



Development Code Amendment WDCA20-0001 Industrial Adjacency Standards 2nd reading

***Board of County Commissioners
October 13, 2020***



Request

- This is a second reading and adoption 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
- The 1st reading was heard on September 22nd by the Board of County Commissioners and the Planning Commission on August 4th unanimously recommended approval



Analysis

- **The purpose of this amendment is to add requirements for industrial parcels that are adjacent to residential parcels with standards for setbacks, screening, lighting and loading and service areas.**
- **With more residential and industrial uses being constructed in Washoe County adjacency standards are needed to address issues between the differing uses.**



New Code

Section 110.406.12 Industrial Standards for Residential Adjacency. The following standards shall pertain to any uses within an industrial regulatory zone that is adjacent to residential regulatory zone parcels. These standards may be varied upon the approval of a director's modification of standards by the Director of Planning and Building.

- (a) Setbacks.** A minimum fifty (50) foot buffer shall be maintained from the residential regulatory zone shared property lines to any structure, roadway, parking or other development on industrial regulatory zone parcels. The buffer area shall be maintained and meet Article 412, Landscaping requirements.
- (b) Screening.** An eight (8) foot screening element shall be constructed in the setback area adjacent to any residential regulatory zone parcels. This screening element may consist of any of the following:
 - 1) solid decorative wall;
 - 2) berm;
 - 3) solid decorative fencing constructed of durable materials, such as stone, concrete, metal, synthetic or vinyl; or
 - 4) combination of any of the following as long as the total height from top of wall/fence/berm to bottom of wall/fence/berm is at least eight (8) feet in height.



New code

- (c) **Lighting.** Light standards that are within 100 feet from a residential zone parcel shall comply with Article 414. Lighting structures that more are than one hundred (100) feet from a residential regulatory zone parcel shall not exceed twenty-five (25) feet in height.
- (d) **Loading and service areas.** Loading docks and trash areas on parcels that are one (1) acre or more shall be located a minimum of 100 feet from the shared property line of residential zoned parcels.



Workshop & Public Notice

- **Open House was held on July 9, 2020 through Zoom and there were 4 attendees. The discussion included the following topics:**
 - **The height of the walls and the types of materials**
 - **The allowed height of lighting structures**



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 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, 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.