

Washoe County Board of County Commissioners



COMMUNITY
SERVICES DEPARTMENT

WDCA25-0002
(Article 904)

June 24, 2025

Introduce and first reading of an ordinance to amend the Development Code Article 904, Nonconformance.

- To revise and clarify language in 4 sections
- This amendment was heard by the Planning Commission on 5/6/25 and recommended for approval.

Proposed Amendments



- The proposal includes:
 - Change the allow time limit to obtain a building permit from 6 months to 24 months for a nonconforming structure/use that has been partially or totally destroyed; and
 - Minor language clean-ups.
- This code amendment will help property owners in the future where fires or other disasters might occur (i.e. Davis Fire).
- The extension of time provides more time to rebuild and reestablish nonconforming structures/uses.

Community Meeting



- A community meeting was held in-person and by Zoom on February 26th
- The meeting had 7 in-person attendees and 6-8 attendees by Zoom.
- Staff presented the proposed changes, and the attendees had a few questions, including:
 - What are the main changes;
 - When would the changes be finalized and approved; and
 - Would the changes be for parcels in the City of Reno or Sparks.
- One email was received, in support and included in the staff report.

Findings & Motion



- Staff is able to make all 4 required findings, as shown in the staff report and recommends approval.
 1. Consistency with Master Plan.
 2. Promotes the Purpose of the Development Code.
 3. Response to Changed Conditions.
 4. No Adverse Affects.

A possible motion can be found in the staff report.

Thank you

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