Development Code Amendment

CARGO CONTAINERS

Washoe County Commission
July 9, 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
Public Workshop & Comments

- 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 (see PC report)
Recent Action

- May 7, 2019 Planning Commission
  - Significant discussion on technical details
  - Unanimous recommendation for approval
  - Two proposed modifications

- June 25, 2019 BCC
  - Introduction and 1st reading
Proposed Changes

- **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.

  ![Images of cargo containers and transportation methods]

  **Note:** Semi-trailer standards to be reviewed during later code amendment for commercial vehicles.
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.*)
Article 306, Accessory Uses and Structures

- Eliminate requirement for placement permit when associated with residential storage
- Remove dimension 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)
Limit on number of cargo containers based on parcel size:

– Less than ½-acre: One container allowed (max. 200 sq. ft.)

– 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

- Conduct second reading and adopt ordinance, with effective date as set by NRS
- Affirm findings made by Planning Commission May 7

Recommended motion on page 6
QUESTIONS?

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