



Development Code Amendment WDCA19-0003 Parking Requirements for Personal Storage

*Washoe County Planning Commission
June 4, 2019*



Background

- **Table 110.410.10.3 Off-Street Parking Space Requirements (Commercial Use Types) require 1 loading space per unit for personal storage uses.**
- **Staff has recommended approval for applications with fewer code defined spaces than required.**



Request

- **This is both an initiation and a request to amend the development code Table 110.410.10.3 Off-Street Parking Space Requirements.**
- **The proposed update to Table 110.410.10.3 will decrease the required loading spaces for personal storage commercial uses and correct a grammatical error.**



Summary of Proposed Changes

- Table 110.410.3 shows commercial uses and where the uses are allowed.
- The strike-through shows the language to be deleted and the bold is the new language.

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Personal Storage		1	1 loading space per unit, internal access drives may be used 1 loading space per 2,000 square feet of building footprint
Winery	3*	1	*Or as specified by use permit; minimum Minimum of 2 spaces; For any public tasting room, a minimum of 5 permanent spaces



Workshop & Public Notice

- **Open House: March 20, 2019**
 - All CAB members and public invited
 - One attendee representing TMFPD
 - No comment from public
- **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 5, 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 410, *Parking and Loading*, as described in the staff report for WDCA19-0003.

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 WDCA19-0003, to amend Washoe County Code Chapter 110 within Articles 410, *Parking and Loading*, 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 four findings in accordance with Washoe County Code Section 110.818.15(e).