



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

**BOARD MEETING DATE:** February 25, 2020

**DATE:** January 24, 2020

**TO:** Board of County Commissioners

**FROM:** Julee Olander, Planner, Community Services Department  
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**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Community Services Dept., 328-3619,  
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**SUBJECT:** 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. If supported, set the public hearing for second reading and possible adoption of the Ordinance for March 10, 2020. (All Commission Districts.)

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### SUMMARY

Introduction and first reading of an ordinance amending Washoe County Code Chapter 110.406 to add a new section to building placement standards regarding regulatory zoned commercial and industrial parcels.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

### PREVIOUS ACTION

On January 7, 2020, the Washoe County Planning Commission heard this item, initiated the code amendment, and voted unanimously to recommend approval of proposed development code amendment WDCA19-0006 to the Board of County Commissioners (see Attachment B).

**AGENDA ITEM #** \_\_\_\_\_

## **BACKGROUND**

The code amendment will allow for more flexibility for building standards for development on commercial and industrial regulatory zone parcels by allowing the standard setbacks, minimum lot size, and minimum lot width to be varied with a special use permit or a tentative subdivision map. For some businesses the standards limit the development of a site and do not allow a business to be developed in the manner that best fits their needs. This amendment will provide property owners variation to the building standards for commercial and industrial development with oversight by an appointed board. The draft ordinance is included as Attachment A to this staff report and the proposed changes are included within the ordinance.

## **FISCAL IMPACT**

No fiscal impact.

## **RECOMMENDATION**

It is recommended the Board of County Commissioners introduce and conduct a first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code), to amend the Development Code within 406, Building Placement Standards. If supported to set the public hearing for second reading and possible adoption of the Ordinance for March 10, 2020.

## **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:

“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.

Also, introduce Bill Number (insert bill number as provided by the County Clerk) and set the public hearing for a second reading and possible adoption of the ordinance for March 10, 2020.”

Attachments: A - Proposed Draft Ordinance  
B - Planning Commission Signed Resolution 20-03  
C - Planning Commission Staff Report for WDCA19-0006  
D - Planning Commission Draft Minutes for January 7, 2020 Meeting