



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





Board Direction

- **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

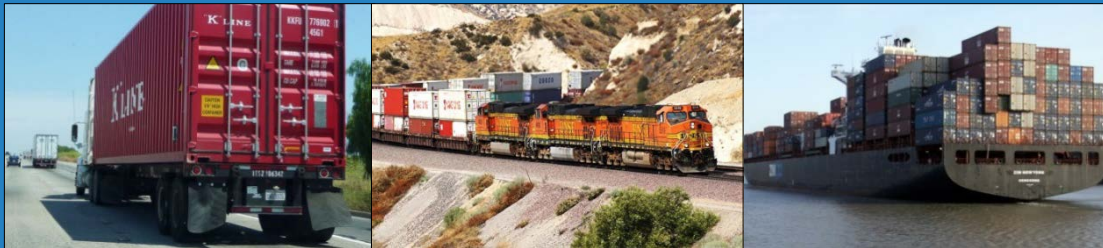
- **May 7, 2019 Planning Commission**
 - Significant discussion on technical details
 - Unanimous recommendation for approval
 - Two proposed modifications
- **June 25, 2019 BCC**
 - Introduction and 1st reading



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.



Note: *Semi-trailer standards to be reviewed during later code amendment for commercial vehicles.*



Proposed Changes

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.*)



Proposed Changes

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





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 (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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