



Development Code Amendment WDCA19-0001 Building Placement Standards on Nonconforming Lots

*Washoe County Planning Commission
May 7, 2019*



Request

- This is both an initiation and a request to amend the Washoe County Development Code Section 110.406.04 and 406.35(e).
- The intent is to clarify and codify the requirements for building placement standards on nonconforming lots.



Summary of Proposed Changes

To update Section 110.406.05 to add the following:

If a lot does not meet the minimum lot size for the regulatory zoning for the lot, then the setback shall be based on the lot size and the regulatory zone setbacks for the next densest regulatory zone for which the actual lot size does meet.



Summary of Proposed Changes

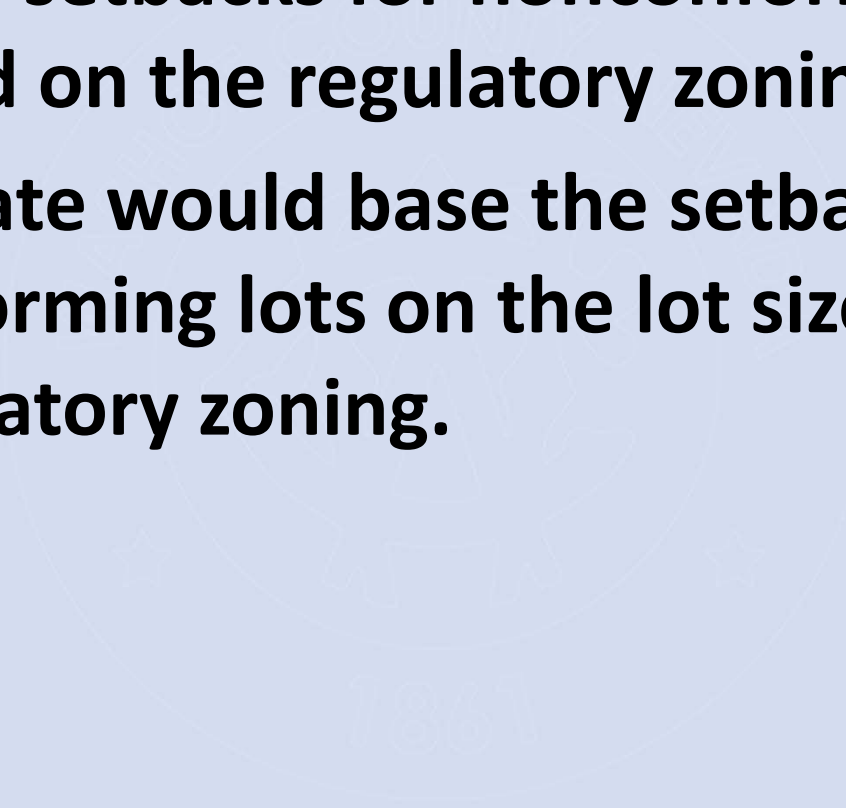
From Section 110.406.05(e) to remove the following:

(e) Prior Zoning. Side yard requirements for lots created under the zoning in effect prior to May 26, 1993, may use the setbacks of the land use category comparable to the parcel size.



Analysis

- **Currently setbacks for nonconforming lots are based on the regulatory zoning of the lot.**
- **This update would base the setbacks for nonconforming lots on the lot size and not the regulatory zoning.**





Workshop & Public Notice

- **Open House was held on March 20, 2019**
 - All CAB members and public were invited.
 - There was one attendee with concerns about accessory structures and why lots are nonconforming.
- **Notice in Reno Gazette Journal for this hearing**



Code Amendment Findings

- 1. Consistency with Master Plan**
- 2. Promotes Purpose of Development Code**
- 3. Response to Changed Conditions**
- 4. No Adverse Effects**

Staff is able to make all 4 required findings, as shown in the staff report on page 4 and recommends approval.



Possible Motion

Initiation

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission initiate the amendment to Washoe County Code Chapter 110 within Article 406, Building Placement Standards, as described in the staff report for WDCA19-0001.

Amendment

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA19-0001, to amend Washoe County Code Chapter 110 within Article 406, Building Placement Standards, as described in the staff report for this matter. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e).