



# **Development Code Amendment WDCA21-0001 110.406.24 Right-of-Way**

***Washoe County Planning Commission  
October 5, 2021***



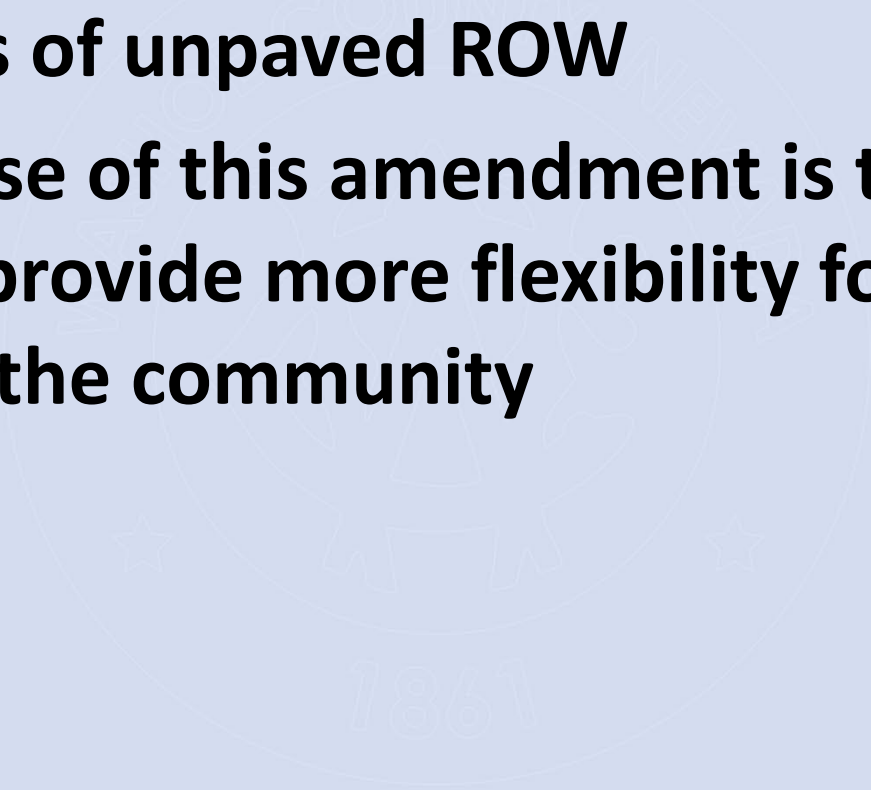
# Request

- This is both an initiation and a request to amend the Washoe County Development Code
- To add a new section to building placement standards 110.406.24 for parcels that are adjacent to public right-of-way (ROW) when the edge of the paved surface or curbing is more than 20 feet from the property line.



# Analysis

- **Throughout the County there are parcels with large areas of unpaved ROW**
- **The purpose of this amendment is to add an option to provide more flexibility for property owners in the community**





# New Section of Code

**Section 110.406.24 Modification of Building Placement Standards for Setbacks for Parcels Adjacent to Unpaved Right-of- Way (ROW) of More than 20 Feet. The Director of the Planning and Building Division to approve a modification of standards (Director's Modification) to reduce the front yard setback (as otherwise required by the underlying regulatory zone) by up to 10 feet from the front property line when the edge of pavement or curb of the adjacent public right-of-way (ROW) of a local residential street is more than 20 feet from the property line. The Director's Modification must include a finding that the adjacent ROW is not planned for a future road expansion and must consider roadway safety and snow storage. Additionally, the County Engineer may request that Washoe County be released from any liability relating to street maintenance operations.**



# Key Points

- A permit is required - a Director's Modification - which will be signed by the Director of the Planning and Building Division
- Only can reduce the front yard setback to 10 feet from the front property line
- Need at least 20 feet between the property line to the edge of pavement or curb
- Only for local residential streets, which are classified by Engineering
- A finding is required that the "ROW is not planned for a future road expansion and must consider roadway safety and snow storage"



**Along Ormsby Lane and Lyon Lane in Washoe Valley**



# Location



## Along Huffaker Lane



Along David James Blvd.





# Workshop & Public Notice

- **Open House was held on September 15, 2021, a community meeting was held in person and by Zoom.**
- **The attendees had questions about the proposed development code change and the type of streets that could be impacted**
- **Notice was published in Reno Gazette Journal per code**



# 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 and recommends approval**



# Possible Motion

**I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate and recommend approval of WDCA21-0001, an amendment to Article 406, Building Placement Standards, within Washoe County Chapter 110 (Development Code) and to update sections within Article 406. I further move to authorize the Chair to sign the resolution contained in Attachment A on behalf of the Washoe County 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 initiation and recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e)**