

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

Summary: Amends the Development Code by defining "Hoop House/High Tunnel," regulating their use, requiring them to meet detached accessory structure placement standards and height limitations, and exempting them from general lot coverage limitations.

BILL NO. 1771

ORDINANCE NO. 1587

TITLE:

An ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Article 306, *Accessory Uses and Structures*, at Section 110.306.10, *Detached Accessory Structures* to add regulations governing the establishment of agricultural hoop houses and high tunnels, including requiring them to meet detached accessory structure placement standards and height limitations for the applicable regulatory zone, but exempting them from general lot coverage limitations; within Article 902, *Definitions*, at Section 110.902.15, *General Definitions* to add a definition for "Hoop House/High Tunnel"; and other matters necessarily connected therewith and pertaining thereto.

WHEREAS:

- A. Pursuant to Washoe County Code (WCC) 2.030, the Washoe County Commission initiated the proposed amendments to WCC Chapter 110, Development Code, on April 26, 2016; the amendments and this ordinance were drafted in conjunction with the District Attorney; the Planning Commission held a duly noticed public hearing for DCA16-006 on September 6, 2016, and adopted Resolution Number 16-15 recommending adoption of this ordinance; and,
- B. Following a first reading and publication as required by NRS 244.100 (1), and after a duly noticed public hearing, this Board of County Commissioners desires to adopt this Ordinance; and
- C. This Board of County Commissioners has determined that this ordinance is being adopted pursuant to requirements set forth in Chapter 278 of NRS, and is therefore not a "rule"

as defined in NRS 237.060 requiring a business impact statement.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES HEREBY ORDAIN:

SECTION 1. Section 110.306.10 is hereby amended to add subsection (j):

- (j) Hoop Houses and High Tunnels. Hoop houses and high tunnels, as defined in Section 110.902.15, General Definitions, may be established subject to the following regulations:
- (1) Must meet all Washoe County placement standards for a detached accessory structure;
 - (2) Are exempt from the lot coverage limitations established in Section 110.306.10(a); and
 - (3) The height of a hoop house or high tunnel at its tallest point shall not exceed the allowable height for the regulatory zone within which it is located.

SECTION 2. Section 110.902.15 is hereby amended to add a definition for "Hoop House/High Tunnel" as follows:

Hoop House/High Tunnel. "Hoop House" or "High Tunnel" means an enclosure that is used to cover and protect crops from sun, wind, excessive rainfall, or cold, to extend the growing season in an environmentally safe manner and having a life span of approximately 5 years. The coverings for these enclosures utilize flexible, not rigid materials.

SECTION 3. General Terms.

1. All actions, proceedings, matters and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chairman of the Board and the officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
4. Each term and provision of this ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this ordinance or the application thereof shall be deemed by a court of competent

jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this ordinance. In any event, the remainder of this ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

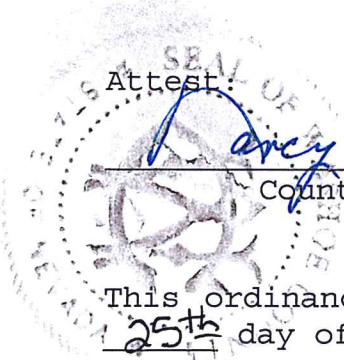
Proposed on October (month) 11 (day), 2016 (year).

Proposed by Commissioner Hartung.

Passed November (month) 15 (day), 2016 (year).

Vote:

Ayes: Commissioners Kitty Jung, Bob Lucey, Marsha Berchigler, Vaughn Hartung
Nays: Commissioners None.
Absent: Commissioners Jeanne Herman.



Attest:

Darcy L. Paret
County Clerk

[Signature]
Chair of the Board

This ordinance shall be in force and effect from and after the 25th day of the month of November of the year 2016.

RENO NEWSPAPERS INC

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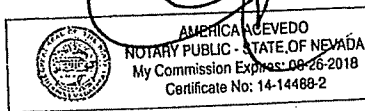
STATE OF NEVADA
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the date: 11/18/2016 - 11/18/2016, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: _____

Kim Bird



**NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE
NO. 1587 BILL NO. 1771 NOTICE IS HEREBY GIVEN
that typewritten copies of the above-numbered and
entitled ordinance**

Publish Dates:

11/18/16

**NOTICE OF ADOPTION
WASHOE COUNTY ORDINANCE NO. 1587 BILL NO. 1771**
NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office in the Washoe County Complex, 1001 E. Ninth Street, Building A, Reno, Washoe County, Nevada; and that the ordinance was proposed on October 11, 2016 by Commissioner Hartung and was passed and adopted without amendment at a regular meeting held on November 15, 2016 by the following vote of the Board of County Commissioners:
Those Voting Aye: Kitty Jung, Bob Lucey, Marsha Berkbigler and Vaughn Hartung.
Those Absent: Jeanne Herman.
This Ordinance shall be in full force and effect from and after November 25, 2016. IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this Ordinance to be published by title only. DATED: November 16, 2016.

Nancy Parent, Washoe County Clerk and Clerk of the Board of County Commissioners

No 1741603

November 18, 2016

1587
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