



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

*Board of County Commissioners
March 12, 2019*



Request

- **This is 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**



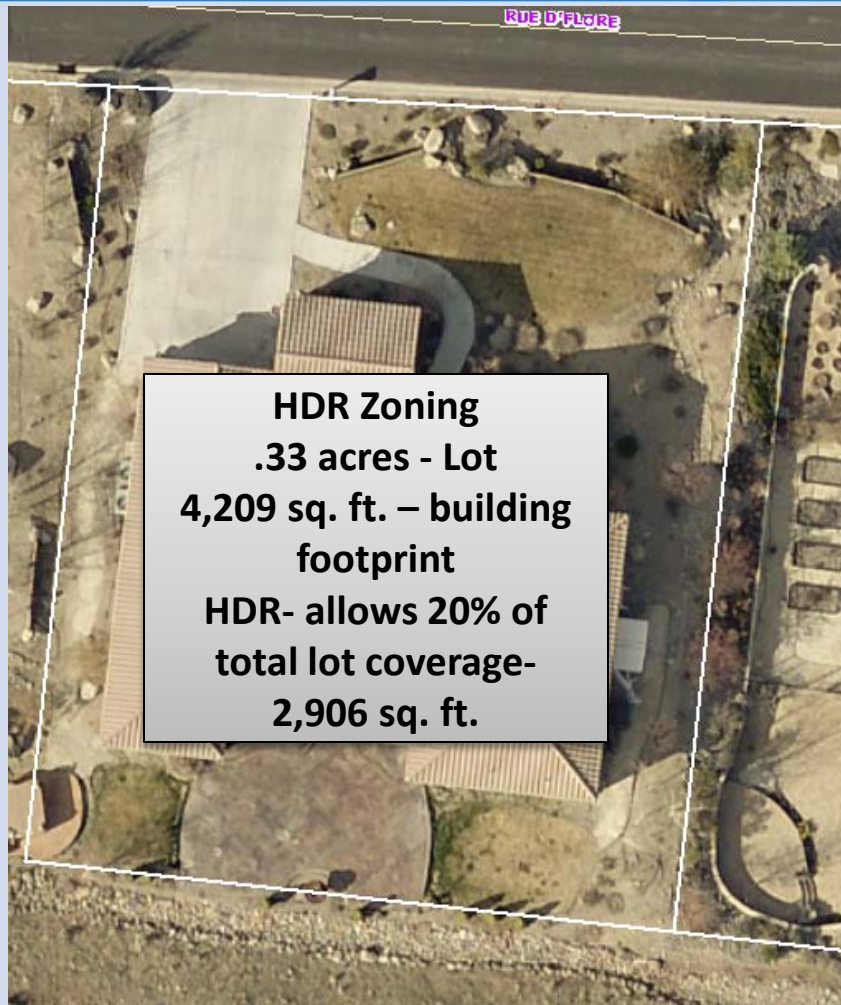
Summary of Proposed Changes

To update Section 110.306.10 to add the following:

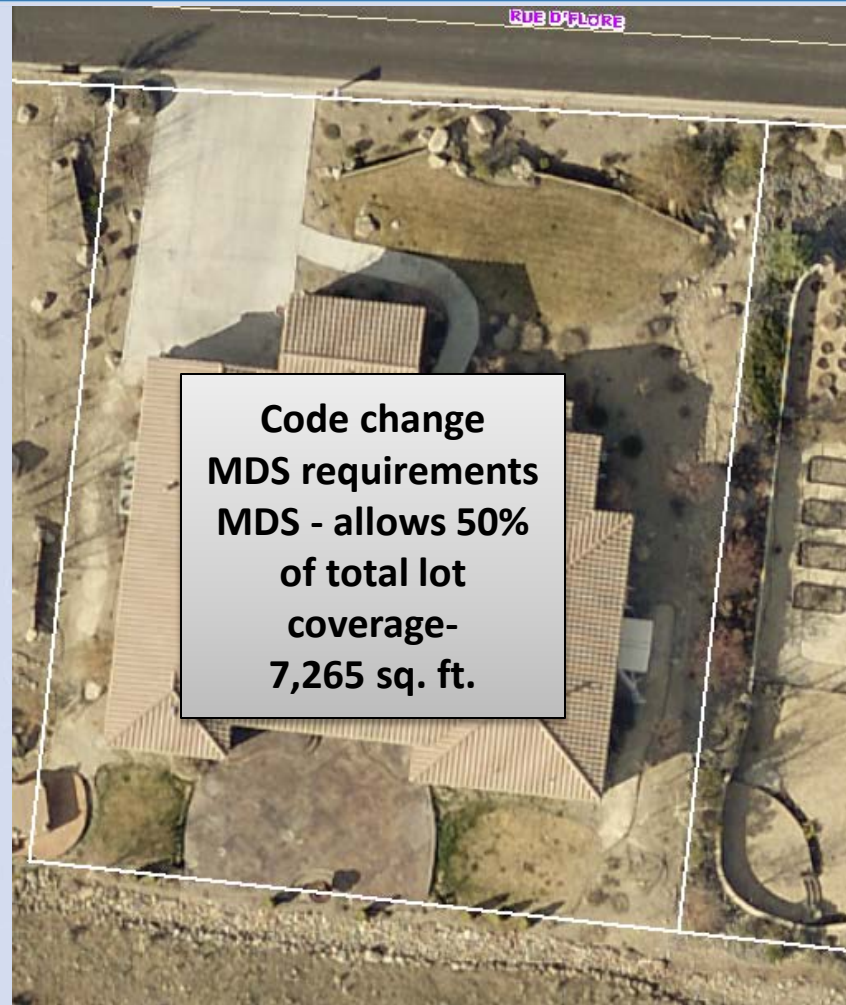
(7) On legal non-conforming lots, when the lot size does not meet the minimum lot size for the regulatory zone applicable to the lot, the allowed lot coverage under this section will be based on the regulatory zone thresholds for that regulatory zone, which most closely matches the actual lot size.



Current & Proposed



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



Possible Motion

Amendment

Move to introduce and conduct a first reading of an ordinance amending the Washoe County Code Chapter 110 (Development Code), within Article 306, Accessory Uses and Structures, Detached Accessory Structures 110.306.10(a), Lot Coverage, to add a requirement regulating lot coverage limitations for accessory structures, by specifying that on legal non-conforming lots, when the lot size does not meet the minimum lot size for the actual regulatory zone applicable to the lot, the allowed lot coverage under this section will be based on the regulatory zone thresholds set forth in this subsection for the next densest regulatory zone for which the actual lot size does meet the minimum lot size requirements; and other matters necessarily connected therewith and pertaining thereto.

Also, introduce Bill Number (insert bill number as provided by the County Clerk) and set the public hearing for a second reading and possible adoption of the ordinance for March 26, 2019.