



Development Code Amendment WDCA18-0007 for Accessory Structures on Nonconforming Lots

*Washoe County Planning Commission
January 2, 2019*



Request

- **This is both an initiation and a request to amend the Washoe County Development Code Section 110.306.10**
- **The intent is to clarify and codify the requirements for accessory structures including maximum lot coverage requirements that are determined by the regulatory zone of a property**
- **There are 2 Interpretations (12-1 & 18-3) addressing nonconforming lots; this code amendment will eliminate these Interpretations**



Summary of Proposed Changes

To update Section 110.306.10 to add the following:

(7) On legal non-conforming lots, when the lot size does not meet the minimum lot size for the regulatory zone applicable to the lot, the allowed lot coverage under this section will be based on the regulatory zone thresholds for that regulatory zone, which most closely matches the actual lot size.



Current & Proposed

RUE D'FLORE

RUE D'FLORE

HDR Zoning
.33 acres - Lot
4,209 sq. ft. – building
footprint
HDR- allows 20% of
total lot coverage-
2,906 sq. ft.

Code change
MDS requirements
MDS - allows 50%
of total lot
coverage-
7,265 sq. ft.



Workshop & Public Notice

- **Open House was held on November 7, 2018**
 - All CAB members and public were invited
 - One attendee, with concerns about accessory structures and why lots are nonconforming
- **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 pages 3 & 4 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 306, Accessory Uses and Structures, as described in the staff report for WDCA18-0007.

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 WDCA18-0007, to amend Washoe County Code Chapter 110 within Article 306, Accessory Uses and Structures, 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 all of the following four findings in accordance with Washoe County Code Section 110.818.15(e).