Development Code Amendment

Cargo Containers

Washoe County Planning Commission
May 7, 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
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 *(6 months)*
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
Proposed Changes

- 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
  - Between ½-acre and 5-acres: Two containers allowed
  - Over 5-acres: One container per acre or portion thereof
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
At least one of the following findings must be made to recommend approval:

1. Consistency with Master Plan
2. Promotes Purpose of Development Code
3. Response to Changed Conditions
4. No Adverse Effects
QUESTIONS?

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