



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





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**
- **Feedback summarized in staff report**



Planning Commission Action

- **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



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.



Article 902, Definitions



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.; 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





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., 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**

Recommended motion on page 6



QUESTIONS?

Dave Solaro
Interim County Manager
(775) 328-3624
dsolaro@washoecounty.us

Kelly Mullin
Washoe County Senior Planner
(775) 328-3608
kmullin@washoecounty.us