

Washoe County Planning Commission



**COMMUNITY
SERVICES DEPARTMENT**

WDCA25-0002

(Article 904)

May 6, 2025

This is an initiation and request to amend the Washoe County Development Code Article 904, Nonconformance

- To revise and clarify language in 4 sections

Proposed Amendments



- The proposed changes are to assist with nonconforming structures to acquire a building permit.
- The proposal will update the following sections in Article 904:
 - 110.904.10(e), Types of Nonconformance, Nonconforming Development
 - Adding the word “property” to the definition of a nonconforming development- allow all requirements to be recognized and reviewed.
 - 110.904.25(a)(4) & (5), Nonconforming Use of a Structure
 - To extend the allowed time to continue utilizing a nonconforming use when the use is/was located within a structure that has been partially or totally destroyed- changing from 6 months to 24 months for the owner time to complete the permitting and construction process.

Proposed Amendments



- 110.904.30(a)(3) & (7), Nonconforming Structure
 - Like proposed changes in 110.904.25, this request extends the timeframe from 6 months to 24 months to obtain the required building permit to rebuilding a nonconforming structure that has been partially or totally destroyed.
- 110.904.60, Requirements for Bringing a Nonconforming Use of Land or Nonconforming Use of a Structure into Compliance with Current Development Code Provisions
 - Clarify language that this code provision only applies when the expansion of the nonconforming use of land or use of a structure is greater than 10%, and that the trigger for conformance is at the time a building permit is issued or a discretionary use permit for expansion of the nonconforming use (such as a special use permit) becomes effective.

Community Meeting & Public Notice



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- A community meeting was held in-person and by Zoom on February 26, 2025, from 5:00 p.m. to 6:00 p.m. The meeting had 7 in-person attendees and 6-8 attendees by Zoom. Staff presented the proposed changes, and the attendees had a few questions, including:
 - What are the main changes;
 - When would the changes be finalized and approved; and
 - Would the changes be for parcels in the City of Reno or Sparks.
- One email was received, in support and included in the staff report.
- Pursuant to Washoe County Code Section 110.818.20, notice of this public hearing was published in the newspaper and sent to the Citizen Advisory Board Chairperson and Board Members at least 10 days prior to this meeting.

- Staff is able to make all 4 required findings, as shown in the staff report and recommends approval.
 1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
 2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
 3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
 4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

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 WDCA25-0002, to amend Washoe County Chapter 110 (Development Code) within Article 904 Nonconformance. 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 recommendation for approval is based on the ability to make at least one of the following four findings [specify which findings can be made] in accordance with Washoe County Code Section 110.818.15(e)

Thank you

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