
Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

Summary: Amends the Washoe County Code at Chapter 110 (Development Code) by updating the standards in Section 110.306.10(a) to add a requirement regulating lot coverage limitations for accessory structures on non-conforming lots.

BILL NO. ¹⁸²⁰~~1633~~

ORDINANCE NO. 1633

Title:

An ordinance amending the Washoe County Code Chapter 110 (Development Code), within Article 306, Accessory Uses and Structures, Detached Accessory Structures 110.306.10(a), Lot Coverage, to add a requirement regulating lot coverage limitations for accessory structures; by specifying that on legal non-conforming lots, when the lot size does not meet the minimum lot size for the actual regulatory zone applicable to the lot, the allowed lot coverage under this section will be based on the regulatory zone thresholds set forth in this section for the next densest regulatory zone for which the actual lot size does meet the minimum lot size requirements; and other matters necessarily connected therewith and pertaining thereto.

WHEREAS:

- A. This Commission desires to amend Article 306 of the Washoe County Code Chapter 110 (Development Code) in order to add a requirement to Section 110.306.10(a) for determining lot coverage Limitations for detached accessory structures on lots which are nonconforming for parcel size; and,
- B. The Washoe County Planning Commission initiated the proposed amendments to Washoe County Code Chapter 110, Development Code, by Resolution Number 19-03 on January 2, 2019 creating Development Code Amendment Case Number WDCA18-0007; and,

- C. The amendments and this ordinance were drafted in concert with the District Attorney, and the Planning Commission held a duly noticed public hearing for WDCA18-0007 on January 2, 2019, and adopted Resolution Number 19-03 recommending adoption of this ordinance; and,
- D. Following a first reading and publication as required by NRS 244.100 (1), and after a duly noticed public hearing, this Commission desires to adopt this Ordinance; and,
- E. This Commission has determined that this ordinance is being adopted pursuant to requirements set forth in Chapter 278 of NRS; therefore it is not a "rule" as defined in NRS 237.060 requiring a business impact statement.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES HEREBY ORDAIN:

SECTION 1. Section 306.10(a) of the Washoe County Code is hereby amended to read as follows:

WCC Section 110.306.10 Detached Accessory Structures. Detached accessory structures are defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. The following development requirements shall apply to detached accessory structures:

- (a) Lot Coverage. The establishment of detached accessory structures shall not exceed the following lot coverage limitations:
 - (1) On lots in the High Density Suburban (HDS) and Medium Density Suburban (MDS) Regulatory Zones, the combined area (i.e. square footage) of all building footprints on the lot shall not exceed 50 percent of the total lot acreage;
 - (2) On lots in the Low Density Suburban (LDS) Regulatory Zones, the combined area (i.e. square footage) of all building footprints on the lot shall not exceed 25 percent of the total lot acreage;
 - (3) On lots in the High Density Rural (HDR) Regulatory Zone, the combined area (i.e. square footage) of all building footprints on the lot

shall not exceed 20 percent of the total lot acreage;

- (4) On lots in the Medium Density Rural (MDR) Regulatory Zone, the combined area (i.e. square footage) of all building footprints on the lot shall not exceed 15 percent of the total lot acreage;
- (5) On lots in the Low Density Rural (LDR) Regulatory Zone, the combined area (i.e. square footage) of all building footprints on the lot shall not exceed 10 percent of the total lot acreage or 80,000 square feet, whichever is less;
- (6) Exemptions to lot coverage limitations. Parcels 40 acres in size or larger in the General Rural (GR) and General Rural Agricultural (GRA) Regulatory Zones, and all parcels in the Commercial, Industrial, and Urban Regulatory Zones, are exempt from the lot coverage limitations of this section.
- (7) On legal non-conforming lots, when the lot size does not meet the minimum lot size for the actual regulatory zone applicable to the lot, the allowed lot coverage under this section will be based on the regulatory zone thresholds set forth in this section for the next densest regulatory zone for which the actual lot size does meet the minimum lot size requirements.

SECTION 2. General Terms.

1. All actions, proceedings, matters, and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chairman of the Board and officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.

4. Each term and provision of this Ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then the offending provision or term shall be excised from this Ordinance. In any event, the remainder of this Ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Passage and Effective Date

Proposed on MARCH 12 (month) 12 (day), 2019.

Proposed by Commissioner LUCEY.

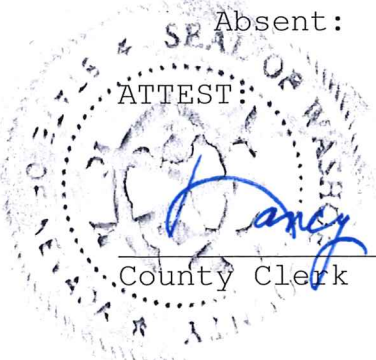
Passed on MARCH (month) 26 (day), 2019.

Vote:

Ayes: Commissioners VAUGHN HARTUNG, BOB LUCEY, MARSHA BERKSIGLER
KITTY JUNG, JEANNE HERMAN

Nays: Commissioners _____

Absent: Commissioners _____



County Clerk

Vaughn Hartung
Vaughn Hartung, Chair
Washoe County Commission

This ordinance shall be in force and effect from and after the 5th day of the month of April of the year 2019.



PART OF THE USA TODAY NETWORK

The Mason Valley News

"The Only Newspaper in the World that Gives a Damn About Yerington"

Order Confirmation for Ad #: 0003465993

Customer: WASHOE CO
Address: 1001 E 9TH ST BLDG D
 RENO NV 89512 USA
Acct. #: REN-349008
Phone: 7753282569
 WASHOE CO
Ordered By: Derek Sonderfan

OrderStart Date: 03/29/2019 Order End Date: 04/05/2019

<u>Tear Sheets</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>	<u>Special Pricing</u>	<u>Size</u>
0	1					2 X 34.00

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$451.00	\$0.00	\$451.00	Invoice	\$0.00	\$451.00

Ad Order Notes:

Sales Rep: dlindberg Order Taker: dlindberg Order Created: 03/27/2019

Product	# Ins	Start Date	End Date
REN-Gazette Journal	2	03/29/2019	04/05/2019
03-29-19, 04-05-19, REN-rgj.com	2	03/29/2019	04/05/2019
03-29-19, 04-05-19,			

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 03/27/2019

NOTICE OF ADOPTION
 WASHOE COUNTY ORDINANCE NO. 1633
 BILL NO. 1820

NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office in the Washoe County Complex, 1001 E. Ninth Street, Building A, Reno, Washoe County, Nevada; and that the ordinance was proposed on March 12, 2019 by Commissioner Lucey and was passed and adopted without amendment at a regular meeting held on March 26, 2019 by the following vote of the Board of County Commissioners:

WCCOMP APR 8*1915:34

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE), WITHIN ARTICLE 306, ACCESSORY USES AND STRUCTURES, DETACHED ACCESSORY STRUCTURES 110.306.10(A), LOT COVERAGE, TO ADD A REQUIREMENT REGULATING LOT COVERAGE LIMITATIONS FOR ACCESSORY STRUCTURES, BY SPECIFYING THAT ON LEGAL NON-CONFORMING LOTS, WHEN THE LOT SIZE DOES NOT MEET THE MINIMUM LOT SIZE FOR THE ACTUAL REGULATORY ZONE APPLICABLE TO THE LOT, THE ALLOWED LOT COVERAGE UNDER THIS SECTION WILL BE BASED ON THE REGULATORY ZONE THRESHOLDS SET FORTH IN THIS SECTION FOR THE NEXT DENSEST REGULATORY ZONE FOR WHICH THE ACTUAL LOT SIZE DOES MEET THE MINIMUM LOT SIZE REQUIREMENTS; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO. (BILL NO. 1820)

Those Voting Aye: Vaughn Hartung, Bob Lucey,
 Marsha Berkbigler, Kilty Jung, and
 Jeanne Herman

This Ordinance shall be in full force and effect from and after April 5, 2019.

IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this Ordinance to be published by title only.

DATED: March 27, 2019

Nancy Parent, Washoe County Clerk and
 Clerk of the Board of County Commissioners

No. 3465993

Mar 29, Apr 5, 2019

**PROOF OF
PUBLICATION**

**STATE OF WISCONSIN SS.
COUNTY OF BROWN**

ACCOUNTS PAYABLE
WASHOE CO
1001 E 9TH ST BLDG D

RENO NV 89512

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the date: 03/29/2019 - 04/05/2019, for exact publication dates please see last line of Proof of Publication below.

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DATED: March 27, 2019

Nancy Parent, Washoe County Clerk and
Clerk of the Board of County Commissioners


No. 3465993

Mar 29, Apr 5, 2019

03/29/19, 04/05/19


Legal Clerk

Subscribed and sworn before me this
5th of April 2019.


NOTARY PUBLIC RESIDING
AT STATE OF WISCONSIN
COUNTY OF BROWN

Notary Expires:

11/9/22

Ad#:0003465993

P O :

of Affidavits :1

