



WDCA17-0007 Building Placement

- Change the requirement for when a setback is measured from an access easement
- Clarify that when a County-maintained road is located outside of an easement or right-of-way the setback is measured from the edge of the road



Proposed Amendment

Building Placement Standards

Section 110.406.05 General. All required yard setbacks are measured from the property line with the following exception: when an access easement traverses a portion of a property and has a total width of more than twenty (20) feet ~~or more~~ the required yard setback is measured from the easement; or ~~is maintained by the County,~~ when a Washoe County maintained road is located outside of a recorded right-of-way or easement, regardless of the roadway width, the required yard setback ~~is~~ shall be measured from the ~~easement edge~~ closest to the proposed structure. edge of road.



What is special about 20 feet?

- Normally used for driveways to provide access to properties not abutting a street
- Conforms to Fire department requirements
- Are not intended to become public streets
- There was no issue to prompted the change in 2006
- Access easements 20+ feet wide have the potential to become a public street





Setback for easement (Current)

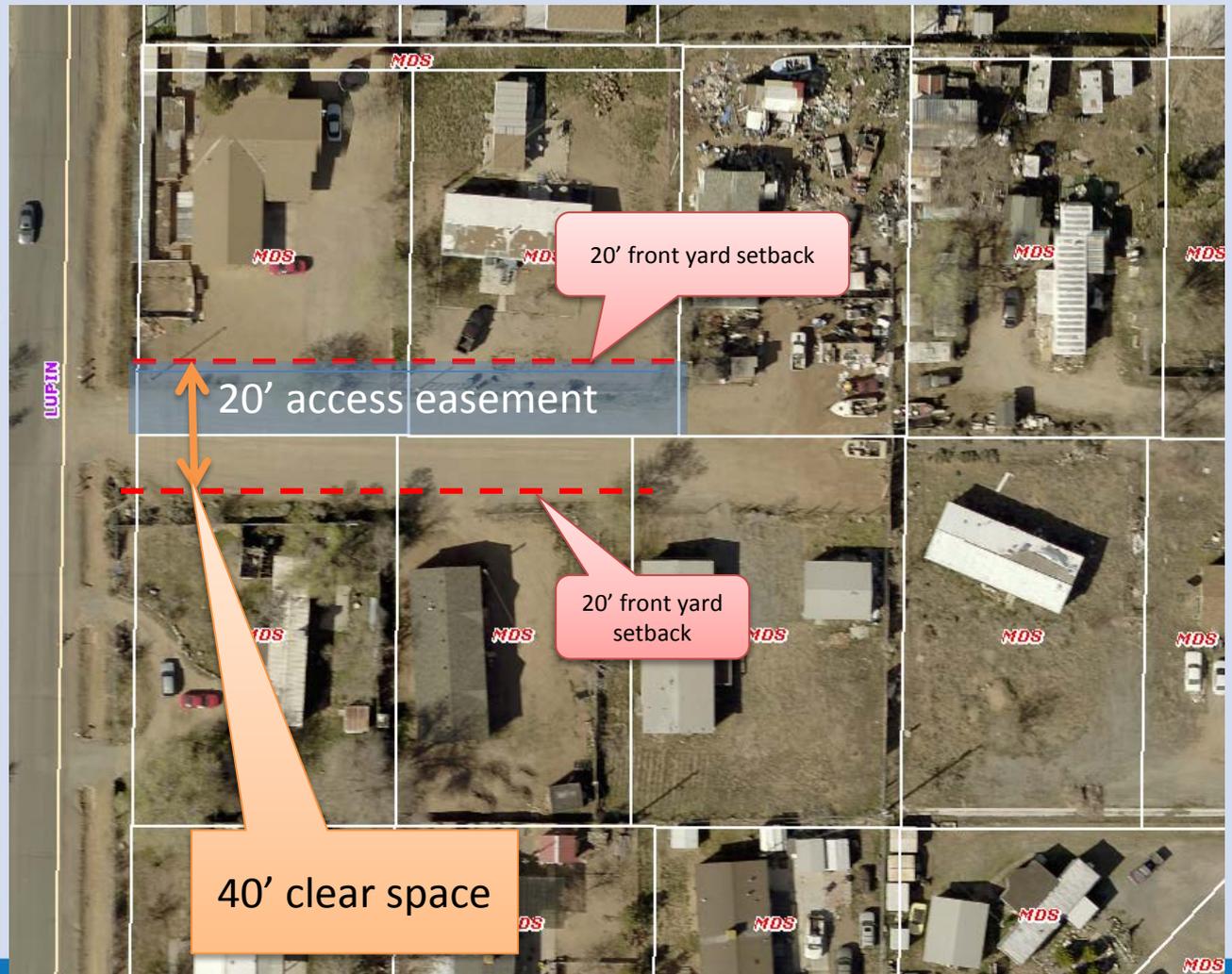
All required yard setbacks are measured from the property line with the following exception: when an access easement traverses a portion of a property and has a total width of twenty **(20) feet or more**, or is maintained by the County, **the required yard setback is measured from the easement edge** closest to the proposed structure.





Setback from easement (proposed)

All required yard setbacks are measured from the property line with the following exception: when an access easement traverses a portion of a property and has a total width of **more than twenty (20)** feet the required yard setback is measured from the easement; or....





County Maintained Roads

All required yard setbacks are measured from the property line with the following exception: ...; or **when a Washoe County maintained road is located outside of a recorded right-of-way or easement, regardless of the roadway width,** the required yard setback **shall be** measured from the **edge of road pavement.**

- **Only applies to roads maintained by the County**
- **Road built as part of a subdivision not located correctly, but County has picked up maintenance responsibilities**
- **Unrecorded subdivision where maps are not accurate**



Example

- 1930's unrecorded subdivision
- Road is not within right of way
- County has acquired responsibility to maintain road
- Setback provides separation between road and structures
- Can still apply for variance to build closer to road





Motion to initiate

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 406, *Building Placement Standards*, as described in the staff report for WDCA17-0007.



Motion for 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 WDCA17-0007, to amend Washoe County Code Chapter 110 within Article 406, *Building Placement Standards*, 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):

1. Consistency with Master Plan;
2. Promotes the Purpose of the Development Code;
3. Response to Changed Conditions; and,
4. No Adverse Affects