Development Code Amendment

CARGO CONTAINERS

Washoe County Commission
June 25, 2019
What is affected?

- Cargo containers used as detached accessory structures for storage (Article 306)
What is not affected?

- Cargo container standards don’t apply to:
  - Cargo containers used as a building material or modified in any fashion
Fall 2018: BCC direction and initiation

- No permit required to place cargo container for storage associated with residential use
- Number of cargo containers based on parcel size
- Complaint-driven process used to enforce cargo container standards
- Regulations to be consistent across County
Feb. 2019 workshop

- All CAB members and public invited
- Attendees had variety of perspectives, both for and against easing standards
- Several changes to initial draft based on workshop comments

11 comment letters received
Feedback summarized in staff report
May 2019 public hearing
- Significant discussion on technical details
- Unanimous recommendation for approval

Two proposed modifications
- Max. size on properties less than ½ acre
- Grace period for containers associated with construction on vacant land
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 310, *Temporary Uses and Structures*

- Update when during building permit process cargo container may be placed on vacant property to support construction (*once plan check fees paid)*

- Establish timeframes when such a cargo container must be removed if initial fees paid but no permit is obtained (*12 mo.; PC increased from 6 mo.*)
Proposed Changes

**Article 306, Accessory Uses and Structures**

- Eliminate requirement for placement permit when associated with residential storage
- Remove size limitations in current code
- Update minimum separation requirements
  - Groupings of up to 4 side-by-side now possible
Updated aesthetic and placement requirements

– Eliminate additional placement standards for corner lots (currently required to be 75’ from streets)
– Eliminate prohibition on containers between house and street on lots larger than 1.25-acres in size
– All cargo containers to be solid, muted color (in lieu of old screening options)
Proposed Changes

- Limit on number of cargo containers based on parcel size:
  - Less than ½-acre: One container allowed (max. 200 sq. ft., per Planning Commission)
  - Between ½-acre and 5-acres: Two containers allowed (any size)
  - Over 5-acres: One container per acre or portion thereof (any size)
Proposed Changes

- Structural alteration still not allowed for container as accessory storage structure; clarification added regarding their use as support structure
  - Must remain structurally intact
  - Overall design stamped by engineer
  - Building permit required
Grandfathering

- These standards become baseline moving forward
- Exception: containers with previously issued permits; then Article 904, *Nonconformance*, will apply
Recommendation

- Introduce and conduct first reading
- Set public hearing for second reading and possible adoption for July 9
QUESTIONS?

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