



Development Code Amendments

CARGO CONTAINERS



Washoe County Commission
September 25, 2018



What are we discussing?

- Cargo containers used as detached accessory structures for storage on property.





What is not being discussed.

- **Cargo container code does not apply to:**
 - Cargo containers used for home construction
 - Cargo containers modified in any fashion





Permitting Today

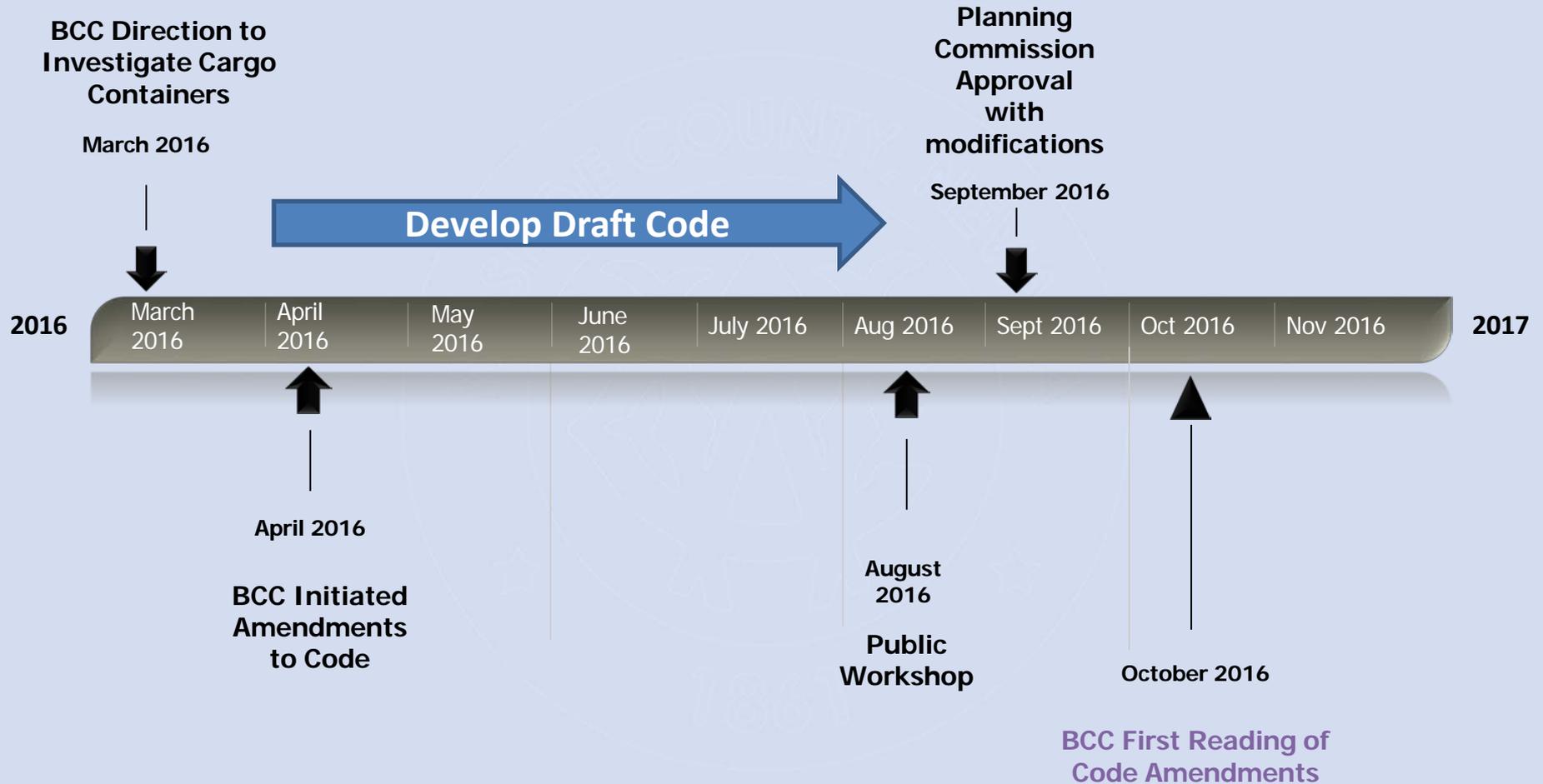
- Currently permitted as Detached Accessory Structures.
- Individual examples... (ie. Why this was a concern)



- Original Intent: Ease placement, permitting and aesthetic requirements for larger parcels.



Background Timeline





Requested Direction to Complete

- **Reinitiate Code Amendments**
- **Confirm Board direction 10/2016**
- **Direction on Proposed Amendments**
 - Type of container,
 - Aesthetic and placement standards, and
 - Thresholds: where and when those standards are applied.



Board Vision - October 2016

- Complaint driven enforcement process
- No permits for containers on large parcels
- Review numbers of containers per parcel
- Regulations to be consistent across the County



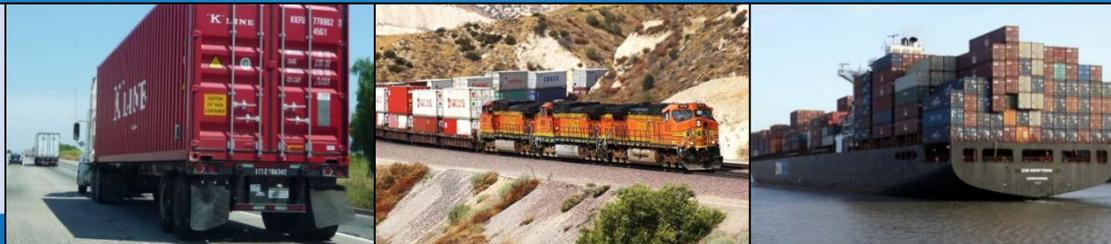


Type of Container

- Add definition for “cargo container”

Cargo Container. “Cargo Container” means an Intermodal Container, Sea-land Container, ISO Container, or Conex Box that is not designed for independent or “In-tow Trailer” highway use, and that was originally designed and constructed as a standardized, reusable storage and shipping vessel to be loaded on a truck, rail car or ship.

Article 902, Definitions





Aesthetic and Placement Standards

- On all properties 1.25 acre or less – screen, fence or paint a muted color
- Eliminate requirement to place containers 75' from all roadways on corner/through lots
- One container per acre or portion thereof





Threshold - 1.25-Acre Parcel

Where and when standards are applied

- 1.25 acre or less: Permit needed, standards apply
- Over 1.25 acre: No permit needed; standards still apply (complaint driven enforcement)
- **Board asked to consider:**
 - Is this threshold appropriate?
 - Should more/fewer regulations apply to all parcels?
 - Should regulations apply to parcels larger than 1.25 acres?



Board Direction

- **Reinitiate Code Amendments**
- **Confirm Board direction 10/2016**
 - Complaint driven process
 - Regulation on parcels smaller than 1.25 acres
- **Direction on Proposed Amendments**
 - **Type of container**, (Approve Definition)
 - **Aesthetic and placement standards**, and
 - **Thresholds**: where and when those standards are applied.



Contact for Additional Information

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