



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

**BOARD MEETING DATE:** September 22, 2020

**DATE:** August 21, 2020

**TO:** Board of County Commissioners

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**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning &  
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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 addressing industrial zoned properties adjacent to residentially zoned property. New standards shall pertain to any uses within an industrial regulatory zone that are adjacent to residential regulatory zone parcels with specific requirements concerning setbacks, screening elements, lighting and loading and service areas. Proposed changes include but are not limited to an additional 50 foot setback required for any industrial use that is adjacent to residentially zoned property, 8 foot high screening element required along the property lines that are adjacent to residentially zoned property, limits of 25 feet on the height of lighting standards that are more than 100 feet from the shared property line of any residentially zoned property, and setback requirements for loading and service areas for parcels of one acre or more when adjacent to residentially zoned properties; 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 October 13, 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 industrial parcels adjacent to residential parcels.

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

### **PREVIOUS ACTION**

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

On August 4, 2020, the Washoe County Planning Commission heard this item, initiated the code amendment, and voted unanimously to recommend approval of proposed development code amendment WDCA20-0001 to the Board of County Commissioners (see Attachment B).

On July 9, 2020, a public workshop was held through Zoom and there were four attendees. The discussion included the height of the walls, the types of wall materials and the allowed height of lighting structures.

### **BACKGROUND**

The code amendment will add requirements for industrial parcels that are adjacent to residential parcels. Requirements will be added for setbacks, screening elements, lighting and loading and service areas. As more residential and industrial uses are being developed in Washoe County adjacency standards are needed to address issues between the differing uses and mitigate impacts. 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 October 13, 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, Section 110.406.12 Industrial Standards for Residential Adjacency, which will require specific requirements concerning setbacks, screening elements, lighting, and loading and service areas for industrial regulatory zone parcels that are adjacent to residential regulatory zone parcels; 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 October 13, 2020.”

Attachments: A - Proposed Draft Ordinance  
B - Planning Commission Signed Resolution 20-17  
C - Planning Commission Staff Report for WDCA20-0001  
D - Planning Commission Draft Minutes for August 4, 2020 Meeting