



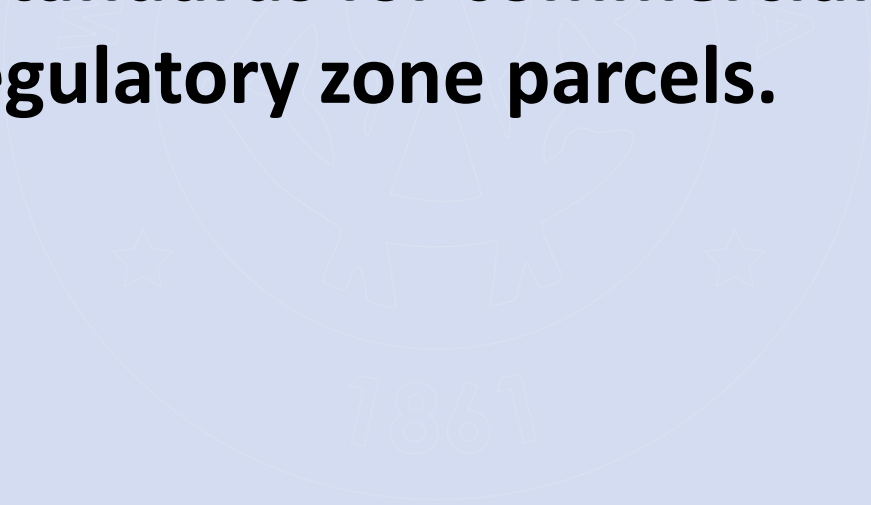
Development Code Amendment WDCA19-0006 Building Placement Standards on Commercial and Industrial Regulatory Zone Parcels

*Board of County Commissioners
February 25, 2020*



Request

- **This is a request to amend the Washoe County Development Code Section 110.406**
- **The intent is to add a requirement for building placement standards for commercial and industrial regulatory zone parcels.**





Summary of Proposed Changes

To add the following Section 110.406.23:

- **Variance or Modification of Certain Building Placement Standards on Commercial or Industrial Parcels in Conjunction with Special Use Permit or Tentative Map Applications.** Building placement standards including setbacks, minimum lot size, or minimum lot width may be varied or modified for commercial and industrial regulatory zone parcels in conjunction with the approval of a special use permit or tentative subdivision map applicable to the subject property and without the need to file a separate application for a variance or modification, provided that the standards to be varied or modified are included in the notice for the hearing on the special use permit or tentative map application.



Analysis

- **This will allow building standards flexibility for commercial and industrial regulatory zoned parcels**
- **Would only be allowed with the approval of a special use permit or a tentative subdivision map**



Workshop & Public Notice

- **Open House was held on December 12, 2019**
 - All CAB members and public were invited.
 - There were three attendees who asked clarification on the proposed changes
- **The Planning Commission unanimously approved the update**



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 3 and recommends approval.



Possible Motion

- **Move to introduce and conduct a first reading of an ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 406, Building Placement Standards, to add a new section, Commercial and Industrial Building Placement Standards, which will allow for variance or modification of the building placement standards including setbacks, minimum lot size, or minimum lot width for commercial and industrial regulatory zone parcels in conjunction with the approval of a special use permit or tentative subdivision map applicable to the subject property and without the need to file a separate application for a variance or modification, provided that the standards to be varied or modified are included in the notice for the hearing on the special use permit or tentative map application; and other matters necessarily connected therewith and pertaining thereto.**