Development Code Amendments

CARGO CONTAINERS

Washoe County Commission
September 25, 2018
What are we discussing?

- Cargo containers used as detached accessory structures for storage on property.
What is not being discussed.

- Cargo container code does not apply to:
  - Cargo containers used for home construction
  - Cargo containers modified in any fashion
Currently permitted as Detached Accessory Structures.

Individual examples... (ie. Why this was a concern)

Original Intent: Ease placement, permitting and aesthetic requirements for larger parcels.
Background Timeline

2016

March 2016

BCC Direction to Investigate Cargo Containers

April 2016

BCC Initiated Amendments to Code

May 2016

June 2016

July 2016

Aug 2016

Sept 2016

Oct 2016

Nov 2016

2017

Develop Draft Code

Planning Commission Approval with modifications
September 2016

August 2016

Public Workshop

October 2016

BCC First Reading of Code Amendments
Requested Direction to Complete

- Reinitiate Code Amendments
- Confirm Board direction 10/2016
- Direction on Proposed Amendments
  - Type of container,
  - Aesthetic and placement standards, and
  - Thresholds: where and when those standards are applied.
- Complaint driven enforcement process
- No permits for containers on large parcels
- Review numbers of containers per parcel
- Regulations to be consistent across the County
Add definition for “cargo container”

Cargo Container. “Cargo Container” means an Intermodal Container, Sea-land Container, ISO Container, or Conex Box that is not designed for independent or “In-tow Trailer” highway use, and that was originally designed and constructed as a standardized, reusable storage and shipping vessel to be loaded on a truck, rail car or ship.

Article 902, Definitions
Aesthetic and Placement Standards

- On all properties 1.25 acre or less – screen, fence or paint a muted color
- Eliminate requirement to place containers 75’ from all roadways on corner/through lots
- One container per acre or portion thereof
Where and when standards are applied

- **1.25 acre or less:** Permit needed, standards apply
- **Over 1.25 acre:** No permit needed; standards still apply (complaint driven enforcement)

**Board asked to consider:**

- Is this threshold appropriate?
- Should more/fewer regulations apply to all parcels?
- Should regulations apply to parcels larger than 1.25 acres?
Board Direction

- Reinitiate Code Amendments
- Confirm Board direction 10/2016
  - Complaint driven process
  - Regulation on parcels smaller than 1.25 acres

- Direction on Proposed Amendments
  - Type of container, (Approve Definition)
  - Aesthetic and placement standards, and
  - Thresholds: where and when those standards are applied.
Contact for Additional Information

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