



# **Development Code Amendment**

## **WDCA21-0001**

### **110.406.24 Right-of-Way**

***Board of County Commissioners***  
***November 16, 2021***



# Request

- **This is a request to introduce and conduct a first reading of an ordinance to amend the Washoe County Development Code**
- **The new section of code will add to building placement standards 110.406.24 for parcels that are adjacent to public right-of-way (ROW) when the edge of the paved surface or curbing is more than 20 feet from the property line.**
- **It was approved by the Planning Commission on October 5, 2021**



# Analysis

- **Throughout the County there are parcels with large areas of unpaved ROW adjacent to privately owned properties**
- **This amendment will add an option to provide more flexibility for property owners in the community adjacent to large areas of ROW**



# New Section of Code

**Section 110.406.24 Modification of Building Placement Standards for Setbacks for Parcels Adjacent to Unpaved Right-of-Way (ROW) of More than 20 Feet. The Director of the Planning and Building Division to approve a modification of standards (Director's Modification) to reduce the front yard setback (as otherwise required by the underlying regulatory zone) by up to 10 feet when the edge of pavement or curb of the adjacent public right-of-way (ROW) of a local residential street is more than 20 feet from the property line. The Director's Modification must include a finding that the adjacent ROW is not planned for a future road expansion and must consider roadway safety and snow storage. Additionally, the County Engineer may request that Washoe County be released from any liability relating to street maintenance operations.**



# Key Points

- A permit is required - a Director's Modification - which will be signed by the Director of the Planning and Building Division
- Only can reduce the front yard setback to 10 feet from the front property line
- Need at least 20 feet between the property line to the edge of pavement or curb
- Only for local residential streets, which are classified by Engineering and Capital Projects Division
- A finding is required per the proposed code that the "ROW is not planned for a future road expansion and must consider roadway safety and snow storage"



**Along Ormsby Lane and Lyon Lane in Washoe Valley**



# Location



## Along Huffaker Lane



Along David James Blvd.





# Workshop & Public Notice

- **Open House was held on September 15, 2021, a community meeting was held in person and by Zoom.**
- **The attendees had questions about the proposed development code change and the type of streets that could be impacted**
- **Notice was published in Reno Gazette Journal per code**



# Findings & Motion

**Staff is able to make all 4 required findings, and a motion is provided in the staff report**

