, such as stone, concrete, metal, synthetic or vinyl. Wooden fences are not acceptable.
- (e) Existing Parking and Loading Areas. When a parking or loading area existing prior to the effective date of this article is enlarged by one or more expansions in area greater than fifty (50) percent, the minimum landscaping requirements of this article shall be met for the total (existing and enlarged) area.
- (f) Standards. The following standards shall apply within parking and loading areas:
  - (1) Planted areas shall be protected by curb, wheel stops or other appropriate means, to prevent injury to plants from pedestrian or vehicle traffic.
- (g) Exceptions. Required landscaping shall not apply where parking and loading areas are:
  - (1) Completely screened from surrounding properties by intervening buildings or structures;
  - (2) Located under, on or within buildings; or
  - (3) Devoted to display parking for automobile dealerships.

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<sup>20</sup> Updates the landscaping code for parking areas to only require a buffer adjoining the parking and loading areas, rather than the entire adjacent property line. This would apply to equine facilities and all other uses.

## Article 809 Administrative Review Permits

**Section 110.809.15 Review Procedures.** The Director, or her/his designee, shall review an administrative review application request for compliance with the Development Code while also taking into consideration any testimony offered by affected property owners and the applicant, as well as characteristics of the property. The Director, or her/his designee, may approve, approve with conditions, modify, modify with conditions, or deny the request. All administrative decisions shall be in writing. The administrative decision may be appealed per the procedures set forth in this article.

- (b) **Processing.** Upon receipt of a complete Administrative Review Permit application, the Director, or her/his designee, shall commence processing and reviewing the request. Affected property owners may provide written testimony on the application for consideration in the review process and inclusion into the public record. The applicant shall be given an opportunity to respond to any testimony provided. All testimony provided shall be considered by the Director, or her/his designee, in rendering a decision.<sup>21</sup>
- (1) **Notice.** An application must be deemed complete or incomplete within ~~three (3)~~ **ten (10)** working days of receipt of the application. Notice will be mailed to affected property owners within ~~three (3)~~ **ten (10)** working days of the determination that the application is complete.<sup>22</sup>
  - (2) **Affected Property Owner Comment Period.** Written testimony from affected property owners must be received by the division within fifteen (15) calendar days of notices being mailed. If the end of the affected property owner period falls on a non-business day, then comments shall be due the next business day.
  - (3) **Applicant Responses to Affected Property Owner Comments.** Written responses from the applicant must be received by the division within ~~seven (7)~~ **fifteen (15)** calendar days of the end of the affected property owner comment period. If the end of the applicant response period falls on a non-business day, then responses shall be due the next business day.
  - (4) **Issuance of Written Decision on the Application.** A written decision shall be issued and mailed by the Director, or his designee, within ~~ten (10)~~ **fifteen (15)** working days of the division receiving the applicant responses. The applicant may choose not to respond and begin this ~~ten (10)~~ **fifteen (15)** working day period immediately following the affected property owner comment period. The written decision shall be mailed to all individuals with addresses listed on the application, the property owner of record, and all affected property owners (as defined in subsection (2) above).

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<sup>21</sup> In order to accommodate more complex reviews and projects, some of the required timelines for administrative review permits are proposed to be updated.

<sup>22</sup> The change from three to ten days to determine completeness reflects a change that occurred in Nevada Revised Statutes (NRS) during the 2023 legislative session.

Equine Business Code Update, 3/16/26

- (5) Public Hearing Not Required. No public hearing is required for the completion of this process, unless the Administrative Review Permit decision is appealed in accordance with the procedures set forth in this article.

## Equine Business Code Update Draft Changes

This document compiles draft changes for the equine business code update. For ease of use, changes are organized by code section and annotated with explanatory footnotes.<sup>1</sup> Only the modified sub-sections are included. Text in **bold and red** is new text, and text in ~~red with a strikethrough~~ is deleted text. For questions and comments, please contact Kat Oakley, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov), 775-328,3628.

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<sup>1</sup> This is an example footnote. Footnotes are for explanatory purposes only and will not appear in the final draft of amendments.

## Table of Contents

Equine Business Code Update Draft Changes .....	1
Table of Contents .....	2
Summary of Changes .....	3
Article 300 Regulation of Uses: Title and Contents.....	3
Article 302 Allowed Uses .....	4
Article 304 Use Classification System .....	6
Article 342 Agricultural Uses .....	7
Article 410 Parking and Loading .....	10
Article 412 Landscaping .....	15
Article 809 Administrative Review Permits.....	17

## Summary of Changes

- Define three tiers of equine facilities based on number of horses (lowest tier only), maximum visitors per day, and maximum visitors per week.
- Establish allowances for the three tiers of businesses which generally are: small equine facility allowed by right, medium equine facility allowed with an administrative review permit, and large equine facility allowed with a special use permit.
- Reclassify equine uses as agricultural instead of commercial and modify parking standards for agricultural uses to allow an all-weather surface in lieu of paving for parking areas up to 20 spaces. Accessible parking spaces will still be required to meet accessible surface standards, including pavement or an approved alternative surface.
- Establish alternative landscaping requirements for equine facilities, including the following modifications:
  - Only require a landscaping buffer for adjacent residential uses and zones when such uses/zones exist within 100' of the equine use.
  - No requirement to landscape a certain percentage of the developed area.
  - Modify parking area landscaping buffer requirements (for all use types) to only be along the parking area, not the entire shared property line.
- Establish a new article for agricultural use standards.
- Establish standards precluding livestock shelters in setbacks for equine facilities.
- Establish equine facility use standards, including source water/waterway protection requirements, hours of operation for customers and heavy machinery, manure management plan requirements, and alternate bathroom requirements.
- Update provisions related to administrative review processes to increase review timelines.

## Article 300 Regulation of Uses: Title and Contents

**Section 110.300.05 Contents.** Division Three consists of the following articles:

- (a) ARTICLE 300 REGULATION OF USES: TITLE AND CONTENTS
- (b) ARTICLE 302 ALLOWED USES
- (c) ARTICLE 304 USE CLASSIFICATION SYSTEM
- (d) ARTICLE 306 ACCESSORY USES AND STRUCTURES
- (e) ARTICLE 308 HOME OCCUPATIONS
- (f) ARTICLE 310 TEMPORARY USES AND STRUCTURES

Equine Business Code Update, 3/16/26

- (g) ARTICLE 312 FABRICATED HOUSING
- (h) ARTICLE 313 EMPLOYEE AND COTTAGE COURT HOUSING
- (i) ARTICLE 314 MANUFACTURED HOME PARKS
- (j) ARTICLE 316 RECREATIONAL VEHICLE PARKS
- (k) ARTICLE 318 VACATION TIME SHARE UNITS
- (l) ARTICLE 319 SHORT-TERM RENTALS (STRs)
- (m) ARTICLE 320 BED AND BREAKFAST ESTABLISHMENTS
- (n) ARTICLE 322 GROUP CARE FACILITIES
- (o) ARTICLE 324 COMMUNICATION FACILITIES
- (p) ARTICLE 326 WIND MACHINES
- (q) ARTICLE 328 GEOTHERMAL RESOURCES
- (r) ARTICLE 330 DOMESTIC PETS AND LIVESTOCK
- (s) ARTICLE 332 AGGREGATE FACILITIES
- (t) ARTICLE 334 MINING
- (u) ARTICLE 336 HOUSING INCENTIVES
- (v) ARTICLE 338 CHILD DAYCARE DEVELOPMENT INCENTIVES (Reserved for Future Ordinance)
- (w) ARTICLE 340 INDUSTRIAL PERFORMANCE STANDARDS
- (x) ARTICLE 342 AGRICULTURAL USES**

Article 302 Allowed Uses

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 <sup>2</sup>	-S <sub>2</sub>	-S <sub>2</sub>	-S <sub>2</sub>	-S <sub>2</sub>	-	-	-	-	-	-	-	S <sub>2</sub>	-	-	-S <sub>2</sub>	-	-S <sub>2</sub>	S <sub>2</sub>
																		-See Article 226

<sup>2</sup> Commercial stables being removed from the commercial portion of the use table and moved to the agricultural portion. It is being re-classified as an agricultural use.



## Article 304 Use Classification System

**Section 110.304.25 Commercial Use Types.** Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types. All permanent commercial uses are required to operate from a commercial structure.

- (c) Animal Sales and Services. Animal sales and services use type refers to establishments or places of business primarily engaged in animal-related sales and services. Animals kept as domestic pets or as accessory uses to a residential use are regulated by the accessory use provisions of Article 330, Domestic Pets and Livestock. The following are animal sales and services use types:
- (1) Commercial Kennels. Commercial kennels refers to kennel services for dogs, cats and similar animals. Typical uses include commercial animal breeding with four (4) or more animals (dogs), boarding kennels, pet motels, or dog training centers. Commercial kennels require a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located.
  - ~~(2) Commercial Stables. Commercial stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.~~
  - ~~(23)~~ Grooming and Pet Stores. Grooming and pet stores refers to grooming or selling of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, or pet stores and shops.
  - ~~(34)~~ Pet Cemeteries. Pet cemeteries refers to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds as well as cremation of dead animals. Regardless of the regulatory zone in which it is located, a pet cemetery must be located on a parcel at least two-and-one-half (2.5) acres in size. Cremation of dead animals shall take place in an area designated only for the cremation of pets and which complies with any applicable federal or state statute or regulation or local ordinance.
  - ~~(45)~~ Veterinary Services, Agricultural. Veterinary services, agricultural refers to veterinary services specializing in the care and treatment of large animals. Veterinary services for small animals including pet clinics, dog and cat hospitals, or animal hospitals may be included to provide full veterinary services. Veterinary services, agriculture requires a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located. Typical uses include veterinary offices for livestock.
  - ~~(56)~~ Veterinary Services, Pets. Veterinary services, pets refers to veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals, or animal hospitals.
  - ~~(67)~~ Dog Training Services. Dog training services use type means the training of dogs with their owners or owners' designee, where both owner and dog participate in dog training classes.
- (h) Commercial Recreation. Commercial recreation use type refers to commercial establishments or places of business primarily engaged in the provision of sports,

entertainment or recreation for participants or spectators. The following are commercial recreation use types:

- (4) Indoor Sports and Recreation. Indoor sports and recreation refers to predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts and athletic clubs. **This use excludes equine facilities.**<sup>4</sup>

**Section 110.304.35 Agricultural Use Types.** Agricultural use types include the on-site production of plant and animal products by agricultural methods.

- (h) **Equine Facility.** Equine facility use type refers to any facility which provides equine-related services, including but not limited to: horse boarding, horse training, riding instruction, arena use, horse clinics, horse shows, and other equine-related events. Typical uses include boarding facilities and show barns. This use excludes horses used exclusively for agricultural operations classified under animal production. Any clinics or events resulting in more than the permitted number of visitors on a single day would be required to obtain a special event license pursuant to Section 110.310.20. The following are equine facility use types:<sup>5</sup>

- (1) **Small Equine Facility.** Small equine facility refers to facilities with a maximum of six (6) customers on any day, a maximum of 20 customers per week, and a maximum of five (5) horses associated with the equine facility. A horse is considered associated with the facility if it is boarded or used for any commercial activities such as lessons.
- (2) **Medium Equine Facility.** Medium equine facilities refer to facilities with a maximum of ten (10) customers on any day and maximum of 30 customers per week that do not qualify as a small equine facility.
- (3) **Large Equine Facility.** Large equine facility refers to facilities with more than ten (10) customers on any day and/or more than 30 customers per week.

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<sup>4</sup> For clarity, the indoor sports and recreation definition is updated to exclude equine facilities. This ensures that equine facilities with an indoor arena will not also be required to be permitted as indoor sports and recreation and limited to the zones that allow that use.

<sup>5</sup> Based in input in Phase 1 of public outreach, the proposed tiers are based primarily on number of customers. The threshold for daily visitors ensures that impacts created by larger groups are adequately considered. The threshold for weekly visitors allows for flexibility in visitors across the week and accounts for the impacts of overall visitors to a site. The small equine facility is the only category to include a horse limit because it is generally allowed-by-right and thus will require less extensive review. The medium and large equine facility categories involve a review process in which applicants can propose a number of horses and the impacts can be considered and mitigated as necessary.

## Article 342 Agricultural Uses

# **AGRICULTURAL USES<sup>6</sup>**

### Sections:

110.342.00	Purpose
110.342.05	Applicability
110.342.10	Equine Facilities

**Section 110.342.00 Purpose.** The purpose of this article, Article 342, Agricultural Uses, is to prescribe standards for development that promote compatibility with surrounding areas and land uses.

**Section 110.342.05 Applicability.** The provisions of this article shall apply to the development of select uses classified as agricultural uses, as set forth in Section 110.302.05, Table of Uses, as applicable.

**Section 110.342.10 Equine Facilities.** Equine facility use types are subject to the following development standards:

- (a) All approved equine facilities shall be authorized for a maximum number of on-site horses, daily visitors, and weekly visitors associated with the facility. Requests to increase any of the approved maximums will require modification of the approved permit.
- (b) The minimum lot size for an equine facility is 35,000 square feet.<sup>7</sup>
- (c) Livestock shelters used as part of an equine facility may not be located in the front, side, or rear yards.<sup>8</sup>
- (d) Approved equine facilities shall be required to produce boarding contracts, customer schedules, or other supporting documentation demonstrating compliance with the maximum allowed number of on-site horses, daily visitors, and/or weekly visitors upon request by the Washoe County Planning and Building Division. Such requests will only be made if there is credible reason to believe a violation may be occurring.

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<sup>6</sup> Article 342 will be a new article in Washoe County Code to establish specific regulations for certain types of agricultural uses, including equine facilities.

<sup>7</sup> The proposed minimum lot size aligns with the minimum lot size for more than 2 adult horses/livestock on a parcel pursuant to Section 110.330.20 of Washoe County Code.

<sup>8</sup> In Washoe County Code, “yard” specifically means the setback area. This section of code is stating that livestock shelters cannot be in the required setbacks.

(URINE)

- (e) All equine facilities shall comply with a manure management plan approved by Northern Nevada Public Health (NNPH) or provide documentation that NNPH is not requiring a manure management plan.
- (f) The hours in which equine facilities are open to customers and/or operate heavy machinery shall be limited to 7 a.m. through 9 p.m.
- (g) Any application for an equine facility within a source water protection area as determined by the Truckee Meadows Water Authority (TMWA) shall be sent to TMWA for review. Additional development requirements may be applied to mitigate impacts on water sources.<sup>9</sup>
- (h) Any application for an equine facility within a critical or sensitive stream zone buffer area or within 300 feet of the Truckee River shall be reviewed for impacts to waterways. Impacts considered may include but are not limited to impacts to water quality, habitat, and erosion. Additional development requirements may be applied to mitigate impacts.
- (i) Equine facilities must have sufficient bathroom facilities to serve employees and visitors. Subject to the approval of Northern Nevada Public Health (NNPH) and Washoe County Building, small and medium equine facilities which do not operate within a structure may utilize appropriate numbers of regular and ADA accessible portable bathrooms with hand washing stations in lieu of permanent bathroom facilities. A small equine facility has a minimum requirement of one (1) portable bathroom and a medium equine facility a minimum requirement of two (2). Additional bathrooms may be required as determined during the permitting process. The portable bathroom(s) must be serviced on a weekly basis and a service contract provided as part of the business license application and renewal process. Large equine facilities shall provide permanent and ADA accessible bathroom facilities in accordance with applicable requirements.<sup>10</sup>
- (j) The following minimum landscaping requirements shall apply to the total developed land area for equine facilities. Total developed land area includes any areas used for the equine facilities, including areas cleared of vegetation for riding and/or grazing.<sup>11</sup>
  - (1) Required Yards Adjoining Streets. All required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet, or fraction thereof.

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<sup>9</sup> Source water protection areas are areas around water sources, including wells, that are used as part of the municipal water supply. These areas are delineated by TMWA.

<sup>10</sup> All proposed bathroom facilities will need to be approved by the reviewing agencies, including Northern Nevada Public Health and Washoe County Building. This provision describes an allowance for portable bathroom facilities when the equine business does not operate within a structure (e.g. outdoor riding lessons or other outdoor use).

<sup>11</sup> Alternate landscaping standards are proposed for equine facilities. The changes from current landscaping code applicable to equine facilities include removing the requirement that 20% of the developed area be landscaped, removing the requirement for a solid decorative wall or fence adjoining a residential use, and only requiring a landscaping buffer adjacent to a residential lot or use when such a lot or use is within 100 feet of the equine facility use.

- (2) **Landscaped Buffers Adjoining Residential Uses.** When an equine facility adjoins a residentially used or zoned property and is located within 100 feet of the shared property line, a landscaped buffer is required as follows:
  - (i) The buffer shall be 20 feet in width or the width of the setback, whichever is smaller, and located within the required yard for the length of the adjoining common property line adjacent to the developed land area of the equine facility; and
  - (ii) The buffer shall include at least one (1) tree and six (6) shrubs every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or other methods to achieve maximum buffering. Existing vegetation shall be preserved to the greatest extent possible in the buffer and can be counted towards the minimum tree and shrub requirements.
- (3) **Landscaping.** Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.
- (4) **Expansions.** If an equine facility is expanded to be within 100 feet of an adjoining residential property or use, they shall be required to meet the landscaping requirements of Section 110.342.10(j)(2).

## Article 410 Parking and Loading

**Section 110.410.10 Required Parking Spaces.** Off-street parking spaces shall be provided in the quantities set forth in Table 110.410.10.1 through Table 110.410.10.5.

Table 110.410.10.3

### OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types) (See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Commercial Stables <sup>12</sup>		4	.25 per horse at design capacity

Table 110.410.10.5

### OFF-STREET PARKING SPACE REQUIREMENTS (Agricultural Use Types) (See Section 110.410.10 for explanation)

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<sup>12</sup> Parking rates for equine facilities are moved from the commercial to agricultural parking tables to reflect their reclassification as agricultural uses.

Agricultural Use Types (Section 110.304.35)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Equine Facility		1	.25 per horse at design capacity 2 spaces minimum required <sup>13</sup>

**Section 110.410.15 Special Parking Provisions.**

- (d) **Handicapped Accessible**<sup>14</sup> Parking. In any parking facility serving the public, parking for the handicapped shall be provided as set forth in this subsection.
- (1) **Handicapped Accessible** parking spaces shall be provided in accordance with Table 110.410.15.1. One of every six required **handicapped accessible** spaces shall be a van accessible space (a minimum of one van accessible space per parking area).
  - (2) **Handicapped Accessible** parking spaces shall be a minimum of eight feet in width and a minimum of 18 feet in length, as illustrated in Figure 110.410.15.3.
  - (3) **Handicapped Accessible** spaces shall be provided with an adjacent access aisle, as **required by ICC A117.1 and the International Building Code, Chapter 11, as adopted in Chapter 100 of Washoe County Code** ~~illustrated in Figure 110.410.15.3. Access aisles shall be a minimum of five feet in width. Van access aisles shall be a minimum of eight feet in width. Access aisles shall be located on the passenger side of each space unless it is located between and is shared by two designated spaces.~~
  - (4) **Handicapped Accessible** parking spaces and access aisles shall be level **and surfaced with pavement or another accessible surface as approved by Washoe County Building.**<sup>15</sup>
  - (5) **Handicapped Accessible** spaces shall be located as near as possible to accessible building or site entrances and shall be located so as to provide convenient access to curb ramps.
  - (6) Each reserved **handicapped accessible** parking space shall be designated with a stall sign displaying the International Symbol of Accessibility, as illustrated in

<sup>13</sup> The two space parking minimum is to account for the provision of at least one accessible and one standard parking space.

<sup>14</sup> Language updated throughout to match current best practices.

<sup>15</sup> Alternate surfacing for accessible parking spaces may be permitted as approved by Washoe County Building. The process to request an alternate surface currently exists; this code update references that process to provide clarity.

Figure 110.410.15.4. Each stall sign shall be at least 70 square inches in size. Spaces that are van accessible shall be designated as "Van Accessible."

- (7) Each reserved **handicapped accessible** parking space shall meet one of the following stall markings requirements:
  - (i) Each **handicapped accessible** parking space shall be painted solid blue with a white International Symbol of Accessibility; ~~or~~
  - (ii) Each **handicapped accessible** parking space shall be outlined in blue with a three foot square International Symbol of Accessibility painted in a contrasting color; **or**
  - (iii) Each accessible parking space with an approved non-paved surface shall be marked in a method approved by Washoe County Building.**
- (8) Each reserved **handicapped accessible** parking space shall be marked with a sign warning drivers of the possibility of towing due to unauthorized use and providing information of recovering towed vehicles. Warning signs shall have minimum dimensions of 17 inches by 22 inches and shall be labeled with lettering of at least one inch in height.
- (9) A minimum of 98 vertical inches of clearance shall be provided for van accessible spaces and the entire route from parking area ingress/egress points to the parking space.
- (10) As illustrated in Figure 110.410.15.5, a minimum vehicle overhang allowance of 24 inches shall be provided between accessible routes and **handicapped accessible** parking spaces. Said accessible routes shall, at all times, provide users with a minimum width of 36 inches of throughway.

Table 110.410.15.1

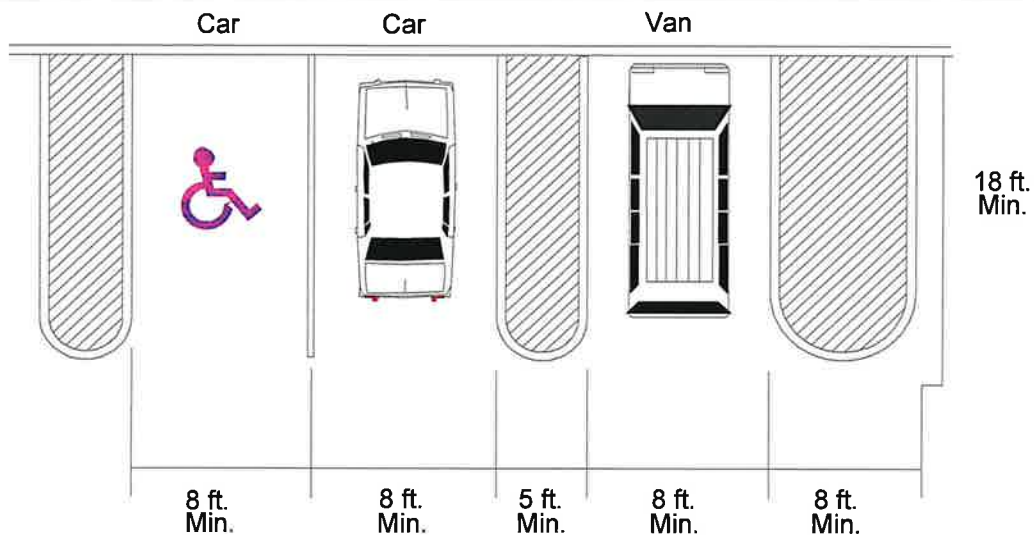
**HANDICAPPED ACCESSIBLE SPACES**

Spaces in Lot	Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of Total
1,001 and over	20 plus 1 per 100 above 1,000

Source: Washoe County Department of Community Development.

Figure 110.410.15.3

**HANDICAPPED ACCESSIBLE PARKING DIMENSIONS**



Source: Sedway Cooke Associates.

**Section 110.410.25 Design of Parking Areas.** The design standards for off-street parking facilities shall be as set forth in this section.

- (a) Parking Lot Design. Parking lot design and dimensions shall be in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (b) Automobile Parking Spaces: Size. Parking space sizes shall be built with an unistall design in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (c) Wheel Stops. A wheel stop or curb, if used, shall be placed between two-and-one-half (2-1/2) and three (3) feet from the end of the parking space.
- (d) Striping and Marking. All **paved**<sup>16</sup> parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.
- (e) Surfacing. All parking spaces, driveways and maneuvering areas shall **be surfaced in accordance with the following standards.**
  - (1) **Unless otherwise allowed in this section, surfaces shall** be paved and permanently maintained with asphalt or **cement concrete.** Bumper guards shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Community Development.
  - (2) **Agricultural uses with 20 or less parking spaces may use a minimum thickness of six (6) inches of Type 2 Class B compacted aggregate base on**

<sup>16</sup> Adding "paved" clarifies that spaces not required to be paved do not need to be striped.

**a compacted subgrade or alternate equivalent all-weather surface material as approved by the County Engineer in lieu of paving. When a site is accessed by a paved public road, a paved commercial driveway apron pursuant to the Washoe County Engineering Standard Construction Details shall be required regardless of access and parking area surfacing. Surfaces for accessible parking spaces and pathways must meet accessibility standards.<sup>17</sup>**

- (f) Landscaping and Screening. All open parking areas shall be landscaped and/or screened according to the standards set forth in Article 412, Landscaping.
- (g) Lighting. All off-street parking areas within commercially-zoned projects shall be provided with exterior lighting which meets the following minimum standards:
  - (1) Proper illumination shall be provided for safety which, at a minimum, shall be the equivalent of one (1) foot candle average of illumination throughout the parking area;
  - (2) All lighting shall be on a time clock or photo-sensor system;
  - (3) Parking lot luminaries shall be high-pressure sodium vapor with 90-degree cut-off and flat lenses; and
  - (4) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause a hazard to motorists.
- (h) Access. Access to parking areas shall be provided as follows:
  - (1) Access driveways shall have a width of no less than twenty (20) feet;
  - (2) The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one location to any other location within the parking area; and
  - (3) Vehicular access to arterial streets and highways will be permitted only in accordance with driveway locations and access design to be approved by the County Engineer.
- (i) Parking Aisles. The minimum dimensions for parking aisles (the space required for maneuvering vehicles within a parking lot) shall be as set forth in Table 110.410.25.1 and Figure 110.410.25.1.

Table 110.410.25.1

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<sup>17</sup> Surfacing requirements are modified to allow all-weather non-paved surfaces for agricultural uses with 20 or less parking spaces. This applies to all agricultural uses. Uses with more than 20 spaces that wish to use an all-weather surface would be considered on a case-by-case basis through the special use permit or Director's Modification processes. Accessible parking spaces still must meet the applicable surfacing requirements.

**PARKING DIMENSIONS**

<b>A (Angle in Degrees)</b>	<b>C</b>	<b>D</b>	<b>L</b>	<b>Q</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>
0	12*	8.5	22	0.0	17.0	8.5	22.5	0.0
15	12*	12.6	17	4.4	32.8	8.5	16.4	2.2
30	12*	15.9	17	8.5	17.0	8.5	14.7	4.3
45	12*	18.0	17	12.0	12.0	8.5	12.0	6.0
60	16*	19.0	17	14.7	9.8	8.5	8.5	7.4
75	20	18.6	17	16.4	8.8	8.5	4.4	8.2
90	24	17.0	17	17.0	8.5	8.5	0.0	8.5

Notes: This table provides dimensions (in feet) of parking spaces and lots. The asterisk (\*) indicates the minimum aisle width for two-way traffic is twenty (20) feet. The letters in the column headings refer to dimensions illustrated in Figure 110.410.25.1 and to the following: A = Angle of Parking Spaces; C = Width of Aisle; D = Depth of Stall; L = Length of Stall; Q = Interlock Length of Stall; V = Interlock Width of Stall; W = Width of Stall; X = End of Parking Stall Aisle Width; Y = Perpendicular Width of Stall; and  $D = W \cos A + \sin A$ ;  $Q = L \sin A$ ;  $V = W/\sin A$ ;  $X = L \cos A$ ; and  $Y = Q/2$ .

Source: Sedway Cooke Associates.

## Article 412 Landscaping

**Section 110.412.00 Purpose.** The purpose of this article, Article 412, Landscaping, is to establish regulations for the development, installation and maintenance of landscaped areas within Washoe County, without inhibiting creative landscape design. The intent of these regulations is to protect the public health, safety and welfare by:

- (a) Increasing compatibility between residential, commercial, ~~and~~ industrial, **and agricultural** land uses;<sup>18</sup>

**Section 110.412.10 Exemptions.** The following uses are exempt from the provisions of this article:

- (e) **Agricultural Use Types.** Uses classified under the animal production, crop production, **equine facilities**, forest products, game farms, and produce sales use types are exempt, except for parking and loading areas associated with these uses. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.<sup>19</sup>

**Section 110.412.50 Parking and Loading Areas.** In addition to other required landscaping, all parking and loading areas shall provide minimum landscaping as set forth in this section. Any trees required in Sections 110.412.35 through 110.412.45 may contribute toward the minimum coverage requirement.

- (a) **Coverage.** At least one (1) tree shall be provided for every ten (10) parking spaces, provided the distance between required trees does not exceed twelve (12) spaces in a row

<sup>18</sup> Adds compatibility with agricultural uses as part of the purpose of Article 412 Landscaping.

<sup>19</sup> Exempts equine facilities from most of the provisions of Article 412 Landscaping because specific landscaping standards for equine facilities are proposed in Article 342.

## Equine Business Code Update, 3/16/26

and the trees are evenly distributed throughout the **paved parking** area, as generally depicted in Figure 110.412.50.1.

- (b) Required Yards Adjoining Streets. When a parking or loading area adjoins a street, a landscaped berm and/or decorative wall or fence shall be provided within all required yards adjacent to the parking or loading area, not to exceed three (3) feet in height.
- (c) Landscaped Buffers Adjoining Residential Uses. As generally depicted in Figure 110.412.50.2, when a parking or loading area adjoins a residential use, a landscaped buffer is required as follows:
  - (1) The buffer shall be the width of the required yard for the ~~entire~~ length of the adjoining common property line **that is adjacent to the parking or loading area**;<sup>20</sup> and
  - (2) The buffer shall include at least one (1) tree every twenty (20) linear feet, or fraction thereof, planted in off-set rows.
- (d) Screening Adjoining Residential Uses. As generally depicted in Figure 110.412.50.2, when a parking or loading area adjoins a rear or non-street side yard of a residential use, a solid decorative wall or fence shall be erected along the ~~entire~~ length of the property line **that is adjacent to the parking or loading area**. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height. The wall or fence shall be constructed of durable materials, such as stone, concrete, metal, synthetic or vinyl. Wooden fences are not acceptable.
- (e) Existing Parking and Loading Areas. When a parking or loading area existing prior to the effective date of this article is enlarged by one or more expansions in area greater than fifty (50) percent, the minimum landscaping requirements of this article shall be met for the total (existing and enlarged) area.
- (f) Standards. The following standards shall apply within parking and loading areas:
  - (1) Planted areas shall be protected by curb, wheel stops or other appropriate means, to prevent injury to plants from pedestrian or vehicle traffic.
- (g) Exceptions. Required landscaping shall not apply where parking and loading areas are:
  - (1) Completely screened from surrounding properties by intervening buildings or structures;
  - (2) Located under, on or within buildings; or
  - (3) Devoted to display parking for automobile dealerships.

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<sup>20</sup> Updates the landscaping code for parking areas to only require a buffer adjoining the parking and loading areas, rather than the entire adjacent property line. This would apply to equine facilities and all other uses.

## Article 809 Administrative Review Permits

**Section 110.809.15 Review Procedures.** The Director, or her/his designee, shall review an administrative review application request for compliance with the Development Code while also taking into consideration any testimony offered by affected property owners and the applicant, as well as characteristics of the property. The Director, or her/his designee, may approve, approve with conditions, modify, modify with conditions, or deny the request. All administrative decisions shall be in writing. The administrative decision may be appealed per the procedures set forth in this article.

- (b) **Processing.** Upon receipt of a complete Administrative Review Permit application, the Director, or her/his designee, shall commence processing and reviewing the request. Affected property owners may provide written testimony on the application for consideration in the review process and inclusion into the public record. The applicant shall be given an opportunity to respond to any testimony provided. All testimony provided shall be considered by the Director, or her/his designee, in rendering a decision.<sup>21</sup>
- (1) **Notice.** An application must be deemed complete or incomplete within ~~three (3)~~ **ten (10)** working days of receipt of the application. Notice will be mailed to affected property owners within ~~three (3)~~ **ten (10)** working days of the determination that the application is complete.<sup>22</sup>
  - (2) **Affected Property Owner Comment Period.** Written testimony from affected property owners must be received by the division within fifteen (15) calendar days of notices being mailed. If the end of the affected property owner period falls on a non-business day, then comments shall be due the next business day.
  - (3) **Applicant Responses to Affected Property Owner Comments.** Written responses from the applicant must be received by the division within ~~seven (7)~~ **fifteen (15)** calendar days of the end of the affected property owner comment period. If the end of the applicant response period falls on a non-business day, then responses shall be due the next business day.
  - (4) **Issuance of Written Decision on the Application.** A written decision shall be issued and mailed by the Director, or his designee, within ~~ten (10)~~ **fifteen (15)** working days of the division receiving the applicant responses. The applicant may choose not to respond and begin this ~~ten (10)~~ **fifteen (15)** working day period immediately following the affected property owner comment period. The written decision shall be mailed to all individuals with addresses listed on the application, the property owner of record, and all affected property owners (as defined in subsection (2) above).

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<sup>21</sup> In order to accommodate more complex reviews and projects, some of the required timelines for administrative review permits are proposed to be updated.

<sup>22</sup> The change from three to ten days to determine completeness reflects a change that occurred in Nevada Revised Statutes (NRS) during the 2023 legislative session.

## Equine Business Code Update, 3/16/26

- (5) Public Hearing Not Required. No public hearing is required for the completion of this process, unless the Administrative Review Permit decision is appealed in accordance with the procedures set forth in this article.



Easel Pad  
Tableau à feuilles mobiles  
Block de Hojas Reponibles

Super Sticky  
Super Collant  
Super Adhesivas

5.2 ft (2.5 ft x 2.08 ft)  
5.2 yd (2.5 yd x 2.08 yd)  
Cont. 1 block de 30 hojas

3M

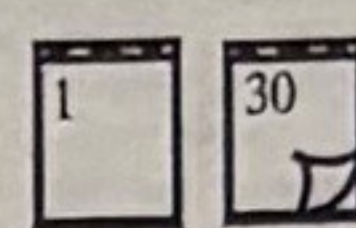
①

- Definition of customer — friends/family visitors
- Staff needs to not be included
- go with horses not customers
- AR defined in footnotes
- Horses per acre
- Add setback instead "yard"
- Look @ hours of operation
- location of portable bathrooms
- Landscaping zoning + acreage
- Refer to irrigation section of code



Easel Pad  
Tableau à feuilles mobiles  
Block de Hojas Reposicionables

Super Sticky  
Super Collant  
Super Adhesivas



5.2 ft (2.5 ft x 2.08 ft)  
5.2 psi/ft (2.5 psi/ft x 2.08 psi/ft)  
Cont. 1 block de 30 hojas

3M

2

- # Land Use Compatibility
- New regulations impacts on existing uses
  - Concern landscape buffer too wide
  - **SMALLER LOTS SHOULD BE SUBJECT TO SMALLER BUFFERS**
  - Riding vs. Non-riding facilities → possible different standards
  - Ability to have more customers/PAOT for education, clinic, etc... demonstration
  - Mitigate smell → Requirements of the 'Manure Plan'  
\* Urine
  - **FLEXIBILITY FROM ADA COMPLIANCE?**  
Check City of Reno → distance to public restrooms
  - Hours of operation? → lights
  - **ADA PARKING FOR SMALL (RESIDENTIAL) FACILITIES? SEEMS INAPPROPRIATE**  
AR ability to modify standards vs DMOD  
separate

## Equine Business Code Update Draft Changes

This document compiles draft changes for the equine business code update. For ease of use, changes are organized by code section and annotated with explanatory footnotes.<sup>1</sup> Only the modified sub-sections are included. Text in **bold and red** is new text, and text in ~~red with a strikethrough~~ is deleted text. For questions and comments, please contact Kat Oakley, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov), 775-328,3628.

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<sup>1</sup> This is an example footnote. Footnotes are for explanatory purposes only and will not appear in the final draft of amendments.

## Table of Contents

Equine Business Code Update Draft Changes .....	1
Table of Contents.....	2
Summary of Changes .....	3
Article 300 Regulation of Uses: Title and Contents.....	3
Article 302 Allowed Uses .....	4
Article 304 Use Classification System .....	6
Article 342 Agricultural Uses .....	7
Article 410 Parking and Loading .....	10
Article 412 Landscaping .....	15
Article 809 Administrative Review Permits.....	17

## Summary of Changes

- Define three tiers of equine facilities based on number of horses (lowest tier only), maximum visitors per day, and maximum visitors per week.
- Establish allowances for the three tiers of businesses which generally are: small equine facility allowed by right, medium equine facility allowed with an administrative review permit, and large equine facility allowed with a special use permit.
- Reclassify equine uses as agricultural instead of commercial and modify parking standards for agricultural uses to allow an all-weather surface in lieu of paving for parking areas up to 20 spaces. Accessible parking spaces will still be required to meet accessible surface standards, including pavement or an approved alternative surface.
- Establish alternative landscaping requirements for equine facilities, including the following modifications:
  - Only require a landscaping buffer for adjacent residential uses and zones when such uses/zones exist within 100' of the equine use.
  - No requirement to landscape a certain percentage of the developed area.
  - Modify parking area landscaping buffer requirements (for all use types) to only be along the parking area, not the entire shared property line.
- Establish a new article for agricultural use standards.
- Establish standards precluding livestock shelters in setbacks for equine facilities.
- Establish equine facility use standards, including source water/waterway protection requirements, hours of operation for customers and heavy machinery, manure management plan requirements, and alternate bathroom requirements.
- Update provisions related to administrative review processes to increase review timelines.

## Article 300 Regulation of Uses: Title and Contents

**Section 110.300.05 Contents.** Division Three consists of the following articles:

- (a) ARTICLE 300 REGULATION OF USES: TITLE AND CONTENTS
- (b) ARTICLE 302 ALLOWED USES
- (c) ARTICLE 304 USE CLASSIFICATION SYSTEM
- (d) ARTICLE 306 ACCESSORY USES AND STRUCTURES
- (e) ARTICLE 308 HOME OCCUPATIONS
- (f) ARTICLE 310 TEMPORARY USES AND STRUCTURES

Equine Business Code Update, 3/16/26

- (g) ARTICLE 312 FABRICATED HOUSING
- (h) ARTICLE 313 EMPLOYEE AND COTTAGE COURT HOUSING
- (i) ARTICLE 314 MANUFACTURED HOME PARKS
- (j) ARTICLE 316 RECREATIONAL VEHICLE PARKS
- (k) ARTICLE 318 VACATION TIME SHARE UNITS
- (l) ARTICLE 319 SHORT-TERM RENTALS (STRs)
- (m) ARTICLE 320 BED AND BREAKFAST ESTABLISHMENTS
- (n) ARTICLE 322 GROUP CARE FACILITIES
- (o) ARTICLE 324 COMMUNICATION FACILITIES
- (p) ARTICLE 326 WIND MACHINES
- (q) ARTICLE 328 GEOTHERMAL RESOURCES
- (r) ARTICLE 330 DOMESTIC PETS AND LIVESTOCK
- (s) ARTICLE 332 AGGREGATE FACILITIES
- (t) ARTICLE 334 MINING
- (u) ARTICLE 336 HOUSING INCENTIVES
- (v) ARTICLE 338 CHILD DAYCARE DEVELOPMENT INCENTIVES (Reserved for Future Ordinance)
- (w) ARTICLE 340 INDUSTRIAL PERFORMANCE STANDARDS
- (x) ARTICLE 342 AGRICULTURAL USES**

Article 302 Allowed Uses

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 <sup>2</sup>	-S <sub>2</sub>	-S <sub>2</sub>	-S <sub>2</sub>	-S <sub>2</sub>	-	-	-	-	-	-	-	S <sub>2</sub>	-	-	-S <sub>2</sub>	-	-S <sub>2</sub>	S <sub>2</sub>
																		-See Article 226

<sup>2</sup> Commercial stables being removed from the commercial portion of the use table and moved to the agricultural portion. It is being re-classified as an agricultural use.



## Article 304 Use Classification System

**Section 110.304.25 Commercial Use Types.** Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types. All permanent commercial uses are required to operate from a commercial structure.

- (c) Animal Sales and Services. Animal sales and services use type refers to establishments or places of business primarily engaged in animal-related sales and services. Animals kept as domestic pets or as accessory uses to a residential use are regulated by the accessory use provisions of Article 330, Domestic Pets and Livestock. The following are animal sales and services use types:
- (1) Commercial Kennels. Commercial kennels refers to kennel services for dogs, cats and similar animals. Typical uses include commercial animal breeding with four (4) or more animals (dogs), boarding kennels, pet motels, or dog training centers. Commercial kennels require a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located.
  - ~~(2) Commercial Stables. Commercial stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.~~
  - (23) Grooming and Pet Stores. Grooming and pet stores refers to grooming or selling of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, or pet stores and shops.
  - (34) Pet Cemeteries. Pet cemeteries refers to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds as well as cremation of dead animals. Regardless of the regulatory zone in which it is located, a pet cemetery must be located on a parcel at least two-and-one-half (2.5) acres in size. Cremation of dead animals shall take place in an area designated only for the cremation of pets and which complies with any applicable federal or state statute or regulation or local ordinance.
  - (45) Veterinary Services, Agricultural. Veterinary services, agricultural refers to veterinary services specializing in the care and treatment of large animals. Veterinary services for small animals including pet clinics, dog and cat hospitals, or animal hospitals may be included to provide full veterinary services. Veterinary services, agriculture requires a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located. Typical uses include veterinary offices for livestock.
  - ~~(56) Veterinary Services, Pets. Veterinary services, pets refers to veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals, or animal hospitals.~~
  - (67) Dog Training Services. Dog training services use type means the training of dogs with their owners or owners' designee, where both owner and dog participate in dog training classes.
- (h) Commercial Recreation. Commercial recreation use type refers to commercial establishments or places of business primarily engaged in the provision of sports,

entertainment or recreation for participants or spectators. The following are commercial recreation use types:

- (4) Indoor Sports and Recreation. Indoor sports and recreation refers to predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts and athletic clubs. **This use excludes equine facilities.**<sup>4</sup>

**Section 110.304.35 Agricultural Use Types.** Agricultural use types include the on-site production of plant and animal products by agricultural methods.

- (h) **Equine Facility.** Equine facility use type refers to any facility which provides equine-related services, including but not limited to: horse boarding, horse training, riding instruction, arena use, horse clinics, horse shows, and other equine-related events. Typical uses include boarding facilities and show barns. This use excludes horses used exclusively for agricultural operations classified under animal production. Any clinics or events resulting in more than the permitted number of visitors on a single day would be required to obtain a special event license pursuant to Section 110.310.20. The following are equine facility use types:<sup>5</sup>

- (1) **Small Equine Facility.** Small equine facility refers to facilities with a maximum of six (6) customers on any day, a maximum of 20 customers per week, and a maximum of five (5) horses associated with the equine facility. A horse is considered associated with the facility if it is boarded or used for any commercial activities such as lessons.

- (2) **Medium Equine Facility.** Medium equine facilities refer to facilities with a maximum of ten (10) customers on any day and maximum of 30 customers per week that do not qualify as a small equine facility.

- (3) **Large Equine Facility.** Large equine facility refers to facilities with more than ten (10) customers on any day and/or more than 30 customers per week.

- limit on horses per acre  
 - customers/day unless sense from neighbor's perspective; doesn't cover emergency visits by owners when horses are unwell; harder to manage for proprietors.  
 think about horse infrastructure 1<sup>st</sup> in setting up operation

boarded only  
 ↓  
 - no employees  
 - barely even  
 - not their  
 main thing

include horse limit b/c rct's structure sizes (20?)  
 ↑ approx

boarded on mba max 2-3 employees needed  
 \$200 /horse/month

thresholds to match this (8 for small) parking space  
 ↑ # of horses  
 where 1 person could do it w/ a full time job

<sup>4</sup> For clarity, the indoor sports and recreation definition is updated to exclude equine facilities. This ensures that equine facilities with an indoor arena will not also be required to be permitted as indoor sports and recreation and limited to the zones that allow that use.

<sup>5</sup> Based in input in Phase 1 of public outreach, the proposed tiers are based primarily on number of customers. The threshold for daily visitors ensures that impacts created by larger groups are adequately considered. The threshold for weekly visitors allows for flexibility in visitors across the week and accounts for the impacts of overall visitors to a site. The small equine facility is the only category to include a horse limit because it is generally allowed-by-right and thus will require less extensive review. The medium and large equine facility categories involve a review process in which applicants can propose a number of horses and the impacts can be considered and mitigated as necessary.

- don't know customer base in planning phase; easier to plan based on horses

and approach makes sense

## Article 342 Agricultural Uses

# **AGRICULTURAL USES**<sup>6</sup>

### Sections:

110.342.00	Purpose
110.342.05	Applicability
110.342.10	Equine Facilities

**Section 110.342.00 Purpose.** The purpose of this article, Article 342, Agricultural Uses, is to prescribe standards for development that promote compatibility with surrounding areas and land uses.

**Section 110.342.05 Applicability.** The provisions of this article shall apply to the development of select uses classified as agricultural uses, as set forth in Section 110.302.05, Table of Uses, as applicable.

**Section 110.342.10 Equine Facilities.** Equine facility use types are subject to the following development standards:

- (a) All approved equine facilities shall be authorized for a maximum number of on-site horses, daily visitors, and weekly visitors associated with the facility. Requests to increase any of the approved maximums will require modification of the approved permit.
- (b) The minimum lot size for an equine facility is 35,000 square feet.<sup>7</sup> *makes sense*
- (c) Livestock shelters used as part of an equine facility may not be located in the front, side, or rear yards.<sup>8</sup> *simple setback drawing? would cause functional issues; fire*
- (d) Approved equine facilities shall be required to produce boarding contracts, [customer schedules], or other supporting documentation demonstrating compliance with the maximum allowed number of on-site horses, daily visitors, and/or weekly visitors upon request by the Washoe County Planning and Building Division. Such requests will only be made if there is credible reason to believe a violation may be occurring.

*horse lot info →*

*good for owners to track requests for health issues; still useful*

---

<sup>6</sup> Article 342 will be a new article in Washoe County Code to establish specific regulations for certain types of agricultural uses, including equine facilities.

<sup>7</sup> The proposed minimum lot size aligns with the minimum lot size for more than 2 adult horses/livestock on a parcel pursuant to Section 110.330.20 of Washoe County Code.

<sup>8</sup> In Washoe County Code, "yard" specifically means the setback area. This section of code is stating that livestock shelters cannot be in the required setbacks.

- (e) All equine facilities shall comply with a manure management plan approved by Northern Nevada Public Health (NNPH) or provide documentation that NNPH is not requiring a manure management plan.
- (f) The hours in which equine facilities are open to customers and/or operate heavy machinery shall be limited to 7 a.m. through 9 p.m. *think fine for machinery; think it's fair*
- (g) Any application for an equine facility within a source water protection area as determined by the Truckee Meadows Water Authority (TMWA) shall be sent to TMWA for review. Additional development requirements may be applied to mitigate impacts on water sources.<sup>9</sup>
- (h) Any application for an equine facility within a critical or sensitive stream zone buffer area or within 300 feet of the Truckee River shall be reviewed for impacts to waterways. Impacts considered may include but are not limited to impacts to water quality, habitat, and erosion. Additional development requirements may be applied to mitigate impacts.
- (i) Equine facilities must have sufficient bathroom facilities to serve employees and visitors. Subject to the approval of Northern Nevada Public Health (NNPH) and Washoe County Building, small and medium equine facilities which do not operate within a structure may utilize appropriate numbers of regular and ADA accessible portable bathrooms with hand washing stations in lieu of permanent bathroom facilities. A small equine facility has a minimum requirement of one (1) portable bathroom and a medium equine facility a minimum requirement of two (2). Additional bathrooms may be required as determined during the permitting process. The portable bathroom(s) must be serviced on a weekly basis and a service contract provided as part of the business license application and renewal process. Large equine facilities shall provide permanent and ADA accessible bathroom facilities in accordance with applicable requirements.<sup>10</sup>
- (j) The following minimum landscaping requirements shall apply to the total developed land area for equine facilities. Total developed land area includes any areas used for the equine facilities, including areas cleared of vegetation for riding and/or grazing.<sup>11</sup>
  - (1) Required Yards Adjoining Streets. All required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet, or fraction thereof.

*unless small*

*- small places don't have a bathroom  
- sees where it's coming from, but costly for very small operations  
- ADA accessibility part hard to  
- don't know a better way, but okay*

*not too bad*

<sup>9</sup> Source water protection areas are areas around water sources, including wells, that are used as part of the municipal water supply. These areas are delineated by TMWA.

<sup>10</sup> All proposed bathroom facilities will need to be approved by the reviewing agencies, including Northern Nevada Public Health and Washoe County Building. This provision describes an allowance for portable bathroom facilities when the equine business does not operate within a structure (e.g. outdoor riding lessons or other outdoor use).

<sup>11</sup> Alternate landscaping standards are proposed for equine facilities. The changes from current landscaping code applicable to equine facilities include removing the requirement that 20% of the developed area be landscaped, removing the requirement for a solid decorative wall or fence adjoining a residential use, and only requiring a landscaping buffer adjacent to a residential lot or use when such a lot or use is within 100 feet of the equine facility use.

(2) **Landscaped Buffers Adjoining Residential Uses.** [When an equine facility adjoins a residentially used or zoned property and is located within 100 feet of the shared property line] a landscaped buffer is required as follows:

what is the equine use?

- (i) The buffer shall be 20 feet in width or the width of the setback, whichever is smaller, and located within the required yard for the length of the adjoining common property line adjacent to the developed land area of the equine facility; and
- (ii) The buffer shall include at least one (1) tree and six (6) shrubs every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or other methods to achieve maximum buffering. Existing vegetation shall be preserved to the greatest extent possible in the buffer and can be counted towards the minimum tree and shrub requirements.

every 50 ft more okay no shrubs for small

(3) **Landscaping.** Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.

different small vs medium large

(4) **Expansions.** If an equine facility is expanded to be within 100 feet of an adjoining residential property or use, they shall be required to meet the landscaping requirements of Section 110.342.10(j)(2).

update standard references

- cost of impervious potential well to pump impacts  
 - wall be a killer  
 - barn is the hub for activity; landscaping buffer makes more sense  
 - just a horse → that a lot of work  
 - impacts of horses diminishes  
 - big burden

## Article 410 Parking and Loading

**Section 110.410.10 Required Parking Spaces.** Off-street parking spaces shall be provided in the quantities set forth in Table 110.410.10.1 through Table 110.410.10.5.

Table 110.410.10.3

### OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types) (See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Commercial Stables <sup>12</sup>		4	.25 per horse at design capacity

Table 110.410.10.5

### OFF-STREET PARKING SPACE REQUIREMENTS (Agricultural Use Types) (See Section 110.410.10 for explanation)

<sup>12</sup> Parking rates for equine facilities are moved from the commercial to agricultural parking tables to reflect their reclassification as agricultural uses.

Agricultural Use Types (Section 110.304.35)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Equine Facility		1	.25 per horse at design capacity 2 spaces minimum required <sup>13</sup>

**Section 110.410.15 Special Parking Provisions.**

- (d) **Handicapped Accessible**<sup>14</sup> **Parking.** In any parking facility serving the public, parking for the handicapped shall be provided as set forth in this subsection.
- (1) **Handicapped Accessible** parking spaces shall be provided in accordance with Table 110.410.15.1. One of every six required **handicapped accessible** spaces shall be a van accessible space (a minimum of one van accessible space per parking area).
  - (2) **Handicapped Accessible** parking spaces shall be a minimum of eight feet in width and a minimum of 18 feet in length, as illustrated in Figure 110.410.15.3.
  - (3) **Handicapped Accessible** spaces shall be provided with an adjacent access aisle, as **required by ICC A117.1 and the International Building Code, Chapter 11, as adopted in Chapter 100 of Washoe County Code** ~~illustrated in Figure 110.410.15.3. Access aisles shall be a minimum of five feet in width. Van access aisles shall be a minimum of eight feet in width. Access aisles shall be located on the passenger side of each space unless it is located between and is shared by two designated spaces.~~
  - (4) **Handicapped Accessible** parking spaces and access aisles shall be level **and surfaced with pavement or another accessible surface as approved by Washoe County Building.**<sup>15</sup>
  - (5) **Handicapped Accessible** spaces shall be located as near as possible to accessible building or site entrances and shall be located so as to provide convenient access to curb ramps.
  - (6) Each reserved **handicapped accessible** parking space shall be designated with a stall sign displaying the International Symbol of Accessibility, as illustrated in

<sup>13</sup> The two space parking minimum is to account for the provision of at least one accessible and one standard parking space.

<sup>14</sup> Language updated throughout to match current best practices.

<sup>15</sup> Alternate surfacing for accessible parking spaces may be permitted as approved by Washoe County Building. The process to request an alternate surface currently exists; this code update references that process to provide clarity.

Figure 110.410.15.4. Each stall sign shall be at least 70 square inches in size. Spaces that are van accessible shall be designated as "Van Accessible."

- (7) Each reserved **handicapped accessible** parking space shall meet one of the following stall markings requirements:
  - (i) Each **handicapped accessible** parking space shall be painted solid blue with a white International Symbol of Accessibility; ~~or~~
  - (ii) Each **handicapped accessible** parking space shall be outlined in blue with a three foot square International Symbol of Accessibility painted in a contrasting color; ~~or~~
  - (iii) Each accessible parking space with an approved non-paved surface shall be marked in a method approved by Washoe County Building.**
- (8) Each reserved **handicapped accessible** parking space shall be marked with a sign warning drivers of the possibility of towing due to unauthorized use and providing information of recovering towed vehicles. Warning signs shall have minimum dimensions of 17 inches by 22 inches and shall be labeled with lettering of at least one inch in height.
- (9) A minimum of 98 vertical inches of clearance shall be provided for van accessible spaces and the entire route from parking area ingress/egress points to the parking space.
- (10) As illustrated in Figure 110.410.15.5, a minimum vehicle overhang allowance of 24 inches shall be provided between accessible routes and **handicapped accessible** parking spaces. Said accessible routes shall, at all times, provide users with a minimum width of 36 inches of throughway.

Table 110.410.15.1

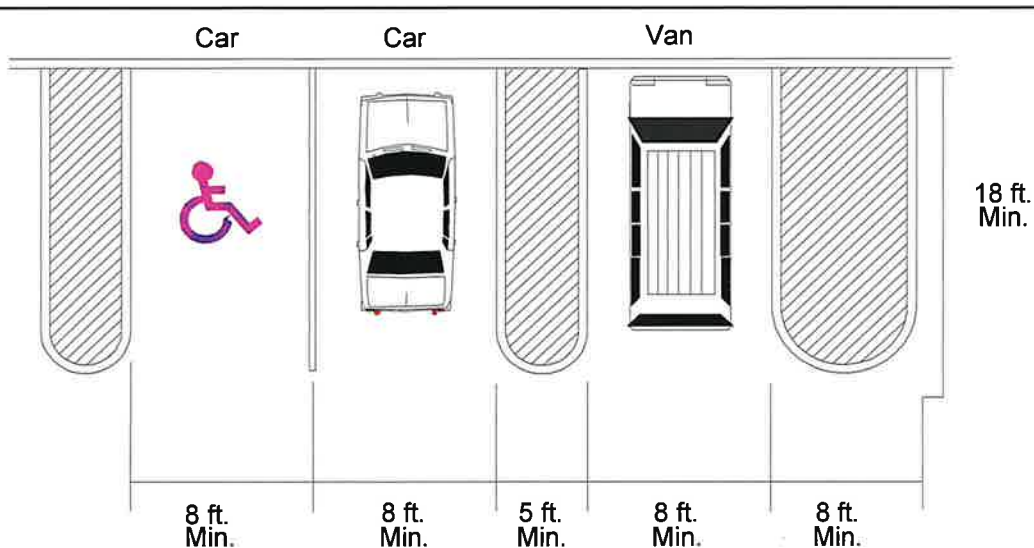
**HANDICAPPED ACCESSIBLE SPACES**

Spaces in Lot	Required Number of Accessible Spaces
1 to 25	1 /
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of Total
1,001 and over	20 plus 1 per 100 above 1,000

Source: Washoe County Department of Community Development.

Figure 110.410.15.3

**HANDICAPPED ACCESSIBLE PARKING DIMENSIONS**



Source: Sedway Cooke Associates.

**Section 110.410.25 Design of Parking Areas.** The design standards for off-street parking facilities shall be as set forth in this section.

- (a) Parking Lot Design. Parking lot design and dimensions shall be in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (b) Automobile Parking Spaces: Size. Parking space sizes shall be built with an unistall design in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (c) Wheel Stops. A wheel stop or curb, if used, shall be placed between two-and-one-half (2-1/2) and three (3) feet from the end of the parking space.
- (d) Striping and Marking. All **paved**<sup>16</sup> parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.
- (e) Surfacing. All parking spaces, driveways and maneuvering areas shall **be surfaced in accordance with the following standards.**
  - (1) **Unless otherwise allowed in this section, surfaces shall** be paved and permanently maintained with asphalt or **cement concrete**. Bumper guards shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Community Development.
  - (2) **Agricultural uses with 20 or less parking spaces may use a minimum thickness of six (6) inches of Type 2 Class B compacted aggregate base on**

<sup>16</sup> Adding "paved" clarifies that spaces not required to be paved do not need to be striped.

a compacted subgrade or alternate equivalent all-weather surface material as approved by the County Engineer in lieu of paving. When a site is accessed by a paved public road, a paved commercial driveway apron pursuant to the Washoe County Engineering Standard Construction Details shall be required regardless of access and parking area surfacing. Surfaces for accessible parking spaces and pathways must meet accessibility standards.<sup>17</sup>

- (f) Landscaping and Screening. All open parking areas shall be landscaped and/or screened according to the standards set forth in Article 412, Landscaping.
- (g) Lighting. All off-street parking areas within commercially-zoned projects shall be provided with exterior lighting which meets the following minimum standards:
  - (1) Proper illumination shall be provided for safety which, at a minimum, shall be the equivalent of one (1) foot candle average of illumination throughout the parking area;
  - (2) All lighting shall be on a time clock or photo-sensor system;
  - (3) Parking lot luminaries shall be high-pressure sodium vapor with 90-degree cut-off and flat lenses; and
  - (4) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause a hazard to motorists.
- (h) Access. Access to parking areas shall be provided as follows:
  - (1) Access driveways shall have a width of no less than twenty (20) feet;
  - (2) The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one location to any other location within the parking area; and
  - (3) Vehicular access to arterial streets and highways will be permitted only in accordance with driveway locations and access design to be approved by the County Engineer.
- (i) Parking Aisles. The minimum dimensions for parking aisles (the space required for maneuvering vehicles within a parking lot) shall be as set forth in Table 110.410.25.1 and Figure 110.410.25.1.

Table 110.410.25.1

---

<sup>17</sup> Surfacing requirements are modified to allow all-weather non-paved surfaces for agricultural uses with 20 or less parking spaces. This applies to all agricultural uses. Uses with more than 20 spaces that wish to use an all-weather surface would be considered on a case-by-case basis through the special use permit or Director's Modification processes. Accessible parking spaces still must meet the applicable surfacing requirements.

**PARKING DIMENSIONS**

<b>A (Angle in Degrees)</b>	<b>C</b>	<b>D</b>	<b>L</b>	<b>Q</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>
0	12*	8.5	22	0.0	17.0	8.5	22.5	0.0
15	12*	12.6	17	4.4	32.8	8.5	16.4	2.2
30	12*	15.9	17	8.5	17.0	8.5	14.7	4.3
45	12*	18.0	17	12.0	12.0	8.5	12.0	6.0
60	16*	19.0	17	14.7	9.8	8.5	8.5	7.4
75	20	18.6	17	16.4	8.8	8.5	4.4	8.2
90	24	17.0	17	17.0	8.5	8.5	0.0	8.5

**Notes:** This table provides dimensions (in feet) of parking spaces and lots. The asterisk (\*) indicates the minimum aisle width for two-way traffic is twenty (20) feet. The letters in the column headings refer to dimensions illustrated in Figure 110.410.25.1 and to the following: A = Angle of Parking Spaces; C = Width of Aisle; D = Depth of Stall; L = Length of Stall; Q = Interlock Length of Stall; V = Interlock Width of Stall; W = Width of Stall; X = End of Parking Stall Aisle Width; Y = Perpendicular Width of Stall; and  $D = W \cos A + \sin A$ ;  $Q = L \sin A$ ;  $V = W/\sin A$ ;  $X = L \cos A$ ; and  $Y = Q/2$ .

**Source:** Sedway Cooke Associates.

## Article 412 Landscaping

**Section 110.412.00 Purpose.** The purpose of this article, Article 412, Landscaping, is to establish regulations for the development, installation and maintenance of landscaped areas within Washoe County, without inhibiting creative landscape design. The intent of these regulations is to protect the public health, safety and welfare by:

- (a) Increasing compatibility between residential, commercial, ~~and~~ industrial, **and agricultural** land uses;<sup>18</sup>

**Section 110.412.10 Exemptions.** The following uses are exempt from the provisions of this article:

- (e) Agricultural Use Types. Uses classified under the animal production, crop production, **equine facilities**, forest products, game farms, and produce sales use types are exempt, except for parking and loading areas associated with these uses. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.<sup>19</sup>

**Section 110.412.50 Parking and Loading Areas.** In addition to other required landscaping, all parking and loading areas shall provide minimum landscaping as set forth in this section. Any trees required in Sections 110.412.35 through 110.412.45 may contribute toward the minimum coverage requirement.

- (a) Coverage. At least one (1) tree shall be provided for every ten (10) parking spaces, provided the distance between required trees does not exceed twelve (12) spaces in a row

<sup>18</sup> Adds compatibility with agricultural uses as part of the purpose of Article 412 Landscaping.

<sup>19</sup> Exempts equine facilities from most of the provisions of Article 412 Landscaping because specific landscaping standards for equine facilities are proposed in Article 342.

## Equine Business Code Update, 3/16/26

and the trees are evenly distributed throughout the **paved parking** area, as generally depicted in Figure 110.412.50.1.

- (b) Required Yards Adjoining Streets. When a parking or loading area adjoins a street, a landscaped berm and/or decorative wall or fence shall be provided within all required yards adjacent to the parking or loading area, not to exceed three (3) feet in height.
- (c) Landscaped Buffers Adjoining Residential Uses. As generally depicted in Figure 110.412.50.2, when a parking or loading area adjoins a residential use, a landscaped buffer is required as follows:
  - (1) The buffer shall be the width of the required yard for the ~~entire~~ length of the adjoining common property line **that is adjacent to the parking or loading area**,<sup>20</sup> and
  - (2) The buffer shall include at least one (1) tree every twenty (20) linear feet, or fraction thereof, planted in off-set rows.
- (d) Screening Adjoining Residential Uses. As generally depicted in Figure 110.412.50.2, when a parking or loading area adjoins a rear or non-street side yard of a residential use, a solid decorative wall or fence shall be erected along the ~~entire~~ length of the property line **that is adjacent to the parking or loading area**. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height. The wall or fence shall be constructed of durable materials, such as stone, concrete, metal, synthetic or vinyl. Wooden fences are not acceptable.
- (e) Existing Parking and Loading Areas. When a parking or loading area existing prior to the effective date of this article is enlarged by one or more expansions in area greater than fifty (50) percent, the minimum landscaping requirements of this article shall be met for the total (existing and enlarged) area.
- (f) Standards. The following standards shall apply within parking and loading areas:
  - (1) Planted areas shall be protected by curb, wheel stops or other appropriate means, to prevent injury to plants from pedestrian or vehicle traffic.
- (g) Exceptions. Required landscaping shall not apply where parking and loading areas are:
  - (1) Completely screened from surrounding properties by intervening buildings or structures;
  - (2) Located under, on or within buildings; or
  - (3) Devoted to display parking for automobile dealerships.

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<sup>20</sup> Updates the landscaping code for parking areas to only require a buffer adjoining the parking and loading areas, rather than the entire adjacent property line. This would apply to equine facilities and all other uses.

## Article 809 Administrative Review Permits

**Section 110.809.15 Review Procedures.** The Director, or her/his designee, shall review an administrative review application request for compliance with the Development Code while also taking into consideration any testimony offered by affected property owners and the applicant, as well as characteristics of the property. The Director, or her/his designee, may approve, approve with conditions, modify, modify with conditions, or deny the request. All administrative decisions shall be in writing. The administrative decision may be appealed per the procedures set forth in this article.

- (b) Processing. Upon receipt of a complete Administrative Review Permit application, the Director, or her/his designee, shall commence processing and reviewing the request. Affected property owners may provide written testimony on the application for consideration in the review process and inclusion into the public record. The applicant shall be given an opportunity to respond to any testimony provided. All testimony provided shall be considered by the Director, or her/his designee, in rendering a decision.<sup>21</sup>
- (1) Notice. An application must be deemed complete or incomplete within ~~three (3)~~ **ten (10)** working days of receipt of the application. Notice will be mailed to affected property owners within ~~three (3)~~ **ten (10)** working days of the determination that the application is complete.<sup>22</sup>
  - (2) Affected Property Owner Comment Period. Written testimony from affected property owners must be received by the division within fifteen (15) calendar days of notices being mailed. If the end of the affected property owner period falls on a non-business day, then comments shall be due the next business day.
  - (3) Applicant Responses to Affected Property Owner Comments. Written responses from the applicant must be received by the division within ~~seven (7)~~ **fifteen (15)** calendar days of the end of the affected property owner comment period. If the end of the applicant response period falls on a non-business day, then responses shall be due the next business day.
  - (4) Issuance of Written Decision on the Application. A written decision shall be issued and mailed by the Director, or his designee, within ~~ten (10)~~ **fifteen (15)** working days of the division receiving the applicant responses. The applicant may choose not to respond and begin this ~~ten (10)~~ **fifteen (15)** working day period immediately following the affected property owner comment period. The written decision shall be mailed to all individuals with addresses listed on the application, the property owner of record, and all affected property owners (as defined in subsection (2) above).

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<sup>21</sup> In order to accommodate more complex reviews and projects, some of the required timelines for administrative review permits are proposed to be updated.

<sup>22</sup> The change from three to ten days to determine completeness reflects a change that occurred in Nevada Revised Statutes (NRS) during the 2023 legislative session.

next 7 annotated draft: clarify notice

- (5) Public Hearing Not Required. No public hearing is required for the completion of this process, unless the Administrative Review Permit decision is appealed in accordance with the procedures set forth in this article.

## Notes - April 1, 2026 - North Valleys

### Hard to justify:

- Landscaping
- Allocation of horses (5 on 1 acre is a whole different world than 5 horses on 20 acres).
  - o Should allocations be limited on parcels?

### Additional Comments:

- Small Equine – instead of 5 horses increase to 8 horses, but prohibit 8 horses on an acre?
  - o Parking Numbers – 1 parking space for every 4 horses; so it makes more sense to increase to 8.
- Small Facility to them is something that they can take care of themselves, whereas medium is dedicating their life to the facility and maybe 1-2 employees. Large facility is going to have multiple employees and a dedicated business.
- Small facilities don't typically offer a lot of other services, like lessons, etc.
  - o Do the owners come take care of the horse for boarding, or do you as the property owners do it?
  - o IF you are doing a business license, you as a BL holder should be doing the majority of the daily care.
  - o Horse boarders (owner of the horse) likely coming out 2-3 days a week.
- Customers per day do not take into account elderly horses, or horse issues. What if you have to go 2 times per day? So 14 total trips for 1 horse?
- When in the planning phase of the business, you do not know your customer base.
- 8 – Small Facility
- 20 – Medium Facility
- 20+ - Large Facility
- If changing number of horses, provide more information on how you expand. List the horses, list the owners, and their contact info etc.
- Bathrooms, for the majority of places – they aren't appealing to those customers, and most customers aren't going to facilities expecting to use the bathrooms.
- Landscaping

- What do we mean by Equine Areas used by a facility?
- The cost associated with landscaping and irrigation outweigh it for small equine facilities.
- What does the landscaping and trees actually do? What is the benefit?
- The barn is the hub, so landscaping around the barn makes the most sense.

Clarify DG or Pressed down DG/Gravel, etc.

Definition of tree/shrub and planting irrigation references.

## Equine Business Code Update Draft Changes

This document compiles draft changes for the equine business code update. For ease of use, changes are organized by code section and annotated with explanatory footnotes.<sup>1</sup> Only the modified sub-sections are included. Text in **bold and red** is new text, and text in ~~red with a strikethrough~~ is deleted text. For questions and comments, please contact Kat Oakley, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov), 775-328,3628.

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<sup>1</sup> This is an example footnote. Footnotes are for explanatory purposes only and will not appear in the final draft of amendments.

## Table of Contents

Equine Business Code Update Draft Changes ..... 1

    Table of Contents ..... 2

    Summary of Changes ..... 3

    Article 300 Regulation of Uses: Title and Contents ..... 3

    Article 302 Allowed Uses ..... 4

    Article 304 Use Classification System ..... 6

    Article 342 Agricultural Uses ..... 7

    Article 410 Parking and Loading ..... 10

    Article 412 Landscaping ..... 15

    Article 809 Administrative Review Permits ..... 17

## Summary of Changes

- Define three tiers of equine facilities based on number of horses (lowest tier only), maximum visitors per day, and maximum visitors per week.
- Establish allowances for the three tiers of businesses which generally are: small equine facility allowed by right, medium equine facility allowed with an administrative review permit, and large equine facility allowed with a special use permit.
- Reclassify equine uses as agricultural instead of commercial and modify parking standards for agricultural uses to allow an all-weather surface in lieu of paving for parking areas up to 20 spaces. Accessible parking spaces will still be required to meet accessible surface standards, including pavement or an approved alternative surface.
- Establish alternative landscaping requirements for equine facilities, including the following modifications:
  - Only require a landscaping buffer for adjacent residential uses and zones when such uses/zones exist within 100' of the equine use.
  - No requirement to landscape a certain percentage of the developed area.
  - Modify parking area landscaping buffer requirements (for all use types) to only be along the parking area, not the entire shared property line.
- Establish a new article for agricultural use standards.
- Establish standards precluding livestock shelters in setbacks for equine facilities.
- Establish equine facility use standards, including source water/waterway protection requirements, hours of operation for customers and heavy machinery, manure management plan requirements, and alternate bathroom requirements.
- Update provisions related to administrative review processes to increase review timelines.

## Article 300 Regulation of Uses: Title and Contents

**Section 110.300.05 Contents.** Division Three consists of the following articles:

- (a) ARTICLE 300 REGULATION OF USES: TITLE AND CONTENTS
- (b) ARTICLE 302 ALLOWED USES
- (c) ARTICLE 304 USE CLASSIFICATION SYSTEM
- (d) ARTICLE 306 ACCESSORY USES AND STRUCTURES
- (e) ARTICLE 308 HOME OCCUPATIONS
- (f) ARTICLE 310 TEMPORARY USES AND STRUCTURES

Equine Business Code Update, 3/16/26

- (g) ARTICLE 312 FABRICATED HOUSING
- (h) ARTICLE 313 EMPLOYEE AND COTTAGE COURT HOUSING
- (i) ARTICLE 314 MANUFACTURED HOME PARKS
- (j) ARTICLE 316 RECREATIONAL VEHICLE PARKS
- (k) ARTICLE 318 VACATION TIME SHARE UNITS
- (l) ARTICLE 319 SHORT-TERM RENTALS (STRs)
- (m) ARTICLE 320 BED AND BREAKFAST ESTABLISHMENTS
- (n) ARTICLE 322 GROUP CARE FACILITIES
- (o) ARTICLE 324 COMMUNICATION FACILITIES
- (p) ARTICLE 326 WIND MACHINES
- (q) ARTICLE 328 GEOTHERMAL RESOURCES
- (r) ARTICLE 330 DOMESTIC PETS AND LIVESTOCK
- (s) ARTICLE 332 AGGREGATE FACILITIES
- (t) ARTICLE 334 MINING
- (u) ARTICLE 336 HOUSING INCENTIVES
- (v) ARTICLE 338 CHILD DAYCARE DEVELOPMENT INCENTIVES (Reserved for Future Ordinance)
- (w) ARTICLE 340 INDUSTRIAL PERFORMANCE STANDARDS
- (x) ARTICLE 342 AGRICULTURAL USES**

## Article 302 Allowed Uses

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 <sup>2</sup>	-S <sub>2</sub>	-S <sub>2</sub>	-S <sub>2</sub>	-S <sub>2</sub>	-	-	-	-	-	-	-	S <sub>2</sub>	-	-	-S <sub>2</sub>	-	-S <sub>2</sub>	S <sub>2</sub>
																		*See Article 226

<sup>2</sup> Commercial stables being removed from the commercial portion of the use table and moved to the agricultural portion. It is being re-classified as an agricultural use.



## Article 304 Use Classification System

**Section 110.304.25 Commercial Use Types.** Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types. All permanent commercial uses are required to operate from a commercial structure.



- (c) Animal Sales and Services. Animal sales and services use type refers to establishments or places of business primarily engaged in animal-related sales and services. Animals kept as domestic pets or as accessory uses to a residential use are regulated by the accessory use provisions of Article 330, Domestic Pets and Livestock. The following are animal sales and services use types:
- (1) Commercial Kennels. Commercial kennels refers to kennel services for dogs, cats and similar animals. Typical uses include commercial animal breeding with four (4) or more animals (dogs), boarding kennels, pet motels, or dog training centers. Commercial kennels require a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located.
  - ~~(2) Commercial Stables. Commercial stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.~~
  - (23) Grooming and Pet Stores. Grooming and pet stores refers to grooming or selling of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, or pet stores and shops.
  - (34) Pet Cemeteries. Pet cemeteries refers to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds as well as cremation of dead animals. Regardless of the regulatory zone in which it is located, a pet cemetery must be located on a parcel at least two-and-one-half (2.5) acres in size. Cremation of dead animals shall take place in an area designated only for the cremation of pets and which complies with any applicable federal or state statute or regulation or local ordinance.
  - (45) Veterinary Services, Agricultural. Veterinary services, agricultural refers to veterinary services specializing in the care and treatment of large animals. Veterinary services for small animals including pet clinics, dog and cat hospitals, or animal hospitals may be included to provide full veterinary services. Veterinary services, agriculture requires a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located. Typical uses include veterinary offices for livestock.
  - (56) Veterinary Services, Pets. Veterinary services, pets refers to veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals, or animal hospitals.
  - (67) Dog Training Services. Dog training services use type means the training of dogs with their owners or owners' designee, where both owner and dog participate in dog training classes.
- (h) Commercial Recreation. Commercial recreation use type refers to commercial establishments or places of business primarily engaged in the provision of sports,

entertainment or recreation for participants or spectators. The following are commercial recreation use types:

- (4) Indoor Sports and Recreation. Indoor sports and recreation refers to predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts and athletic clubs. **This use excludes equine facilities.**<sup>4</sup>

**Section 110.304.35 Agricultural Use Types.** Agricultural use types include the on-site production of plant and animal products by agricultural methods.

- (h) **Equine Facility.** Equine facility use type refers to any facility which provides equine-related services, including but not limited to: horse boarding, horse training, riding instruction, arena use, horse clinics, horse shows, and other equine-related events. Typical uses include boarding facilities and show barns. This use excludes horses used exclusively for agricultural operations classified under animal production. Any clinics or events resulting in more than the permitted number of visitors on a single day would be required to obtain a special event license pursuant to Section 110.310.20. The following are equine facility use types:<sup>5</sup>

- (1) **Small Equine Facility.** Small equine facility refers to facilities with a maximum of  (6) customers on any day, a maximum of 20 customers per week, and a maximum of five (5) horses associated with the equine facility. A horse is considered associated with the facility if it is boarded or used for any commercial activities such as lessons.
- (2) **Medium Equine Facility.** Medium equine facilities refer to facilities with a maximum of ten (10) customers on any day and maximum of 30 customers per week that do not qualify as a small equine  lity.
- (3) **Large Equine Facility.** Large equine facility refers to facilities with more than ten (10) customers on any day and/or more than 30 customers per week.

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<sup>4</sup> For clarity, the indoor sports and recreation definition is updated to exclude equine facilities. This ensures that equine facilities with an indoor arena will not also be required to be permitted as indoor sports and recreation and limited to the zones that allow that use.

<sup>5</sup> Based in input in Phase 1 of public outreach, the proposed tiers are based primarily on number of customers. The threshold for daily visitors ensures that impacts created by larger groups are adequately considered. The threshold for weekly visitors allows for flexibility in visitors across the week and accounts for the impacts of overall visitors to a site. The small equine facility is the only category to include a horse limit because it is generally allowed-by-right and thus will require less extensive review. The medium and large equine facility categories involve a review process in which applicants can propose a number of horses and the impacts can be considered and mitigated as necessary.

## Article 342 Agricultural Uses

# **AGRICULTURAL USES**<sup>6</sup>

### Sections:

110.342.00	Purpose
110.342.05	Applicability
110.342.10	Equine Facilities

**Section 110.342.00 Purpose.** The purpose of this article, Article 342, Agricultural Uses, is to prescribe standards for development that promote compatibility with surrounding areas and land uses.

**Section 110.342.05 Applicability.** The provisions of this article shall apply to the development of select uses classified as agricultural uses, as set forth in Section 110.302.05, Table of Uses, as applicable.

**Section 110.342.10 Equine Facilities.** Equine facility use types are subject to the following development standards:

- (a) All approved equine facilities shall be authorized for a maximum number of on-site horses, daily visitors, and weekly visitors associated with the facility. Requests to increase any of the approved maximums will require modification of the approved permit.
- (b) The minimum lot size for an equine facility is 35,000 square feet.<sup>7</sup>
- (c) Livestock shelters used as part of an equine facility may not be located in the front, side, or rear yards.<sup>8</sup>
- (d) Approved equine facilities shall be required to produce boarding contracts, customer schedules, or other supporting documentation demonstrating compliance with the maximum allowed number of on-site horses, daily visitors, and/or weekly visitors upon request by the Washoe County Planning and Building Division. Such requests will only be made if there is credible reason to believe a violation may be occurring.

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<sup>6</sup> Article 342 will be a new article in Washoe County Code to establish specific regulations for certain types of agricultural uses, including equine facilities.

<sup>7</sup> The proposed minimum lot size aligns with the minimum lot size for more than 2 adult horses/livestock on a parcel pursuant to Section 110.330.20 of Washoe County Code.

<sup>8</sup> In Washoe County Code, “yard” specifically means the setback area. This section of code is stating that livestock shelters cannot be in the required setbacks.

- (e) All equine facilities shall comply with a manure management plan approved by Northern Nevada Public Health (NNPH) or provide documentation that NNPH is not requiring a manure management plan.
- (f) The hours in which equine facilities are open to customers and/or operate heavy machinery shall be limited to 7 a.m. through 9 p.m.
- (g) Any application for an equine facility within a source water protection area as determined by the Truckee Meadows Water Authority (TMWA) shall be sent to TMWA for review. Additional development requirements may be applied to mitigate impacts on water sources.<sup>9</sup>
- (h) Any application for an equine facility within a critical or sensitive stream zone buffer area or within 300 feet of the Truckee River shall be reviewed for impacts to waterways. Impacts considered may include but are not limited to impacts to water quality, habitat, and erosion. Additional development requirements may be applied to mitigate impacts.
- (i) Equine facilities must have sufficient bathroom facilities to serve employees and visitors. Subject to the approval of Northern Nevada Public Health (NNPH) and Washoe County Building, small and medium equine facilities which do not operate within a structure may utilize appropriate numbers of regular and ADA accessible portable bathrooms with hand washing stations in lieu of permanent bathroom facilities. A small equine facility has a minimum requirement of one (1) portable bathroom and a medium equine facility a minimum requirement of two (2). Additional bathrooms may be required as determined during the permitting process. The portable bathroom(s) must be serviced on a weekly basis and a service contract provided as part of the business license application and renewal process. Large equine facilities shall provide permanent and ADA accessible bathroom facilities in accordance with applicable requirements.<sup>10</sup>
- (j) The following minimum landscaping requirements shall apply to the total developed land area for equine facilities. Total developed land area includes any areas used for the equine facilities, including areas cleared of vegetation for riding and/or grazing.<sup>11</sup>
  - (1) Required Yards Adjoining Streets. All required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet, or fraction thereof.

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<sup>9</sup> Source water protection areas are areas around water sources, including wells, that are used as part of the municipal water supply. These areas are delineated by TMWA.

<sup>10</sup> All proposed bathroom facilities will need to be approved by the reviewing agencies, including Northern Nevada Public Health and Washoe County Building. This provision describes an allowance for portable bathroom facilities when the equine business does not operate within a structure (e.g. outdoor riding lessons or other outdoor use).

<sup>11</sup> Alternate landscaping standards are proposed for equine facilities. The changes from current landscaping code applicable to equine facilities include removing the requirement that 20% of the developed area be landscaped, removing the requirement for a solid decorative wall or fence adjoining a residential use, and only requiring a landscaping buffer adjacent to a residential lot or use when such a lot or use is within 100 feet of the equine facility use.

- (2) **Landscaped Buffers Adjoining Residential Uses.** When an equine facility adjoins a residentially used or zoned property and is located within 100 feet of the shared property line, a landscaped buffer is required as follows:
  - (i) The buffer shall be 20 feet in width or the width of the setback, whichever is smaller, and located within the required yard for the length of the adjoining common property line adjacent to the developed land area of the equine facility; and
  - (ii) The buffer shall include at least one (1) tree and six (6) shrubs every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or other methods to achieve maximum buffering. Existing vegetation shall be preserved to the greatest extent possible in the buffer and can be counted towards the minimum tree and shrub requirements.
- (3) **Landscaping.** Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.
- (4) **Expansions.** If an equine facility is expanded to be within 100 feet of an adjoining residential property or use, they shall be required to meet the landscaping requirements of Section 110.342.10(j)(2).

## Article 410 Parking and Loading

**Section 110.410.10 Required Parking Spaces.** Off-street parking spaces shall be provided in the quantities set forth in Table 110.410.10.1 through Table 110.410.10.5.

Table 110.410.10.3

### OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types) (See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
<del>Commercial Stables</del> <sup>12</sup>		4	<del>.25 per horse at design capacity</del>

Table 110.410.10.5

### OFF-STREET PARKING SPACE REQUIREMENTS (Agricultural Use Types) (See Section 110.410.10 for explanation)

<sup>12</sup> Parking rates for equine facilities are moved from the commercial to agricultural parking tables to reflect their reclassification as agricultural uses.

Agricultural Use Types (Section 110.304.35)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Equine Facility		1	.25 per horse at design Capacity 2 spaces minimum required <sup>13</sup>

**Section 110.410.15 Special Parking Provisions.**

- (d) **Handicapped Accessible**<sup>14</sup> Parking. In any parking facility serving the public, parking for the handicapped shall be provided as set forth in this subsection.
- (1) **Handicapped Accessible** parking spaces shall be provided in accordance with Table 110.410.15.1. One of every six required **handicapped accessible** spaces shall be a van accessible space (a minimum of one van accessible space per parking area).
  - (2) **Handicapped Accessible** parking spaces shall be a minimum of eight feet in width and a minimum of 18 feet in length, as illustrated in Figure 110.410.15.3.
  - (3) **Handicapped Accessible** spaces shall be provided with an adjacent access aisle, as **required by ICC A117.1 and the International Building Code, Chapter 11, as adopted in Chapter 100 of Washoe County Code illustrated in Figure 110.410.15.3.** ~~Access aisles shall be a minimum of five feet in width. Van access aisles shall be a minimum of eight feet in width. Access aisles shall be located on the passenger side of each space unless it is located between and is shared by two designated spaces.~~
  - (4) **Handicapped Accessible** parking spaces and access aisles shall be level **and surfaced with pavement or another accessible surface as approved by Washoe County Building.**<sup>15</sup>
  - (5) **Handicapped Accessible** spaces shall be located as near as possible to accessible building or site entrances and shall be located so as to provide convenient access to curb ramps.
  - (6) Each reserved **handicapped accessible** parking space shall be designated with a stall sign displaying the International Symbol of Accessibility, as illustrated in

<sup>13</sup> The two space parking minimum is to account for the provision of at least one accessible and one standard parking space.

<sup>14</sup> Language updated throughout to match current best practices.

<sup>15</sup> Alternate surfacing for accessible parking spaces may be permitted as approved by Washoe County Building. The process to request an alternate surface currently exists; this code update references that process to provide clarity.

Figure 110.410.15.4. Each stall sign shall be at least 70 square inches in size. Spaces that are van accessible shall be designated as "Van Accessible."

- (7) Each reserved ~~handicapped~~ **accessible** parking space shall meet one of the following stall markings requirements:
  - (i) Each ~~handicapped~~ **accessible** parking space shall be painted solid blue with a white International Symbol of Accessibility; ~~or~~
  - (ii) Each ~~handicapped~~ **accessible** parking space shall be outlined in blue with a three foot square International Symbol of Accessibility painted in a contrasting color; ~~or~~
  - (iii) Each accessible parking space with an approved non-paved surface shall be marked in a method approved by Washoe County Building.**
- (8) Each reserved ~~handicapped~~ **accessible** parking space shall be marked with a sign warning drivers of the possibility of towing due to unauthorized use and providing information of recovering towed vehicles. Warning signs shall have minimum dimensions of 17 inches by 22 inches and shall be labeled with lettering of at least one inch in height.
- (9) A minimum of 98 vertical inches of clearance shall be provided for van accessible spaces and the entire route from parking area ingress/egress points to the parking space.
- (10) As illustrated in Figure 110.410.15.5, a minimum vehicle overhang allowance of 24 inches shall be provided between accessible routes and ~~handicapped~~ **accessible** parking spaces. Said accessible routes shall, at all times, provide users with a minimum width of 36 inches of throughway.

Table 110.410.15.1

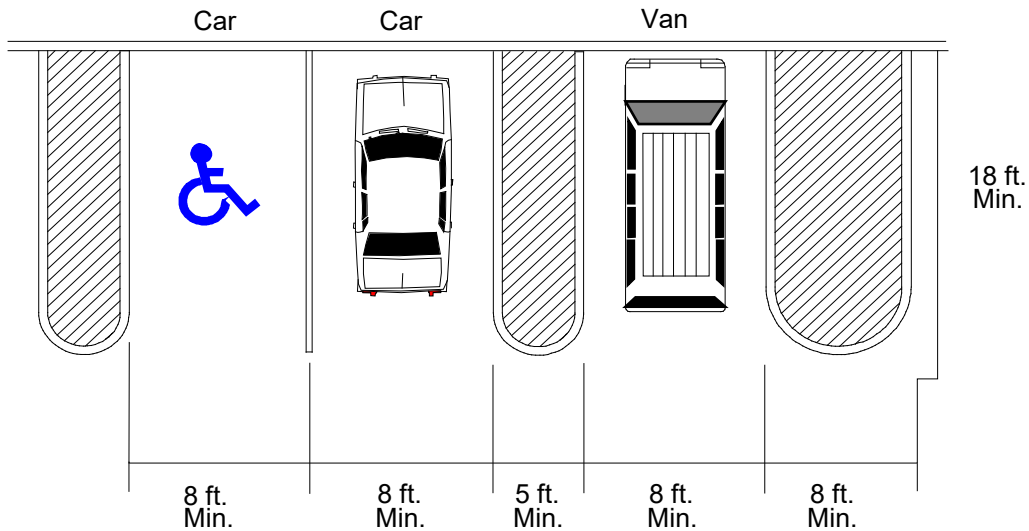
**HANDICAPPED ACCESSIBLE SPACES**

Spaces in Lot	Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of Total
1,001 and over	20 plus 1 per 100 above 1,000

Source: Washoe County Department of Community Development.

Figure 110.410.15.3

**HANDICAPPED ACCESSIBLE PARKING DIMENSIONS**



Source: Sedway Cooke Associates.

**Section 110.410.25 Design of Parking Areas.** The design standards for off-street parking facilities shall be as set forth in this section.

- (a) Parking Lot Design. Parking lot design and dimensions shall be in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (b) Automobile Parking Spaces: Size. Parking space sizes shall be built with an unistall design in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (c) Wheel Stops. A wheel stop or curb, if used, shall be placed between two-and-one-half (2-1/2) and three (3) feet from the end of the parking space.
- (d) Striping and Marking. All **paved**<sup>16</sup> parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.
- (e) Surfacing. All parking spaces, driveways and maneuvering areas shall **be surfaced in accordance with the following standards.**
  - (1) **Unless otherwise allowed in this section, surfaces shall** be paved and permanently maintained with asphalt or ~~cement~~ **concrete**. Bumper guards shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Community Development.
  - (2) **Agricultural uses with 20 or less parking spaces may use a minimum thickness of six (6) inches of Type 2 Class B compacted aggregate base on**

<sup>16</sup> Adding "paved" clarifies that spaces not required to be paved do not need to be striped.

**a compacted subgrade or alternate equivalent all-weather surface material as approved by the County Engineer in lieu of paving. When a site is accessed by a paved public road, a paved commercial driveway apron pursuant to the Washoe County Engineering Standard Construction Details shall be required regardless of access and parking area surfacing. Surfaces for accessible parking spaces and pathways must meet accessibility standards.<sup>17</sup>**

- (f) Landscaping and Screening. All open parking areas shall be landscaped and/or screened according to the standards set forth in Article 412, Landscaping.
- (g) Lighting. All off-street parking areas within commercially-zoned projects shall be provided with exterior lighting which meets the following minimum standards:
  - (1) Proper illumination shall be provided for safety which, at a minimum, shall be the equivalent of one (1) foot candle average of illumination throughout the parking area;
  - (2) All lighting shall be on a time clock or photo-sensor system;
  - (3) Parking lot luminaries shall be high-pressure sodium vapor with 90-degree cut-off and flat lenses; and
  - (4) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause a hazard to motorists.
- (h) Access. Access to parking areas shall be provided as follows:
  - (1) Access driveways shall have a width of no less than twenty (20) feet;
  - (2) The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one location to any other location within the parking area; and
  - (3) Vehicular access to arterial streets and highways will be permitted only in accordance with driveway locations and access design to be approved by the County Engineer.
- (i) Parking Aisles. The minimum dimensions for parking aisles (the space required for maneuvering vehicles within a parking lot) shall be as set forth in Table 110.410.25.1 and Figure 110.410.25.1.

Table 110.410.25.1

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<sup>17</sup> Surfacing requirements are modified to allow all-weather non-paved surfaces for agricultural uses with 20 or less parking spaces. This applies to all agricultural uses. Uses with more than 20 spaces that wish to use an all-weather surface would be considered on a case-by-case basis through the special use permit or Director's Modification processes. Accessible parking spaces still must meet the applicable surfacing requirements.

**PARKING DIMENSIONS**

<b>A (Angle in Degrees)</b>	<b>C</b>	<b>D</b>	<b>L</b>	<b>Q</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>
0	12*	8.5	22	0.0	17.0	8.5	22.5	0.0
15	12*	12.6	17	4.4	32.8	8.5	16.4	2.2
30	12*	15.9	17	8.5	17.0	8.5	14.7	4.3
45	12*	18.0	17	12.0	12.0	8.5	12.0	6.0
60	16*	19.0	17	14.7	9.8	8.5	8.5	7.4
75	20	18.6	17	16.4	8.8	8.5	4.4	8.2
90	24	17.0	17	17.0	8.5	8.5	0.0	8.5

Notes: This table provides dimensions (in feet) of parking spaces and lots. The asterisk (\*) indicates the minimum aisle width for two-way traffic is twenty (20) feet. The letters in the column headings refer to dimensions illustrated in Figure 110.410.25.1 and to the following: A = Angle of Parking Spaces; C = Width of Aisle; D = Depth of Stall; L = Length of Stall; Q = Interlock Length of Stall; V = Interlock Width of Stall; W = Width of Stall; X = End of Parking Stall Aisle Width; Y = Perpendicular Width of Stall; and  $D = W \cos A + \sin A$ ;  $Q = L \sin A$ ;  $V = W/\sin A$ ;  $X = L \cos A$ ; and  $Y = Q/2$ .

Source: Sedway Cooke Associates.

## Article 412 Landscaping

**Section 110.412.00 Purpose.** The purpose of this article, Article 412, Landscaping, is to establish regulations for the development, installation and maintenance of landscaped areas within Washoe County, without inhibiting creative landscape design. The intent of these regulations is to protect the public health, safety and welfare by:

- (a) Increasing compatibility between residential, commercial, ~~and~~ industrial, **and agricultural** land uses;<sup>18</sup>

**Section 110.412.10 Exemptions.** The following uses are exempt from the provisions of this article:

- (e) Agricultural Use Types. Uses classified under the animal production, crop production, **equine facilities**, forest products, game farms, and produce sales use types are exempt, except for parking and loading areas associated with these uses. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.<sup>19</sup>

**Section 110.412.50 Parking and Loading Areas.** In addition to other required landscaping, all parking and loading areas shall provide minimum landscaping as set forth in this section. Any trees required in Sections 110.412.35 through 110.412.45 may contribute toward the minimum coverage requirement.

- (a) Coverage. At least one (1) tree shall be provided for every ten (10) parking spaces, provided the distance between required trees does not exceed twelve (12) spaces in a row

<sup>18</sup> Adds compatibility with agricultural uses as part of the purpose of Article 412 Landscaping.

<sup>19</sup> Exempts equine facilities from most of the provisions of Article 412 Landscaping because specific landscaping standards for equine facilities are proposed in Article 342.

## Equine Business Code Update, 3/16/26

and the trees are evenly distributed throughout the **paved parking** area, as generally depicted in Figure 110.412.50.1.

- (b) Required Yards Adjoining Streets. When a parking or loading area adjoins a street, a landscaped berm and/or decorative wall or fence shall be provided within all required yards adjacent to the parking or loading area, not to exceed three (3) feet in height.
- (c) Landscaped Buffers Adjoining Residential Uses. As generally depicted in Figure 110.412.50.2, when a parking or loading area adjoins a residential use, a landscaped buffer is required as follows:
  - (1) The buffer shall be the width of the required yard for the ~~entire~~ length of the adjoining common property line **that is adjacent to the parking or loading area**;<sup>20</sup> and
  - (2) The buffer shall include at least one (1) tree every twenty (20) linear feet, or fraction thereof, planted in off-set rows.
- (d) Screening Adjoining Residential Uses. As generally depicted in Figure 110.412.50.2, when a parking or loading area adjoins a rear or non-street side yard of a residential use, a solid decorative wall or fence shall be erected along the ~~entire~~ length of the property line **that is adjacent to the parking or loading area**. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height. The wall or fence shall be constructed of durable materials, such as stone, concrete, metal, synthetic or vinyl. Wooden fences are not acceptable.
- (e) Existing Parking and Loading Areas. When a parking or loading area existing prior to the effective date of this article is enlarged by one or more expansions in area greater than fifty (50) percent, the minimum landscaping requirements of this article shall be met for the total (existing and enlarged) area.
- (f) Standards. The following standards shall apply within parking and loading areas:
  - (1) Planted areas shall be protected by curb, wheel stops or other appropriate means, to prevent injury to plants from pedestrian or vehicle traffic.
- (g) Exceptions. Required landscaping shall not apply where parking and loading areas are:
  - (1) Completely screened from surrounding properties by intervening buildings or structures;
  - (2) Located under, on or within buildings; or
  - (3) Devoted to display parking for automobile dealerships.

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<sup>20</sup> Updates the landscaping code for parking areas to only require a buffer adjoining the parking and loading areas, rather than the entire adjacent property line. This would apply to equine facilities and all other uses.

## Article 809 Administrative Review Permits

**Section 110.809.15 Review Procedures.** The Director, or her/his designee, shall review an administrative review application request for compliance with the Development Code while also taking into consideration any testimony offered by affected property owners and the applicant, as well as characteristics of the property. The Director, or her/his designee, may approve, approve with conditions, modify, modify with conditions, or deny the request. All administrative decisions shall be in writing. The administrative decision may be appealed per the procedures set forth in this article.

- (b) Processing. Upon receipt of a complete Administrative Review Permit application, the Director, or her/his designee, shall commence processing and reviewing the request. Affected property owners may provide written testimony on the application for consideration in the review process and inclusion into the public record. The applicant shall be given an opportunity to respond to any testimony provided. All testimony provided shall be considered by the Director, or her/his designee, in rendering a decision.<sup>21</sup>
- (1) Notice. An application must be deemed complete or incomplete within ~~three (3)~~ **ten (10)** working days of receipt of the application. Notice will be mailed to affected property owners within ~~three (3)~~ **ten (10)** working days of the determination that the application is complete.<sup>22</sup>
  - (2) Affected Property Owner Comment Period. Written testimony from affected property owners must be received by the division within fifteen (15) calendar days of notices being mailed. If the end of the affected property owner period falls on a non-business day, then comments shall be due the next business day.
  - (3) Applicant Responses to Affected Property Owner Comments. Written responses from the applicant must be received by the division within ~~seven (7)~~ **fifteen (15)** calendar days of the end of the affected property owner comment period. If the end of the applicant response period falls on a non-business day, then responses shall be due the next business day.
  - (4) Issuance of Written Decision on the Application. A written decision shall be issued and mailed by the Director, or his designee, within ~~ten (10)~~ **fifteen (15)** working days of the division receiving the applicant responses. The applicant may choose not to respond and begin this ~~ten (10)~~ **fifteen (15)** working day period immediately following the affected property owner comment period. The written decision shall be mailed to all individuals with addresses listed on the application, the property owner of record, and all affected property owners (as defined in subsection (2) above).

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<sup>21</sup> In order to accommodate more complex reviews and projects, some of the required timelines for administrative review permits are proposed to be updated.

<sup>22</sup> The change from three to ten days to determine completeness reflects a change that occurred in Nevada Revised Statutes (NRS) during the 2023 legislative session.

- (5) Public Hearing Not Required. No public hearing is required for the completion of this process, unless the Administrative Review Permit decision is appealed in accordance with the procedures set forth in this article.

# Equine Code Update – Virtual Meeting

April 2, 2026 4:30-5:30

## I. Article 304

- How will “customer visit” be defined? What counts as a “visit?”
  - Kat: “The person receiving the services visiting the site to receive the services.”
- Customer needs to be defined more, will it include family members coming along with the person receiving the services?
- If a parent drops off their child and then leaves to run errands, returning later, does this count as two customers/cars? Needs to be clear, especially if neighbors are complaining and videoing people coming on and off property.
- Need a standard format for tracking “customer visits.” This is useful for responding to complaints.
- Katherine: What makes this a business, is the customers, so in favor of still tracking customers/vehicles.
  - Vehicles are the most impact
- Ari: Too many issues with regulating by number of customers, in favor of number of horses per acre.
  - Katherine: Worried that regulating by number of horses opens the door for regulating private horse, which is not currently limited.
- Size of property, not just zoning, will make a big difference on impacts. For ex: 10 customers a day will have a big difference based on acreage.
  - Could use the code for Warm Springs and apply across all areas. Refer to Section 110.226.18 Equestrian Uses.

## II. Standards:

- Bathrooms: need to be flexible and based on customers, not number of horses.
  - Can they reduce the number of cleanings if rarely used and the professional cleaning service recommends reducing frequency?
  - Most port-o-pots come with hand sanitizer, do they need to come with the water stations? Need to clarify with NNPH.
- Landscaping
  - Happy that existing vegetation can count toward to the landscaping requirements.

- For “Landscaped buffers adjoining residential uses” within 100 feet of residential zones, what is being defined as part of the equine facility?  
Pasture that goes up to the fence line?
- Parking
  - Would not make sense to be based on number of horses. Should be around number of visitors.

## Oakley, Katherine

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**From:** Jack Gall <jackgallau@gmail.com>  
**Sent:** Saturday, March 21, 2026 11:36 PM  
**To:** Oakley, Katherine  
**Cc:** Valerie Gall  
**Subject:** Questions/concerns regarding equine code

### This Message Is From an Untrusted Sender

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Hi Kat

Thank you for driving the changes to Washoe building code, it is very much appreciated.

I had a few questions:

- Is grade 2 road base considered approved material for accessible parking spaces? If not, it would be good to call this out which options are available per the code.
- Is lighting relevant since the commercial designation is not applicable rather than agricultural designation?
- For landscaping the perimeter of our property, this would be a significant expense, quick napkin math says I would need to spend about \$15k+ to place 1 tree & 6 shrubs every 20'. If this was the case, would I be able to plant 1-2 year old trees that will grow over time or do I need to plant mature trees? Might be worth calling this out in the code, maybe ““tree” classified as being 10' tall or more within 5 years” or something like that.

As a general comment, I think a horses per acre/ total horses would be a better delineation between the equine facilities sizes.

Example:

Small: limited to 2 horses per acre, up to 8 horses.

Medium: 9-20 horses.

Large: 20 horses +

Most equine facilities are designed for a number of horses rather than number of visitors, so this may be difficult to predict/regulate.

8 horses for the small designation would also align with the 2 parking spaces minimum requirement.

Another way to think about it could be:

Small: run as a side business but able to care for horses with 1-2hours of work per day.

Medium: full time work for 1-2 people.

Large: full time work for multiple people.

Based on personal experience, each horse not in training will need about 15-20 minutes of attention per day to make sure they are fed, watered & blanketed in winter.

Appreciate your time, i will try to attend one of the focus groups to provide further feedback.

Cheers  
Jack Gall

Hi Kelly,

I hope all is well! I appreciate Planning's follow through on this project and look forward to continued collaboration between the horse community and county to find a way forward for the equine industry in Washoe County.

First I'd like to be transparent in letting you know that I reside in the Warm Springs planning area where there is an amendment to the code for equine businesses, so decisions made during this code update have less effect on my business than businesses in other areas of the county.

I really like the proposal of shifting equine businesses into an agricultural designation. That seems a better reflection of the outdoor nature and infrastructure characteristics of equine businesses.

I appreciate tremendously that staff demonstrated with this draft that they are truly listening to the equine community and are striving to find ways to make the requirements more realistic.

My concerns and feedback are...

1. tying tiers to customer visits

- I am concerned about customer visits being the metric focused on.
- customer visits are not an easily observable and quantifiable metric.
- an angry neighbor isn't going to take a visitors log created by the business owner as a fact. A business owner can't prove that their log is factual.
- there have already been instances in Washoe County of neighbors harassing property owners, businesses and customers by sitting on public road ways to video customers entering and exiting the property, videoing minors taking lessons, etc. I worry that focus on customer visits and visitor logs would encourage this kind of harassment.

- focusing tiers on customer visits pushes the industry toward more horses on less acreage, more training businesses vs lesson businesses, potentially limiting boarders to an allowed number of visits per week, etc. This is not good for the horses, for neighbors or for the equine industry. There is already a lack of accessible lesson programs in our area, limiting customer visits across all zonings is going to further limit the ability of those in the industry to offer lessons. There needs to be a zoning and/or area where lesson businesses can exist where they have the least impact on neighbors.

- There is not a clear definition of "customer visits". If a parent drops their child off for a lesson, leaves to run errands and come back. That is two trips by a vehicle for one child/one lesson. Is that two visits or one? And is an angry neighbor going to trust the owner's visitors log that states this was "one visit" because it was associated with just one student or are they going to insist that it was two visits because a vehicle entered the property twice? A boarder's horse is ill and they need to visit every day, multiple times a day to administer medication. Are all of those customer's trips counted as individual trips meaning that one customer could push a business into a new tier because their horse was ill and needed antibiotics multiple times a day for 30 days?

2. The current proposed tiers and allowed uses table does not appear to take size of property into account

- 10 customer visits per day would certainly impact neighbors on an MDR and smaller lot. It would not have the same impact on many LDR zoned areas and even less impact on GR and GRA areas.

- further, 10 customer visits per day would likely have more of an affect on LDR lots in, for example, the Eastlake area of Washoe Valley than they would on LDR lots in, for example, areas off of Red Rock Rd, Antelope Valley, etc. The variety even among zonings has become significant, it seems that acreage size would be a logical and practical facet of the business to take into account when deciding on which regulations they may or may not need to meet.

3. The current tier levels seem arbitrary based on other business allowances and on daily vs weekly amounts

- home based businesses are allowed 3 visits per day, so a total of 21 per week, this is in alignment with the small equine business level

- however, home based businesses are allowed to request up to 6 visits per day for lessons, this would be 42 visits per week. Horse businesses are typically on larger acreages than is required for a home based business, meaning 42 visits to a home based business probably have more impact on neighbors as far as traffic and parking than an equine business

- for medium equine businesses, why an allowance of 10 visits per day but only 30 per week? That means a business can only have 3 full days of customer facing work? This is where I believe it would make sense for acreage size to play a role. Medium equine businesses on larger acreages will have less impact on neighbors than those on smaller acreages, so maybe 30 per week is an understandable limit for smaller acreages, but I believe there should be further tiers here for businesses on larger lots.

4. There's no mention of number of horses for medium and large businesses

- horses have an impact on the land, natural resources, manure, flies, the more horses likely the more use of equipment, etc. 15 horses on an acre is going to have a much bigger impact on neighbors than 15 horses on 5 acres. Per the current tiers, this is not taken into account.

5. There's no mention of equine nonprofits

- equine nonprofits are not explicitly addressed in the updated codes.

- will equine nonprofits be treated the same as businesses with the same tiers?

Thank you for your department's time and attention to these issues. I know it is a complicated situation and appreciate all of staff's work untangling the knots that have been created for equine businesses over the last few decades of regulatory changes.

Best,

Ari

Ari Krause

Haven Horsemanship

Honoring Horses

Honoring Humans

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# Exhibit C

## Board 1

- Definition of customer—friends/family/visitors
- Staff needs to not be included
- Go with horses not customers
- AR defined in footnotes
- Horses per acre
- Add setback instead “yard”
- Look at hours of operation
- Location of portable bathrooms
- Landscaping zoning + acreage
- Refer to irrigation section of code

## Board 2

- Land use compatibility
- New regulations impacts on existing uses
- Concern landscape buffer too wide
- Smaller lots should be subject to smaller buffers
- Riding v.s. non-riding facilities => possible different standards
- Ability to have more customers/PAOT for education, clinic, etc...demonstration
- Mitigate smell => requirements of the “manure plan”
  - \*urine
- Flexibility from ADA compliance?
  - Check City of Reno =>distance to public restrooms
- Hours of operation? => lights
- ADA parking for small (residential) facilities? Seems inappropriate
- AR ability to modify standards v.s. DMOD separate

# Exhibit D

ID	Defining three tiers of equine uses based primarily on number of customers (pg 7)	Primarily allowing small equine facilities by right, medium by administrative review, and large by special use permit (public hearing) (pg 5)	Classifying equine facilities as agricultural uses instead of commercial (pg 7)	Requiring landscaping buffers for new equine facilities only when they are within 100 feet of a residential parcel or use (pg 9)	Removing the requirement for 10% of an equine facility site to be landscaped (pg 15)	Allowing unpaved all-weather surfaces for agricultural uses with up to 20 parking spaces (pg 13)	Proposed standards for equine businesses related to hours of operation (pg 9)	Proposed standards providing flexibility in the provision of bathroom facilities in some circumstances (pg 9)	Proposed standards for equine businesses related to livestock shelters in setbacks (pg 8)	Select all of the categories below that apply to you. Please share any additional comments you would like to provide regarding the equine business code update.
1	Strongly Support	Strongly Support	Strongly Support	Neutral	Strongly Support	Strongly Support	Support	Strongly Support	Support	Live in unincorporated Washoe County; Ride horses is unincorporated Washoe County; Own horses; Ride horses; Board other people's horses on your property; Operate an equine business; Teach riding lessons;
2	Oppose	Support		Oppose	Support	Support	Oppose	Support	Support	Live in unincorporated Washoe County; Ride horses is unincorporated Washoe County; Own horses; Ride horses; Board other people's horses on your property;
3	Support	Support	Support	Oppose		Support	Support	Neutral	Neutral	Live in unincorporated Washoe County; Ride horses is unincorporated Washoe County;
4	Support	Support	Support	Support	Support	Support	Oppose	Support	Neutral	<p>I believe there is/has been WAY too much hugaloo about horse boarding the past few years. If county folks don't like horses they should not buy homes in areas where horses live. TOO many wealthy elitists are whining after they bought or built their ego mansions. stop giving THEM so much stupid power.</p> <p>I support SOME oversight of numbers of equined allowed according to acreage sizes of facilities. But just because you have 50 acres it doesn't mean you can squish 50 horses into a ten acre facility. Just go down to Washoe by the Scripps protected area and see one place with twenty horses locked up in a dusty stinky crowded corral with no shelter right beside the dirt road. That is just WRONG and land owners should be heavily fined as they are trying to get more and more money but are not providing good horse living situations.</p> <p>Also, if I have five or ten acres and a six stall barn and half acre turnout area, I should be able to board a few horses of my friends without County getting all tweaked and bossy about it.</p> <p>Set simple horse welfare and living conditions and when you see a place that is clean and horses are good, leave them alone.</p> <p>Go find the places such as Lemmon Valley where some people squish their horses into pens too small for the animal to even lay down in let alone lay and roll on. They're usually easy to find if you just listen for Spanish music blaring on a Saturday morning.</p> <p>Go find places where the horse dung is not cleaned up DAILY to avoid flies and fine them. Anything less is derelict and irresponsible in my opinion.</p>
5	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Unsure	Strongly Oppose	Strongly Oppose	Live in unincorporated Washoe County; Ride horses is unincorporated Washoe County; Own horses; Ride horses; Board your horse(s) on another property; Board other people's horses on your property; Operate an equine business;
6	Strongly Oppose	Strongly Oppose	Strongly Support	Strongly Oppose	Strongly Support	Neutral	Neutral	Oppose	Oppose	Live in unincorporated Washoe County; Ride horses is unincorporated Washoe County; Own horses; Ride horses; Board your horse(s) on another property; Board other people's horses on your property; Take riding lessons;
7										None of the above; There shouldn't be any Fee's or Taxes for a Farmer to raise Livestock or Animals
8	Oppose	Oppose	Oppose	Support	Oppose	Support	Support	Support	Oppose	Live in unincorporated Washoe County; Volunteer for equine assisted therapy non-profit;
9	Neutral	Neutral	Support	Strongly Oppose	Oppose	Neutral	Support	Unsure	Oppose	Ride horses;
10	Strongly Support	Strongly Support	Strongly Support	Neutral	Strongly Support	Strongly Support	Oppose	Strongly Support	Strongly Oppose	Live in unincorporated Washoe County; Ride horses is unincorporated Washoe County; Own horses; Ride horses; Board your horse(s) on another property; Operate an equine business; Take riding lessons;
11	Strongly Oppose	Neutral	Strongly Oppose	Strongly Oppose	Neutral	Strongly Oppose	Strongly Support	Strongly Support	Strongly Support	Live in unincorporated Washoe County; Ride horses is unincorporated Washoe County; Own horses; Ride horses;
12	Support	Neutral	Strongly Support	Oppose	Strongly Support	Support	Oppose	Support	Oppose	Live in unincorporated Washoe County; Ride horses is unincorporated Washoe County; Own horses; Ride horses; Take riding lessons;

										<p>Nota Bene;</p> <p>People need clear information on what all is needed for the small and medium business models would need to do; to obtain a business license prior to getting involved with starting a equine business.</p> <p>With that said, does this drafted code update -that is being presented, mean that everyone with an acre of land who boards 1 or 2 horses is now subjected to a crippling business licensing model that this county portrays currently? Or are these amendments going to just allow a standard business license without all the red tape from everything else prior? The update is vague in stating up to 5 horses for a small license...</p> <p>So, if a back yard trainer decides to board and train 1-2 horses on an acre.. that trainer is subject to red tape that makes them get a porta potty, and landscape, and create parking?? Water rights?? We need clarity please.</p> <p>Are we going full circle on crippling red tape again, and just creating more fancy wording and code to make money grabs?</p> <p>Explain how a hobby or recreation is being turned into a negative business model by the County please. When did the County think anything horse related- is subject to a business model? It seems to be trying to capture recreational activities or gatherings and make them coded into business models.. and that is illegal, and unconstitutional.</p> <p>I think these updates need more careful thought, but are close to being on the right track.</p> <p>We the people are asking to make the business licensing subject - for ease of attainment.. not to make the process more consequence(d) for present and future generations to be burdened with more fancy red tape. Get rid of red tape. The simple business model should be no different than a person selling firewood in a backyard.</p> <p>1 license to register with the county is all that should be needed on the small tier.</p> <p>Businesses need allotment to grow into bigger and better models. We need to make sure the introduction small teir licensing is minimal.</p> <p>Please do better and remember that ANY code needs to be a positive code for the future persons of interest. The reason these codes are being amended is because the last set of codes were written without thinking about future consequence.</p> <p>We the people have become victims of the times and we are NOT happy.</p>
13	Support	Neutral	Support	Neutral	Neutral	Neutral	Neutral	Support	Neutral	Live in unincorporated Washoe County;Ride horses is unincorporated Washoe County;Own horses;Ride horses;
14	Neutral	Neutral	Strongly Support	Support	Support	Support	Support	Support	Support	Live in unincorporated Washoe County;Ride horses is unincorporated Washoe County;Own horses;Ride horses;Take riding lessons;
15	Support	Support	Support	Neutral	Support	Support	Oppose	Support	Oppose	Live in unincorporated Washoe County;Ride horses is unincorporated Washoe County;Own horses;Ride horses;
16	Oppose	Support	Support	Oppose	Support	Neutral	Oppose	Neutral	Oppose	Work for an equine business;Own horses;
17	Strongly Support	Strongly Support	Strongly Support	Support	Neutral	Support	Unsure	Neutral	Support	Live in unincorporated Washoe County;Ride horses is unincorporated Washoe County;Own horses;Ride horses;Take riding lessons;
18	Support	Support	Strongly Support	Unsure	Oppose	Support	Support	Support	Unsure	Own horses;Ride horses;
19	Support	Support	Strongly Support	Strongly Support	Support	Neutral	Strongly Support	Strongly Support	Strongly Support	Own horses;Ride horses;Operate an equine business;Breeding ;
20	Oppose	Oppose	Support	Neutral	Support	Support	Neutral	Neutral	Neutral	Take riding lessons;
21	Neutral	Strongly Support	Strongly Support	Oppose	Strongly Support	Support	Oppose	Unsure	Oppose	Own horses;Ride horses is unincorporated Washoe County;Live in unincorporated Washoe County;Ride horses;Operate an equine business;Work for an equine business;Teach riding lessons;
22	Neutral	Support	Strongly Support	Strongly Oppose	Strongly Oppose	Support	Support	Neutral	Neutral	Live in unincorporated Washoe County;Own horses;
23	Strongly Support	Strongly Support	Strongly Support	Strongly Support	Strongly Support	Strongly Support	Strongly Support	Strongly Support	Strongly Support	Own horses;Take riding lessons;
24	Oppose	Support	Strongly Support	Neutral	Strongly Support	Strongly Support	Oppose	Support	Oppose	Live in unincorporated Washoe County;Ride horses is unincorporated Washoe County;Own horses;Ride horses;Lease barn and property to keep and ride horses.;
25	Strongly Oppose	Neutral	Strongly Support	Strongly Oppose	Strongly Oppose	Strongly Support	Strongly Oppose	Strongly Oppose	Strongly Oppose	Live in unincorporated Washoe County;Ride horses is unincorporated Washoe County;Own horses;Take riding lessons;
26	Strongly Oppose	Strongly Oppose	Strongly Support	Strongly Oppose	Strongly Oppose	Neutral	Strongly Oppose	Neutral	Strongly Oppose	Ride horses is unincorporated Washoe County;Ride horses;
27	Support	Support	Strongly Support	Support	Strongly Support	Strongly Support	Support	Support	Support	Ride horses is unincorporated Washoe County;Own horses;Ride horses;Board your horse(s) on another property;Take riding lessons;
28	Strongly Support	Strongly Support	Strongly Support	Neutral	Strongly Support	Strongly Support	Support	Strongly Support	Support	Live in unincorporated Washoe County;Ride horses is unincorporated Washoe County;Own horses;Ride horses;Board other people's horses on your property;Operate an equine business;Work for an equine business;Teach riding lessons;I am currently completing the existing codes to license my existing horse training and boarding facility;
										I appreciate the thoroughness and effort put into this update by staff.

29	Neutral	Neutral	Support	Oppose	Support	Support	Oppose	Support	Support	Ride horses is unincorporated Washoe County;Own horses;Board your horse(s) on another property;Operate an equine business;Work for an equine business;Provide Equine Therapy;	The more restrictions placed on equine properties/facilities the less of them there will be. We are administering horses out of our county...
30	Oppose	Oppose	Strongly Support	Oppose	Strongly Support	Support	Oppose	Support	Oppose	Live in unincorporated Washoe County;Ride horses is unincorporated Washoe County;Own horses;Ride horses;Board your horse(s) on another property;	<p>After reading this I am opposed to facilities having to have paved or graveled parking. I think parking requirements are County overreach and unnecessary.</p> <p>If I own ten acres, how can I not use the front yard, side yard, and backyard for whatever I want? It's ridiculous.</p> <p>I think one portable toilet is sufficient for nearly all entities, with the exception of places like the huge facilities located in Steamboat and Pleasant Valley. Those very large barns should have at least two. And what do YOU call a 'handwashing station?' A water faucet and hose nearby a potty is sufficient.</p> <p>What if I own ten acres of land and I have six kids and three grandkids who are in 4h or rodeo or endurance riding? Am I not allowed to let each of them keep a horse on my own land?</p> <p>Washoe has for been an equine friendly county for centuries. I find the sudden need Washoe has for most of this intrusion into equine owners lives pretty ridiculous.</p> <p>Will those raising cows, goats, emus, pigs, sheep, poultry, et al for profit be required to follow all these crazy rules as well?</p>
31	Neutral	Support	Support	Oppose	Neutral	Oppose	Oppose	Neutral	Neutral	Live in unincorporated Washoe County;Ride horses is unincorporated Washoe County;Own horses;Ride horses;Board other people's horses on your property;Operate an equine business;Work for an equine business;Teach riding lessons;	Taking away horses per acre and making it about visitors allows neighbors to become more in equine facilities business...this opens the door for video taping of clients, and more micromanaging of who is coming to property. I have friends that come and ride personal horses, get together with friends (not horse or business related) and with these stipulations it opens the door for courting friends as clients and that's not fair nor right.
32	Support	Support	Strongly Support	Neutral	Strongly Support	Strongly Support	Support	Support	Support	Own horses;Ride horses;Board other people's horses on your property;Operate an equine business;	
33	Strongly Oppose	Strongly Support	Strongly Support	Oppose	Strongly Support	Strongly Support	Support	Strongly Support	Oppose	Live in unincorporated Washoe County;Ride horses is unincorporated Washoe County;Own horses;Ride horses;Board other people's horses on your property;Operate an equine business;Teach riding lessons;	It is unreasonable to mandate restrooms at Equine facilities but bit require public restrooms in retail a restaurants. For example SPCA thrift store gas 100 plus people oer day fo through their vaccine clinic and more than that shop every Saturday and Sunday, but they have no public restrooms. Baskin Robbins gas bo public restrooms. Why are horse facilities going to be held to a higher standard.
34	Strongly Support	Strongly Support	Strongly Support	Neutral	Strongly Support	Strongly Support	Strongly Support	Support	Support	Live in unincorporated Washoe County;Ride horses is unincorporated Washoe County;Own horses;Ride horses;Board your horse(s) on another property;Work for an equine business;	
35	Strongly Support	Strongly Support	Strongly Support	Strongly Support	Strongly Support	Strongly Support	Strongly Support	Strongly Support	Neutral	Live in unincorporated Washoe County;Ride horses is unincorporated Washoe County;Own horses;Ride horses;Board your horse(s) on another property;Take riding lessons;	
36	Strongly Oppose	Support	Strongly Support	Support	Unsure	Support	Oppose	Support	Oppose	Ride horses is unincorporated Washoe County;Own horses;Ride horses;Board your horse(s) on another property;Work for an equine business;Take riding lessons;	
37	Unsure	Oppose	Oppose	Oppose	Strongly Support	Strongly Support	Oppose	Neutral	Support	Ride horses;	

38	Oppose	Support	Strongly Support	Oppose	Unsure	Support	Support	Neutral	Unsure	Live in unincorporated Washoe County; Ride horses is unincorporated Washoe County; Own horses; Ride horses; Board other people's horses on your property; Take riding lessons;	<p>Hello,</p> <p>I really feel that the number of horses should be correlated to the number of acres you have. I understand the concern with the amount of visitors but they would naturally correlate to the horses. 2-4 horses per acre seems fair, like in Boulder Colorado.</p> <p>I also have big concerns with the amount of landscaping. I did the quick math on my property &amp; it would be about \$15k with each tree at \$100 &amp; each shrub at \$20. Wowza! I truly don't have money for that. As much as I would love to oblige &amp; look at them.</p> <p>The ADA parking requirements are not very clear. Would you have to pave a parking spot if you were a small business? Or would an improved surface like compacted base or DG suffice?</p> <p>Regarding the bathrooms, would our house suffice? How close does this bathroom need to be? I worry about a porta-potty blowing away in our winds! Not to mention adding more wear &amp; tear on our roads with a big truck coming up it every week.</p> <p>Overall the hours of operation seems great &amp; I love that we're seemingly stepping in the right direction. Thank you everyone for your hard work on this subject!</p>
39	Oppose	Support	Strongly Support	Oppose	Unsure	Support	Support	Neutral	Unsure	Live in unincorporated Washoe County; Ride horses is unincorporated Washoe County; Own horses; Ride horses; Board other people's horses on your property; Take riding lessons;	<p>I do not support the designation of equine facility by the number of visitors. Number of horses per acre would be a better delineation between small and medium facilities. 5 horses on a 1 acre lot is very different to 5 horses on a 10 acre lot. Between 2 and 4 horses an acre would be appropriate as agreed by the respondents in the survey.</p> <p>While I appreciate the cosmetic impact from landscaping, this would be incredibly expensive to accomplish, quick math says over \$15,000 for our 5 acre parcel that is surrounded by 2 unimproved lots and the 1 lot where we currently live. Equine facilities are not normally places I would match with loud/requiring additional protection from neighbors.</p>
40	Strongly Support	Strongly Support	Strongly Support	Neutral	Neutral	Support	Support	Support	Support	Live in unincorporated Washoe County; Ride horses is unincorporated Washoe County; Own horses; Ride horses;	Keep domesticated horses and access to domesticated horses by supporting equine businesses a strong part of Reno/Sparks and Washoe County's culture and future
41	Support	Strongly Support	Strongly Support	Strongly Support	Strongly Oppose	Strongly Support	Strongly Oppose	Support	Neutral	Ride horses is unincorporated Washoe County; Own horses; Ride horses; Board other people's horses on your property; Operate an equine business; Take riding lessons;	Twisted sisters stable and we have a SPU. Many other facilities near by do not and I've written a request for review of Dos Amigos equine facility. Rebecca Jankovich
42	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Own horses;	These code changes will destroy residential neighborhoods. This is designed for special interest groups that would like to build indoor arenas next to single family residential properties.
43	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Own horses; Live in unincorporated Washoe County;	
44	Strongly Support	Strongly Support	Strongly Support	Support	Support	Strongly Support	Strongly Support	Strongly Support	Strongly Support	Live in unincorporated Washoe County; Ride horses;	
45	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Support	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Live in unincorporated Washoe County;	I am opposed to turning our lovely residential neighborhoods into commercial business properties that generate income for the owners, mostly absentee owners.
46	Strongly Oppose	Support	Strongly Support	Support	Support	Strongly Support	Support	Strongly Support	Support	Live in unincorporated Washoe County; Ride horses is unincorporated Washoe County; Own horses; Ride horses; Board other people's horses on your property; Operate an equine business; Work for an equine business; Teach riding lessons;	I am concerned about the current tiers being based on number of customer visits. An angry neighbor isn't going to accept a visitors log generated by the business owner as fact. Customer visits to the property is not an easily observable or quantifiable metric. Number of horses per acre is easily observable and quantifiable, or also brings size of property into account. The current tiers do not take into account the wide variety of acreages and zoning. 10 visitors per day would be a significant impact on neighbors on a 1 acre lot. They would not be as significant of an impact on neighbors on a 10+ acre lot. Almost not an impact on a 40+ acre lot. This is a good step, and more work needs to be done.
47	Neutral	Support	Support	Support	Support	Strongly Support	Oppose	Support	Neutral	Live in unincorporated Washoe County; Ride horses is unincorporated Washoe County; Own horses; Ride horses;	As long as a water right is required, small boarding facilities are not feasible.
48	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Strongly Oppose	Live in unincorporated Washoe County; Own horses; Ride horses is unincorporated Washoe County; Own horses; Ride horses;	The Washoe County Commissioners have done everything they can to destroy rural neighborhoods by installing commercial riding operations. These are simply HORSE FEED LOTS!
49	Oppose	Oppose	Support	Strongly Oppose	Strongly Support	Strongly Support	Oppose	Oppose	Oppose	Ride horses is unincorporated Washoe County; Own horses; Ride horses; Board your horse(s) on another property;	
50	Oppose	Oppose	Strongly Support	Oppose	Strongly Support	Strongly Support	Oppose	Strongly Support	Oppose	Ride horses is unincorporated Washoe County; Own horses; Ride horses; Board your horse(s) on another property;	This country was built on the backs of horses. Stop trying to make it difficult to own and enjoy them. Equestrians are under attack across the US and it's disgusting.

51	Neutral	Support	Strongly Oppose	Strongly Oppose	Strongly Oppose	Unsure	Neutral	Support	Neutral	None of the above;	the code must be changed in two ways--to exclude horse racing tracks and casinos from taking advantage of the exemptions from development standards they would have by being classified as agricultural because they fit in the broad "equine" category. And second, do not allow equine businesses, especially horse racing, in downtown west 4th street, as the proposed amendments would allow based on equine businesses being an allowed use in Washoe "TC" zoned areas, which includes the Jacobs west 4th street land between west 2nd and West 5th.
52	Strongly Oppose	Support	Strongly Support	Strongly Support	Strongly Support	Strongly Support	Support	Strongly Support	Support	Ride horses is unincorporated Washoe County;Own horses;Ride horses;Board your horse(s) on another property;Take riding lessons;	Facility size should be determined by the number of horses per acre, NOT the number of customers per day.
53	Support	Support	Support	Oppose	Support	Support	Oppose	Neutral	Neutral	Live in unincorporated Washoe County;Ride horses is unincorporated Washoe County;Own horses;Ride horses;	
54	Neutral	Neutral	Oppose	Support	Oppose	Oppose	Support	Neutral	Neutral	Live in unincorporated Washoe County;	The noise is unbelievably loud from the events, the dogs that get locked up while the horses are in an event, the general noise. And the lights are light headlights shining into my home!