



# **Development Code Amendment WDCA19-0006 Building Placement Standards on Commercial and Industrial Regulatory Zone Parcels**

*Washoe County Planning Commission  
January 7, 2020*



# Request

- **This is both an initiation and a request to amend the Washoe County Development Code Section 110.406**
- **The intent is to add a requirement for building placement standards for commercial and industrial regulatory zone parcels.**



# Summary of Proposed Changes

To add the following Section 110.406.23:

- **Variance or Modification of Certain Building Placement Standards on Commercial or Industrial Parcels in Conjunction with Special Use Permit or Tentative Map Applications.** Building placement standards including setbacks, minimum lot size, or minimum lot width may be varied or modified 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.



# Analysis

- **This will allow building standards flexibility for commercial and industrial regulatory zoned parcels**
- **Would only be allowed with the approval of a special use permit or a tentative subdivision map**



# Workshop & Public Notice

- **Open House was held on December 12, 2019**
  - All CAB members and public were invited.
  - There were three attendees who asked clarification on the proposed changes.
- **Notice in Reno Gazette Journal for this hearing**



# 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 on page 3 and recommends approval.**



# Possible Motion

## *Initiation*

**I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission initiate the amendment to Washoe County Code Chapter 110 within Article 406, Building Placement Standards, as described in the staff report for WDCA19-0006.**

## *Amendment*

**I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA19-0006, to amend Washoe County Code Chapter 110 within Article 406, Building Placement Standards, as described in the staff report for this matter. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on making all four findings in accordance with Washoe County Code Section 110.818.15(e).**