



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: October 13, 2020

DATE: August 21, 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 &
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SUBJECT: Public Hearing: Second reading and adoption 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. (All Commission Districts.)

SUMMARY

To conduct a second reading of, and possibly adopt, 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

On September 22, 2020, the Washoe County Board of Commissioners (Board) introduced and conducted a first reading of an ordinance amending Washoe County Code

AGENDA ITEM # _____

Chapter 110 Section 406, Building Placement Standards, to add a new section to building placement standards regarding industrial parcels adjacent to residential parcels.

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.

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 conduct a second reading and adopt an ordinance amending Washoe County Code Chapter 110 (Development Code) within 406, *Building Placement Standard*; and for other matters necessarily connected therewith and pertaining thereto.

It is further recommended that the Board affirm the four findings of fact that the Washoe County Planning Commission made on August 4, 2020, as recorded within Resolution Number 20-17 (Attachment B).

If adopted, the Ordinance will be effective on October 23, 2020.

POSSIBLE MOTION

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

“Move to adopt Ordinance Number (insert ordinance number as provided by the County Clerk) 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; and to affirm the four findings of fact that the Washoe County Planning Commission made on August 4, 2020, as recorded with Resolution Number 20-17 and attached to the staff report for this item.”

Attachments: A – Proposed Ordinance
B – Planning Commission Signed Resolution
C – Planning Commission Staff Report
D – Planning Commission Minutes