



Planning Commission Staff Report

Meeting Date: February 4, 2025

Agenda Item: 8D

DEVELOPMENT CODE
AMENDMENT CASE NUMBER:

WDCA25-0001 (Housing Package 2.5a)

BRIEF SUMMARY OF REQUEST:

Development code amendment to add middle housing types and reduce barriers to the development of varied types of housing.

STAFF PLANNER:

Chris Bronczyk, Senior Planner; Kat Oakley, Senior Planner
Phone Number: 775.328.3612; 775.328.3628
Email: cbronczyk@washoecounty.gov;
koakley@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion and possible action to initiate an amendment to the Washoe County Code at Chapter 110 (Development Code) by adding and amending various sections in Division Three—Regulation of Uses, Division Four—Development Standards, and Division Nine—General Provisions. These updates include adding various sections to: establish minimum standards for guest quarters, cottage court developments, and employee housing; relocate lot coverage standards from article 306 to article 406; establish required findings for the approval of a common open space development; and establish minimum standards for alleyways. These updates also include amending various sections to: update the table of uses for residential use types to include middle housing, minor accessory dwelling units, guest quarters, multifamily minor, and employee housing; modify allowances in the table for duplexes and multifamily housing within regulatory zones in which those use types are already allowed; and reorganize that table; update the residential use types list to add and define multifamily minor, the middle housing use types of triplex, quadplex, and cottage court, guest quarters, and employee housing, and reorganize the list; update detached accessory structure regulations to reference lot coverage standards rather than enumerate them and to modify deed restriction requirements for connection to water and wastewater facilities; modify attached and detached accessory dwelling unit standards to regulate their use on parcels with middle housing types and specify their mutual exclusivity with guest quarters; modify Table 110.406.05.1 governing regulatory zone development standards to consolidate the separate tables into one table and to make modifications to minimum lot sizes, setbacks, and minimum lot widths for certain regulatory zones; modify the notes in Table 110.406.05.1 to add middle housing and to clarify density for single-family attached; modify common open space development standards to clarify that detention ponds and drainage facilities cannot be included in common open space; modify off-street parking requirements to add standards for the new housing types and modify the requirements for duplexes; modify landscaping exemptions to include middle housing types; modify residential common open space standards to add dog parks and pocket parks as permissible types of open space and require common open space for all multifamily developments with five or more units; and add or amend various definitions; and all matters necessarily connected therewith and pertaining thereto.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

Development Code:	Authorized in Article 818, Amendment of Development Code
Commission District:	All Districts

STAFF RECOMMENDATION

INITIATE AND RECOMMEND APPROVAL

Deny

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate amendments to the Washoe County Development Code and recommend approval of WDCA25-0001, to amend Washoe County Code Chapter 110 (Development Code) within Articles 300, 302, 304, 306, 406, 408, 410, 412, 432, and 902, and to add Article 313, as reflected within the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission’s recommendation to the Washoe County Board of County Commissioners within 60 days of today’s date. This recommendation for approval is based on the ability to make at least one of the four findings set forth in Washoe County Code Section 110.818.15(e).

(Motion with Findings on Page 42)

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Development Code Amendments

The Washoe County development code is Chapter 110 of the Washoe County Code (WCC). The development code broadly regulates allowable and permitted land uses, subdivision of land, planning permit requirements and procedures, signage, infrastructure availability, land use development standards, and other related matters. Because the development code covers so many varying aspects of land use and development standards, it is expected that from time to time it may be necessary to change or amend one or more portions of the Development Code to keep it up to date with the most current and desirable trends in planning and development.

The development code amendment process provides a method of review and analysis for such proposed changes. Development code amendments may be initiated by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property. Development code amendments are initiated by resolution of the Washoe County Commission or the Planning Commission. Real property owners may submit an application to initiate a development code amendment.

After initiation, the Planning Commission considers the proposed amendment in a public hearing. The Planning Commission may recommend approval, approval with modifications or denial of the proposed amendment. The Planning Commission records its recommendation by resolution.

The Washoe County Commission hears all amendments recommended for approval, and amendments recommended for denial upon appeal. The County Commission will hold a first reading and introduction of the ordinance (proposed amendment), followed by a second reading and possible ordinance adoption in a public hearing at a second meeting at least two weeks after the first reading. Unless otherwise specified, ordinances are effective 10 days after adoption.

Procedural Background

On September 3rd, 2024, the Planning Commission heard WDCA24-0004 (Housing Affordability Package 2.5a), a previous version of these code amendments. The Planning Commission voted 5-2 to recommend approval of Development Code Amendment WDCA24-0004 to the Board of County Commissioners (the BCC). The BCC subsequently conducted a first reading of those amendments on November 19th, 2024, after denying an appeal of the Planning Commission's recommendation.

Planning staff opted not to proceed with the second reading for two reasons. First, after the Planning Commission hearing, staff discovered some changes that should be made to the draft ordinance in order to increase clarity and quality of the proposed code. While these changes are generally minor in nature, the overall significance of the amendments to the strategic goals of the County merit a comprehensive process. Staff therefore determined that it would be preferable to bring an updated version of the ordinance to the Planning Commission, which will maximize clarity on the content of the ordinance. These changes will be summarized in detail later in this staff report.

Secondly, during the first reading, a question arose about provisions of county code that reference providing public hearing notices to Citizen Advisory Boards (CABs). Washoe County Code (WCC) Section 110.818.20 states that notice of Development Code amendments will be published in a newspaper and provided to members of CABs. Similar language has existed in County Code since 1993. However, the CABs in place when this language was adopted and last amended no longer exist. Prior to August 2021, CABs had development review responsibility. In fact, between June 2015 and August 2021, the CABs were solely tasked with providing input on development-related items. Because those CABs were part of the development review process, they were designated to receive the notice referenced in WCC Section 110.818.20. In 2021, the BCC elected to no longer utilize CABs for providing development review and on August 17, 2021, the

BCC dissolved each of the CABs that were tasked with providing input on development items. In lieu of CABs, the current neighborhood meeting process was established. The neighborhood meeting process engages interested community members (including those who may also be interested CAB members) earlier in the planning process. For code amendments, these meetings are held prior to or during the drafting process, allowing staff to address comments and concerns ahead of any public hearings and to make changes to the proposed item based on public feedback. The current CABs were created, unfortunately with the same names as the previous CABs, to operate with a different set of responsibilities that does not include the review of development projects. As a result, the now obsolete language of WCC 110.818.20 created an understandable confusion for citizens over noticing requirements. While the role of the CABs have changed significantly and they no longer review development projects or code amendments, staff is taking this opportunity to notice CAB members as described in the code, as a courtesy, to ensure that there is no question or concern regarding process for these important amendments.

Changes since WDCA24-0004 Planning Commission Hearing

Through internal and external feedback, several minor changes have been made to Housing Package 2.5a since the Planning Commission reviewed WDCA24-0004:

- The **guest quarters definition** has been modified to require a “bedroom **and** bathroom” rather than a bedroom or bathroom. This will ensure that accessory structures categorized as guest quarters are limited to those that would be used for residential purposes, rather than apply to all accessory structures with a bathroom or other finished space.
- The **guest quarters regulations** have been modified to specify the maximum square footage allowances for parcels with duplexes, triplexes, or quadplexes, mirroring regulations for accessory dwelling units. This provides clarity on regulations for all development scenarios.
- The **definition of employee housing** has been modified to more clearly state that employee housing is provided as a benefit of employment, rather than “for compensation.” This change will more clearly articulate the requirement that employee housing is a benefit of employment and not to be rented to other parties.
- An **additional code standard for employee housing** has been added to require a deed restriction be recorded to limit use of the housing as employee housing. This will provide a reliable and clear mechanism to ensure the continued use of employee housing as such over time, providing clarity to property owners, staff, and the public.
- An **employee housing code standard has been modified** to provide a process to determine the common living and recreation space amenities required when there is no special use permit required (in the High Desert Planning Area modifiers).
- **Typographical errors and the accidental omission of the single-family attached housing use type in the Table 110.406.05.1 notes** have been fixed. The notes have been updated to ensure that the densities for all housing types are clearly addressed in each note, and that the density for single-family attached consistently matches that for middle housing. This also fixes an existing ambiguity in the subject table, where not all use types are clearly addressed in the notes. The notes have also been updated to provide clarity on the applicability of a 0-lot line setback for single family attached use types.

- **Various definitions in Art. 902 have been further modified.** These changes update references to the new master plan, update language regarding intellectual disabilities to match recent changes to state law and clarify that permanent and temporary employee housing fall under the “employee housing” use type.
- **Various grammatical and typographical corrections** have been made to provide consistent punctuation and more clarity in code provisions.

Background and Proposed Amendments

Housing affordability and attainability are identified in strategic planning and vision documents as one of the most pressing issues in Washoe County. Currently, 49.7% of renters in Washoe County are cost burdened (e.g. spend more than 30% of household income on housing costs). This disproportionately impacts seniors, 63.6% of whom are cost burdened, and young renters (15-24 years old), 61.4% of whom are cost burdened (see Figure 1 below). In addition to existing affordability issues, the 2022 Consensus Forecast anticipates that unincorporated Washoe County will need to absorb up to a 16,824-person population increase between 2022 and 2042. Diversifying housing opportunities for both rental and purchase will help provide lower cost options for these groups, supporting seniors and all parts of our community throughout the different stages of their lives.

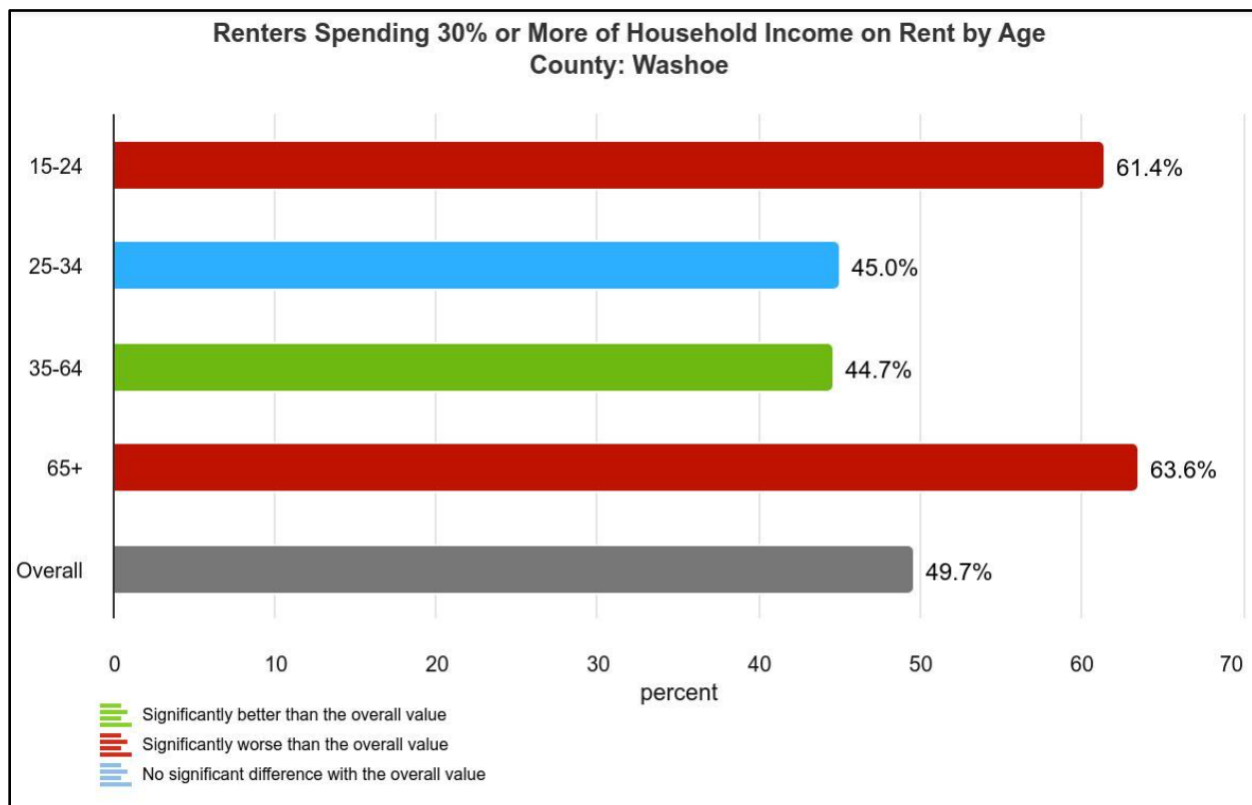


Figure 1: Cost Burdened Households by Age

On November 14, 2023, the Washoe County Board of County Commissioners (BCC) identified four sets of amendments to Washoe County Code to increase housing affordability and accessibility in Washoe County. The current proposed amendments—known as Housing Package 2.5a — focus on allowing additional housing types within Washoe County, while also

reducing regulatory barriers. The proposed amendments are also identified as an action in Chapter Three of Envision Washoe 2040, specifically an ongoing/immediate action item to “consider removing discretionary permit requirements and expand the types of housing allowed by-right in all zones where appropriate”, as well as “updating the development code to remove barriers to provision of affordable and workforce housing consistent with ongoing Washoe County strategic planning efforts.”

Envision Washoe 2040 established the County’s commitment to work with regional partners on increasing housing variety. The Master Plan states that “*the overarching goal of the county’s approach is to ensure accessibility of adequate housing across all market segments and particularly those segments impacted by the natural imbalances that accompany growing communities*”. One such imbalance in Washoe County is the prevalence of single-family residential housing with very few other housing types. For example, one common suburban residential zone, Medium Density Suburban (MDS), is developed almost exclusively with detached single-family housing. The average home size in MDS is 1,858 square feet, with most homes falling between 1,400 and 2,200 square feet. Additionally, most of the single-family homes located in the MDS regulatory zone range between 3 and 4 bedrooms. These homes are an important part of Washoe County’s housing supply but serve the needs of only part of our community. To address the gap, staff is proposing the addition of “missing-middle” housing.

Middle housing refers to a range of multi-unit or clustered housing types that are compatible in scale with detached single-family homes and help meet the growing demand for more attainable housing. These housing types are often referred to as “missing middle” because many communities have primarily developed single-family residential or large multi-family housing types, with limited development of other housing types such as duplexes or triplexes. The “middle” aspect refers to housing options that are between single family detached housing and large multi-family development in terms of size, density, and affordability. This set of amendments proposes adding those missing-middle housing types as uses in the development code. With the addition of middle housing, there would be opportunities to provide smaller and different housing options that can be lower cost.

Housing Package 2.5a is part of a series of housing amendments that focus on housing affordability and accessibility from different angles. This specific amendment is not focused on federally funded or deed restricted affordable housing, but instead on adding middle housing use types to the Washoe County Development Code to support the provision of housing that is more attainable in a market-rate environment. Affordable Housing Package 2.5a spans eleven articles of the development code in order to add and appropriately regulate the new housing types. It should be noted that there are no proposed changes to density allowances in residential regulatory zones, and no properties are being rezoned. In other words, **the same number of dwellings that are currently allowed by residential zoning would continue to be allowed.** Housing Package 2.5a simply expands possibilities for their design and configuration (see Exhibit C for examples of what would be allowed under current vs proposed regulations on different parcels).

Article 300 Regulation of Uses: Title and Contents

Package 2.5a aims to enhance the variety of housing options by introducing new housing use types, including cottage courts and employee housing. To properly integrate these new housing categories within the County, it is important to have regulations tailored to these proposed uses. As a result, Article 313, Employee and Cottage Court Housing, is being incorporated into the development code. This new Article will also be included in the Contents list under Article 300 to ensure organized references in the development code related to the proposed updates.

Article 302 Allowed Uses

The proposed amendments add new housing use types to the development code. The amendments to Article 302 are specific to the Residential Use Types and will be added to Table 110.302.05.1.

New housing types added to the residential use types table include triplex, quadplex, cottage courts, employee housing, guest quarters, and minor accessory dwelling units. Triplex and quadplex correspond with the duplex use type already found in Washoe County Code and are buildings that contain three and four dwelling units on one parcel respectively. The cottage court use type is a housing development that contains between two (2) and twelve (12) small-scale single family detached dwellings on one parcel that interact together as a small community. Employee housing is a development that provides either fully independent dwelling units or a dormitory-style living arrangement for employees of a particular company. Guest quarters are a semi-separate living space without full and independent living facilities that could be built instead of an accessory dwelling unit (ADU). Minor accessory dwelling units are ADU's under 500 sf that are already allowed by Washoe County Code but are being added to Article 302 for consistency.



Figure 2: Example Cottage Court

Currently, residential uses are partially organized under the Family Residential category, which includes the duplex, multi family, and single-family use types. The residential uses are being reorganized with middle housing and accessory residential use type categories introduced along with the employee housing use type.

The new use types will be grouped with existing use types in the residential use table as follows:

Family Residential: Multi Family, Minor; Multi Family; and Single Family, Detached use types.

Middle Housing: Duplex, Triplex, Quadplex, Cottage Court, and Single Family, Attached use types.

Accessory Residential: Attached Accessory Dwelling, Detached Accessory Dwelling, Minor Accessory Dwelling, Guest Quarters, and Detached Accessory Structure use types.

Employee Housing use type is also being added.

The proposed new use types would be allowed in the following regulatory zones:

- **Triplex, Quadplex** – Allowed by right in High Density Suburban (HDS), Low Density Urban (LDU), Medium Density Urban (MDU), High Density Urban (HDU), and Neighborhood Commercial (NC) regulatory zones; and will require an Administrative Review Permit (AR) in Medium Density Suburban (MDS).
- **Cottage Court** – Allowed by right in High Density Suburban (HDS), Low Density Urban (LDU), Medium Density Urban (MDU), High Density Urban (HDU), and Neighborhood

Commercial (NC); and will require an Administrative Review (AR) in Medium Density Suburban (MDS), and an Administrative Permit (P) in Low Density Suburban (LDS).

- Minor Accessory Dwelling** – Allowed by right in the Low Density Rural (LDR), Medium Density Rural (MDR), High Density Rural (HDR), Low Density Suburban (LDS), General Rural (GR), and General Rural Agricultural (GRA) regulatory zones, and allowed with Administrative Review (AR) in Medium Density Suburban (MDS). Further, Administrative Review is required on all parcels regardless of regulatory zone that are half an acre or smaller.
- Guest Quarters** – Allowed by right in the Low Density Rural (LDR), Medium Density Rural (MDR), High Density Rural (HDR), Low Density Suburban (LDS), Medium Density Suburban (MDS), High Density Suburban (HDS), Low Density Urban (LDU), Medium Density Urban (MDU), High Density Urban (HDU), General Rural (GR), and General Rural Agricultural (GRA) regulatory zones.

These can be easily visualized in the abridged table below.

	LDS	MDS	HDS	LDU	MDU	HDU	NC	PR	LDR	MDR	HDR	GR	GRA
Duplex	P	AR	A	A	A	A	A						
Triplex		AR	A	A	A	A	A						
Quadplex		AR	A	A	A	A	A						
Cottage Court	P	AR	A	A	A	A	A						
Single Family, Attached	A	A	A	A	A	A	S2	P					A
Guest Quarters	A	A	A	A	A	A			A	A	A	A	A
Minor Accessory Dwelling	A	AR							A	A	A	A	A

- Employee Housing** – Employee Housing will require a Special Use Permit (SUP) and is allowed in the General Commercial (GC), Neighborhood Commercial (NC), and Tourist Commercial (TC). Employee Housing Dormitories will not be permitted within residential regulatory zones.

	NC	GC	TC
Employee Housing	S	S	S

These new housing use types can provide more housing options county-wide that may be of lower cost and better serve parts of the population compared to traditional single-family detached homes. Adding different types of allowed residential uses can help support housing types that are more economically accessible to a broader range of residents, including young professionals, first-time homebuyers, retirees, and those simply seeking smaller living spaces. Additionally, some of the middle housing types such as cottage court developments share land and infrastructure costs, which can lower the cost of housing creation.

Article 304 Use Classification System

The purpose of Article 304 is to define all use types referenced in Article 302. With the introduction of middle housing use types, it has become necessary to update Article 304 to include definitions for these new use types. As part of this update, the following definitions have been added: guest quarters, multi-family minor, multi-family, group homes, employee housing, and middle housing. Middle housing encompasses duplexes, triplexes, quadplexes, cottage courts, and single family attached units.

Additionally, while revising Article 304, several cleanup items were addressed. These included updating terminology by replacing "families" with "households" throughout the article and relocating specific code requirements from the use definitions to more appropriate sections within the development code. This ensures that the definitions remain clear and focused, while regulatory details are organized and accessible.

Article 306 Accessory Uses and Structures

Article 306 provides comprehensive regulations for accessory uses and structures. This article covers a wide range of accessory buildings, including both attached and detached accessory dwellings, as well as the guest quarters use type. A guest quarters is an accessory structure or space that can be used for semi-separate habitation but contains no kitchen. This use type is a direct response to public feedback received during Housing Package 1, which made code updates specific to ADUs. The guest quarters use type will provide a needed option for semi-independent living on properties that may not be able to have a fully independent ADU. The resident of a guest quarters can have an independent living space while still being part of the same household as residents of the main unit. This provides Washoe County residents more options for aging in place or other housing needs.

Proposed amendments set forth in Article 306 establish clear regulations for the new use types. This includes establishing rules for ADUs on properties developed with middle housing use types and limiting each parcel to either an accessory dwelling unit or guest quarters. The regulations for guest quarters mirror the existing accessory dwelling standards outlined in Article 306.

Additionally, all lot coverage requirements are being relocated to a more suitable chapter ensuring that the development code is organized and accessible.

Article 313 Employee and Cottage Court Housing

Article 313 is a newly established article to provide comprehensive regulations for cottage courts and employee housing use types. The regulations within this article align closely with the established standards for other housing use types found throughout the Washoe County Development Code. For cottage court developments, the regulations encompass a variety of essential requirements, including maximum dwelling unit size limitations and standards for covered parking, common open space, and overall site orientation. These standards aim to create a community feel for cottage court developments.

The standards for employee housing are intended to ensure that employee housing dormitories provide safe, fully equipped, and comfortable living spaces for residents. These standards include prohibitions on the storage of inoperable vehicles, requirements for on-site property managers, specifications for facilities such as bathrooms and kitchens, and common space requirements.

Article 406 Building Placement Standards

Article 406 governs setbacks, lot width, lot area, height, and dwelling units per acre (du/ac). Currently, these requirements are spread across six different tables in the development code. To

enhance clarity and ease of use, staff is consolidating these tables into a single, easy-to-read table.

As part of the update, the minimum lot widths for the Medium Density Suburban (MDS), Medium Density Suburban/4 (MDS4), High Density Suburban (HDS), Low Density Urban (LDU), Medium Density Urban (MDU), and High Density Urban (HDU) regulatory zones are being reduced. Modifying these requirements would allow the development of different types of housing to be more feasible. Since Washoe County’s standards are almost exclusively geared towards single-family residential, the lot widths and setbacks in the development code create challenges for the development of different housing types. With the addition of the new housing types, adjustments are needed to make the regulatory zone standards appropriate for more than one housing type. This results in a more adaptable regulatory zone that can respond to market demand for various housing types.

Additionally, the lot area requirements for the Medium Density Urban (MDU) and High Density Urban (HDU) regulatory zones are being adjusted to align with the standards for Low Density Urban areas. These changes aim to create a more consistent approach to lot size regulations across the urban regulatory zones.

Article 408 Common Open Space Development

Developers of many housing types, including single-family attached housing, undergo the subdivision process using common open space development. This allows for modifications to the standard lot size and setback requirements and thus allows more flexibility in site design.

Historically, for projects utilizing Article 408, Common Open Space Developments, staff has requested applicants meet and adhere to the purpose section of Article 408, which describes the types of benefits a common open space development is supposed to provide. However, without these requirements formally established as findings, staff often faced substantial pushback when ensuring compliance. To address this issue, new required findings for common open space developments are proposed. These findings are: Preserve or Provide Open Space, Protect Natural and Scenic Resources, Achieve a More Efficient Use of Land, Minimize Road Building, and Encourage a Sense of Community.

Staff recognizes that developers of the new housing types proposed in Housing Package 2.5a will often use the common open space process. Adding required findings for the approval of a common open space development ensures that the development will provide clear benefits to residents rather than having these benefits as afterthoughts.

Another challenge with common open space developments has been the use of detention basins, retention basins, and other required drainage facilities as common open space. These facilities are not accessible to residents and provide no benefit, above and beyond standard code requirements. As part of this amendment, the use of detention basins, retention basins, and drainage facilities as common open space will be prohibited moving forward, ensuring that common open spaces are truly beneficial and usable for residents.

Article 410 Parking and Loading

With the introduction of middle housing use types to the Washoe County development code, it is important for parking requirements to be updated and clarified for the new use types. The proposed amendment aims to modify the existing parking requirements for duplexes, aligning them with the newly established parking standards for middle housing use types. The updated parking requirements are outlined below:

	Proposed
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Duplex	1 per dwelling unit, which must be in an enclosed covered
Triplex	1 per dwelling unit, which must be in an enclosed covered
Quadplex	1 per dwelling unit, which must be in an enclosed covered
Cottage Cluster	1 per dwelling unit, which must be in an enclosed garage
Employee Housing Dormitory	0.25 spaces per approved occupant

Additionally, recognizing the evolving nature of residential developments, Housing Package 2.5a includes the establishment of alleyway standards. These standards will give developers the option of creating residential subdivisions with garages positioned along the alleyways. This design approach enhances the aesthetic appeal of residential areas, creating a more inviting environment for residents by reducing the dominance of car-oriented residential facades.

Article 412 Landscaping

The purpose of Article 412, Landscaping, is to establish regulations for the development, installation, and maintenance of landscaped areas within Washoe County, while still allowing for creative landscape design. Currently single-family residential use types are exempt from these landscaping requirements. With the introduction of middle housing use types, staff is proposing to extend this exemption to include middle housing as well. This approach aims to simplify compliance while encouraging a variety of housing types. Landscaping requirements can still be applied as appropriate for middle housing developments through the subdivision process, just as they can for single-family subdivisions. Landscaping will be required for employee housing and continue to be required for multifamily housing.

Article 432 Open Space Standards

Residential common open space standards are identified in WCC Section 110.432.15, which specifies the types of common open space permissible within residential developments. As part of package 2.5a, new types of residential common open space, such as dog parks and pocket parks, are being added to the list of allowed common open space. These additions offer greater flexibility for smaller parcels and uniquely shaped parcels.

Additionally, the threshold for requiring common open space for multi-family use types is being lowered from twelve (12) dwelling units to five (5) dwelling units. Options for common open space would include large turf areas, courtyards, playgrounds, tennis courts, basketball courts, swimming pools, dog parks, pocket parks, and other options as approved by the Director. These types of common open space provide residents with areas for recreation, relaxation, and socializing, which can greatly enhance their quality of life. Staff recognizes that this change may result in higher costs for multi-family, minor developments; however, it also ensures that residents of these smaller developments have access to similar amenities as those in larger multi-family communities. This change emphasizes a commitment to providing equitable amenities regardless of number of units.

Article 902 Definitions

With the proposed changes in package 2.5 it is important to establish clear definitions for the new use types to ensure clarity and consistency. This amendment package not only modifies existing definitions for housing types found in Article 304, but it also introduces new definitions related to middle housing types. In doing so, it improves the comprehensiveness of Article 304 and 902 and ensures all terminology is consistent. It also updates master plan references to reflect the organization of Envision Washoe 2040.

Proposed Amendments

The proposed text additions are shown in **red bold**. All deletions are shown in ~~red strike through~~. Only the modified subsections of code are shown.

Article 300 Regulation of Uses: Title and Contents

Section 110.300.05 Contents. Division Three consists of the following articles:

- (a) ARTICLE 300 REGULATION OF USES: TITLE AND CONTENTS
- (b) ARTICLE 302 ALLOWED USES
- (c) ARTICLE 304 USE CLASSIFICATION SYSTEM
- (d) ARTICLE 306 ACCESSORY USES AND STRUCTURES
- (e) ARTICLE 308 HOME OCCUPATIONS
- (f) ARTICLE 310 TEMPORARY USES AND STRUCTURES
- (g) ARTICLE 312 FABRICATED HOUSING
- (h) ARTICLE 313 EMPLOYEE AND COTTAGE COURT HOUSING**
- ~~(hi)~~ ARTICLE 314 MANUFACTURED HOME PARKS
- ~~(ij)~~ ARTICLE 316 RECREATIONAL VEHICLE PARKS
- ~~(jk)~~ ARTICLE 318 VACATION TIME SHARE UNITS
- ~~(kl)~~ ARTICLE 319 SHORT-TERM RENTALS (STRs)
- ~~(lm)~~ ARTICLE 320 BED AND BREAKFAST ESTABLISHMENTS
- ~~(mn)~~ ARTICLE 322 GROUP CARE FACILITIES
- ~~(no)~~ ARTICLE 324 COMMUNICATION FACILITIES
- ~~(op)~~ ARTICLE 326 WIND MACHINES
- ~~(pq)~~ ARTICLE 328 GEOTHERMAL RESOURCES
- ~~(qr)~~ ARTICLE 330 DOMESTIC PETS AND LIVESTOCK
- ~~(rs)~~ ARTICLE 332 AGGREGATE FACILITIES
- ~~(st)~~ ARTICLE 334 MINING
- ~~(tu)~~ ARTICLE 336 AFFORDABLE HOUSING INCENTIVES (Reserved for Future Ordinance)
- ~~(uv)~~ ARTICLE 338 CHILD DAYCARE DEVELOPMENT INCENTIVES (Reserved for Future Ordinance)
- ~~(vw)~~ ARTICLE 340 INDUSTRIAL PERFORMANCE STANDARDS

Article 302 Allowed Uses

Table 110.302.05.1

TABLE OF USES (Residential Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA	
Family Residential																			
Duplex	--	--	--	P	P	P	P	P	A	--	S ₂	--	--	--	--	--	--	--	
Multi Family, Minor	--	--	--	--	--	--	PA	PA	A	--	S ₂	--	--	--	--	--	--	--	
Multi Family	--	--	--	--	--	--	S ₂	S ₂	A	--	S ₂	--	--	--	--	--	--	--	
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	--	A	
Single Family, Detached	A	A	A	A	A	A	A	S ₂	S ₂	--	S ₂	--	--	--	P	--	A	A	
-Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A	
-Detached Accessory Dwelling	A ¹	A ¹	A ¹	A ¹	AR	--	--	--	--	--	--	--	--	--	--	--	A ¹	A ¹	
-Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A	
Middle Housing																			
Duplex	--	--	--	P	PAR	PA	PA	PA	A	--	AS ₂	--	--	--	--	--	--	--	
Triplex	--	--	--	--	AR	A	A	A	A	--	A	--	--	--	--	--	--	--	
Quadplex	--	--	--	--	AR	A	A	A	A	--	A	--	--	--	--	--	--	--	
Cottage Court	--	--	--	P	AR	A	A	A	A	--	A	--	--	--	--	--	--	--	
Accessory Residential																			
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A	
Detached Accessory Dwelling	A ¹	A ¹	A ¹	A ¹	AR	--	--	--	--	--	--	--	--	--	--	--	A ¹	A ¹	
Minor Accessory Dwelling	A ¹	A ¹	A ¹	A ¹	AR	--	--	--	--	--	--	--	--	--	--	--	A ¹	A ¹	
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A	
Guest Quarters	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A	
Non-municipal Air Strips and Glider Ports (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--	
Personal Landing Field (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--	
Manufactured Home Parks	*	*	*	*	*	S ₂	S ₂	*	*	--	--	--	--	--	--	--	*	--	
Group Home	A	A	A	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	A	A	
Short-Term Rental (see Article 319)	Note: All of the below STR Tiers require the issuance of an STR permit, regardless of required review process.																		
Tier 1	A	A	A	A	A	A	A	A	A	A	A	A	--	--	--	--	A	A	
Tier 2	AR	AR	AR	AR	AR	AR	AR	AR	AR	A	AR	A	--	--	--	--	AR	AR	
Tier 3	--	--	--	--	--	--	--	--	--	S ₁	S ₁	S ₁	--	--	--	--	--	--	
Employee Housing	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	--	--	--	--	

Key: -- = Not allowed; A = Allowed; AR = Administrative Review; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed with a Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone ~~prior to adoption of this Development Code in effect prior to May 26, 1993~~, A¹ = Administrative Review required on parcels half an acre or smaller.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

Article 304 Use Classification System

Section 110.304.15 Residential Use Types. Residential use types include the occupancy of living accommodations, but exclude institutional living arrangements providing twenty-four-hour skilled nursing, custodial or medical care and those providing forced residence, such as asylums and prisons.

- (a) Family Residential. The family residential use type refers to the occupancy of living quarters by one (1) or more **family's households**. The following are family residential use types:

- ~~(1) Attached Accessory Dwelling Unit. An attached accessory dwelling unit is a portion of or an addition to a single-family main dwelling that has been designed or configured to be used as a separate and independent dwelling unit. An attached accessory dwelling unit includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but may also include living, sleeping, and eating facilities, all separated from the main unit by walls or ceilings and accessed through a lockable exterior or interior door. Except in the Medium Density Suburban (MDS) Regulatory Zone, the High-Density Suburban (HDS) Regulatory Zone, and all urban regulatory zones, the attached accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or 1,500 square feet, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the High-Density Suburban (HDS) Regulatory Zone, and all urban regulatory zones, the attached accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or 1,200 square feet, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. An attached accessory dwelling may be created by converting part of, or adding on to, an existing single family main dwelling. To be considered attached, the accessory dwelling unit must abut (i.e. be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling. Typical uses include guest rooms, guest apartments and "granny flats."~~
- ~~(2) Detached Accessory Dwelling Unit. A detached accessory dwelling unit refers to a dwelling unit on the same lot as the main dwelling unit, but which is physically separated from the main dwelling unit. A detached accessory dwelling unit is designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but which may also include living, sleeping, and eating facilities. Except in the Medium Density Suburban (MDS) Regulatory Zone, a detached accessory dwelling unit shall not exceed fifteen hundred (1,500) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed twelve hundred (1,200) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. Typical uses include guest houses, second units, "granny flats" and caretaker's quarters.~~
- ~~(3) Detached Accessory Structure. A detached accessory structure refers to a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached accessory~~

~~structure is not designed, configured, or used for human habitation. The detached accessory structure may be connected to water and wastewater systems subject to the recordation of a deed restriction prohibiting the use of the structure as a dwelling unit. Installation of both a kitchen (as defined in Article 902) and a toilet in a detached accessory structure shall render the structure as a dwelling unit and subject to the accessory dwelling unit provisions. Typical uses include storage buildings and sheds, barns and detached garages.~~

- ~~(4) Duplex. Duplex refers to the use of a parcel for two (2) dwelling units in a single structure.~~
- ~~(51) Multi-Family, Minor. Multi-family, **minor** refers to the use of a parcel for **between three (3) five (5) and twenty (20) or more** dwelling units within one (1) or more buildings, ~~including condominium developments~~ **excluding cottage court developments.**~~
- ~~(2) Multi-Family. Multi-family refers to the use of a parcel for **twenty-one (21) or more dwelling units within one (1) or more buildings, excluding cottage court developments.**~~
- ~~(63) Single Family, Attached. Single family attached refers to two (2) or more dwelling units constructed with a common or abutting wall with each located on its own separate parcel. **Typical uses could include townhomes or condominiums.**~~
- ~~(74) Single Family, Detached. Single family detached refers to the use of a parcel for only one (1) dwelling unit.~~
- ~~(8) Minor Accessory Dwelling Unit. A minor accessory dwelling unit refers to a type of detached accessory dwelling unit that is under five hundred (500) square feet. A minor accessory dwelling unit is designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but which may also include living, sleeping, and eating facilities. The minor accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or 500 square feet, whichever is smaller. Typical uses include guest houses, second units, "granny flats" and caretaker's quarters.~~
- (b) Middle Housing. The middle housing use types refer to a range of housing with multiple dwelling units that are compatible in scale with detached single-family housing.**
- (1) Duplex. Duplex refers to the use of a parcel for two (2) dwelling units in a single structure.**
- (2) Triplex. Triplex refers to the use of a parcel for three (3) dwelling units in a single structure.**
- (3) Quadplex. Quadplex refers to the use of a parcel for four (4) dwelling units in a single structure.**
- (4) Cottage Court. Cottage court refers to a housing development of between two (2) and twelve (12) small-scale single family detached dwellings on one parcel that interact together as a small community and meet the standards of WCC 110.313.05.**
- ~~(b) Manufactured Home Parks. Manufactured home parks use type refers to the occupancy of a dwelling unit defined as a mobile home or a manufactured home and which is located in a site defined as a manufactured home park.~~

- (e) ~~Group Home. Group home use type refers to the occupancy of a single-family dwelling by and the care for a group of ten (10) or fewer persons on a weekly or longer basis who are not defined as a family. The number of persons who reside in a group home excludes any caregivers and their family who also reside in the single-family residence.~~
- (1) ~~This term includes specifically the following uses:~~
- (i) ~~Residential facility for groups; or~~
 - (ii) ~~Home for individual residential care;~~
 - (iii) ~~Halfway house for recovering alcohol or drug abusers;~~
 - (iv) ~~Group foster home.~~
- (2) ~~The term group home does not include a childcare institution or a facility for transitional living for released offenders.~~
- (c) **Accessory Residential.** Accessory residential refers to use types that are accessory to family residential and middle housing use types. They cannot be established independent of these primary use types and are not considered in calculations of density.
- (1) **Attached Accessory Dwelling Unit.** An attached accessory dwelling unit is a portion of or an addition to a single-family main dwelling unit that has been designed or configured to be used as a separate and independent dwelling unit. An attached accessory dwelling unit includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but may also include living, sleeping, and eating facilities, all separated from the main unit by walls or ceilings and accessed through a lockable exterior or interior door. Except in the Medium Density Suburban (MDS) Regulatory Zone, the High-Density Suburban (HDS) Regulatory Zone, and all urban regulatory zones, the attached accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or 1,500 square feet, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the High-Density Suburban (HDS) Regulatory Zone, and all urban regulatory zones, the attached accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or 1,200 square feet, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. An attached accessory dwelling unit may be created by converting part of, or adding on to, an existing single family main dwelling. To be considered attached, the accessory dwelling unit must abut (i.e. be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling. Typical uses include second units, guest rooms, and guest apartments.
- (2) **Detached Accessory Dwelling Unit.** A detached accessory dwelling unit refers to a dwelling unit on the same lot as the main dwelling unit, but which is physically separated from the main dwelling unit. A detached accessory dwelling unit is designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but which may also include living, sleeping, and eating facilities. Except in the Medium Density Suburban (MDS) Regulatory Zone, a detached accessory dwelling unit shall not exceed

~~fifteen hundred (1,500) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed twelve hundred (1,200) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. Typical uses include guest houses, second units, and caretaker's quarters.~~

- (3) **Minor Accessory Dwelling Unit.** A minor accessory dwelling unit refers to a type of detached accessory dwelling unit that is under five hundred (500) square feet. A minor accessory dwelling unit is designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but which may also include living, sleeping, and eating facilities. ~~The minor accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or 500 square feet, whichever is smaller.~~ **Typical uses include guest houses, second units, and caretaker's quarters.**
- (4) **Detached Accessory Structure.** A detached accessory structure refers to a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached accessory structure is not designed, configured, or used for human habitation. ~~The detached accessory structure may be connected to water and wastewater systems subject to the recordation of a deed restriction prohibiting the use of the structure as a dwelling unit.~~ **Installation of both a kitchen (as defined in Article 902) and a toilet in a detached accessory structure shall render the structure as a dwelling unit and subject to the accessory dwelling unit provisions. Typical uses include storage buildings and sheds, barns and detached garages.**
- (5) **Guest Quarters.** Guest quarters refer to a detached accessory structure or an attached accessory space with no internal access to the main dwelling that contains living space, including a bedroom and bathroom, but no kitchen or cooking facilities. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling.
- (d) **Short-term rental.** Short-term rental (STR) refers to existing single-family dwelling units where, for compensation, lodging is provided within either the entire home or a portion of the home for a rental period of less than 28 days. STRs may be permitted to operate out of legally permitted permanent dwelling units or accessory dwelling units in accordance with the standards within Article 319. Short-term rentals are distinguishable from commercial lodging use types in that no meals may be provided within short-term rentals as part of the rental agreement and the home may only be rented out for short-term rental use to one group at a time. STRs are also often referred to as vacation rentals and are commonly made available through property management companies or online booking platforms. The following are short-term rental use types:
- (1) **Tier 1 Short-Term Rental.** A Tier 1 STR has a maximum occupancy of 10 persons or fewer.
- (2) **Tier 2 Short-Term Rental.** A Tier 2 STR has a maximum occupancy of 11-20 persons and due to its higher occupancy, may require additional limitations to ensure compatibility with surrounding residential properties.

- (3) Tier 3 Short-Term Rental. A Tier 3 STR has a maximum occupancy of 21 or more persons. This highest tier of STRs is still operated out of a pre-existing dwelling unit, but due to the high number of occupants, is expected to have more significant impacts to surrounding properties. As a result, it is considered inappropriate to be located in residential regulatory zones but it may be appropriate on properties with commercial regulatory zones that are located nearer tourist and commercial services.
- (e) Employee Housing. Employee housing refers to a building or a portion of a building where, for a benefit of employment, lodging is provided. Such lodging can be fully independent dwelling units or be of a dormitory style meeting the requirements of Section 110.313.10. Employee housing must meet all applicable standards for the subject housing type.
- (f) Manufactured Home Parks. Manufactured home parks use type refers to the occupancy of a dwelling unit defined as a mobile home or a manufactured home and which is located in a site defined as a manufactured home park.
- (g) Group Home. Group home use type refers to the occupancy of a single-family dwelling or cottage court by a group of ten (10) or fewer persons on a weekly or longer basis who are cared for by a professional caregiver. The number of persons who reside in a group home excludes any caregivers and their family who also reside in the group home.
- (1) This term includes specifically the following uses:
- (i) Residential facility for groups; or
 - (ii) Home for individual residential care;
 - (iii) Halfway house for recovering alcohol or drug abusers;
 - (iv) Group foster home.
- (2) The term group home does not include a childcare institution or a facility for transitional living for released offenders.

Article 306 Accessory Uses and Structures

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 **set forth in Article 406**:
- (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 ten 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.~~
- (h) Deed Restriction Required for Connection to Water or Wastewater Facilities. Any detached accessory structure proposed to be connected to a potable water supply line or a septic system or community sewer system (i.e. sanitary sewer) as part of a building permit application shall require a deed restriction to be filed with the County Recorder's office stipulating that the structure will not be converted to an accessory dwelling unit as defined in Section 110.304.15 **or used for habitation**. Said deed restriction shall make the County a party to the restriction and shall be obtained through the Planning and **Development Building** Division. A copy of the recorded deed restriction shall be required prior to the issuance of the building permit. The Planning and **Development Building** Division shall agree in writing to the removal of the deed restriction if the owner legally converts the accessory structure to an accessory dwelling unit (pursuant to the provisions of this article and applicable building codes) or if the structure has been permanently disconnected from the potable water supply and sanitary sewer system. Installation of both a kitchen (as defined in Article 902) and a toilet in a detached accessory structure shall render the structure as a dwelling unit subject to the provisions of this article.
- (j) Hoop Houses and High Tunnels. Hoop houses and high tunnels, as defined in Section 110.902.15, General Definitions, may be established subject to the following regulations:
- (1) Must meet all Washoe County placement standards for a detached accessory structure;
 - (2) Are exempt from the lot coverage limitations **established in Article 406**~~established in Section 110.306.10(a)~~; and
 - (3) The height of a hoop house or high tunnel at its tallest point shall not exceed the allowable height for the regulatory zone within which it is located.

Section 110.306.20 Attached Accessory Dwellings. Attached accessory dwellings ~~are~~ **unit is** defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. Attached accessory dwellings are permitted in the General Rural (GR), General Rural Agricultural (GRA), and the Residential Regulatory Zones, pursuant to all of the following regulations:

- (a) A main residential unit exists ~~and no other accessory dwelling unit has been established~~.
- (b) A minimum lot area of five thousand (5,000) square feet exists.
- (c) Compliance with the setback and height standards of the regulatory zone and the lot coverage standards ~~enumerated in~~ **established in Article 406. Section 110.306.10(a)**.

- (d) **Parcels with single-family dwellings.** Except in the Medium Density Suburban (MDS) Regulatory Zone, the High-Density Suburban (HDS) Regulatory Zone, and all urban regulatory zones, the attached accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or fifteen hundred (1,500) square feet, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the High Density Suburban Regulatory Zone, and all urban regulatory zones, the attached accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or 1,200 square feet, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space.
- (e) **Parcels with duplex, triplex, or quadplex. The attached accessory dwelling unit shall not exceed 800 square feet. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the attached accessory dwelling unit, unless such areas have been legally converted into habitable space. A maximum of one accessory dwelling unit or guest quarters is permitted per parcel.**
- (ef) An attached accessory dwelling **unit** may be created by converting part of, or adding on to, an existing single family main dwelling unit. To be considered attached, the accessory dwelling unit must abut (i.e. be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling. Any exterior entrance to the attached accessory dwelling shall not be located along the same wall as the main entrance to the main unit.
- (fg) A minimum of one (1) off-street parking space shall be added, in addition to the applicable parking requirements of the main unit. Additional parking beyond the one (1) off-street parking space added may be required pursuant to the provisions of Article 410, Parking and Loading.
- (gh) Only one (1) accessory dwelling unit **or guest quarters** is allowed per parcel. **Neither an accessory dwelling unit nor a guest quarters are allowed on parcels with cottage court or multifamily developments.**

Section 110.306.25 Detached Accessory Dwellings. Detached accessory dwellings ~~are unit is~~ defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. Any detached accessory dwelling unit must adhere to the following requirements:

- (a) A main residential unit exists ~~and no other accessory dwelling unit has been established.~~
- (b) A minimum lot area of twelve thousand (12,000) square feet exists.
- (c) Compliance with the setback and height standards of the regulatory zone and the lot coverage standards **established in Article 406. enumerated in Section 110.306.10(a).**
- (d) **Parcels with single-family dwellings.** Except for in the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed fifteen hundred (1,500) square feet, or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed twelve hundred (1,200) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller.

The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. The maximum permitted square footage of a detached accessory dwelling unit shall not be increased by use of the variance process contained in Article 804, Variances, except for conversion of a guest house, that was legally constructed prior to May 26, 1993, to a detached accessory dwelling unit.

- (e) **Parcels with duplex, triplex, or quadplex. The detached accessory dwelling unit shall not exceed 800 square feet. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the detached accessory dwelling unit, unless such areas have been legally converted into habitable space. A maximum of one accessory dwelling unit or guest quarters is permitted per parcel.**
- (ef) A manufactured or modular home constructed within six (6) years of the date of its placement is permitted as a detached accessory dwelling unit, subject to the size and regulatory zone requirements in (d) above and the provisions of Article 312, Fabricated Housing, provided that the unit is permanently affixed to the property, its foundation system is masked and the unit is converted to real property pursuant to the provisions of Article 312, Fabricated Housing, at the time of the final inspection date. Fabricated homes are permitted as detached accessory dwelling units in a manufactured home subdivision.
- (fg) A minimum of one (1) off-street parking space shall be added, in addition to the applicable parking requirements of the main unit. Additional parking beyond the one (1) off-street parking space added may be required pursuant to the provisions of Article 410, Parking and Loading.
- (gh) Only one (1) accessory dwelling unit **or guest quarters** is allowed per parcel. **Neither an accessory dwelling unit nor guest quarters are allowed on parcels with cottage court or multifamily developments.**
- (hi) A detached accessory dwelling unit may be converted to a main dwelling unit by subdividing the original parcel. The newly subdivided parcels (and any structures thereon) must meet all provisions of the Development Code, including the setback, height, and minimum lot **dimensionarea** standards of the applicable regulatory zone.
- (ij) A detached accessory dwelling unit shall include the installation of a water meter if the detached accessory dwelling unit proposes to use a domestic well as its source of water.
- (jk) On any parcel half an acre in size or smaller, a detached accessory dwelling unit shall be permitted only pursuant to the administrative review process in Article 809.
- (kl) If a detached accessory dwelling unit qualifies as a minor accessory dwelling unit as defined in WCC 110.304.15(**ac**) (**83**) and is 12 feet in height or less, it can be located as close as 5 feet from the side and rear property lines. Minor accessory dwelling units located on parcels larger than ½ acre in size do not require an off-street parking space. Minor accessory dwelling units located on parcels ½ acre in size or smaller are required to have one off-street parking space, unless this requirement is waived by the Director of Planning and Building or their designee **through a director's modification of standards.**

Section 110.306.28 Guest Quarters. Guest quarters, attached or detached, are defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. Any guest quarters must adhere to the following requirements:

- (a) ~~A main residential dwelling unit exists and no accessory dwelling unit has been established.~~
- (b) A minimum lot size of twelve thousand (12,000) square feet exists.
- (c) Compliance with the setback and height standards of the applicable regulatory zone and the lot coverage standards established in Article 406.
- (d) Parcels with single-family dwellings. The guest quarters shall not exceed fifteen hundred (1,500) square feet, or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the guest quarters unit shall not exceed twelve hundred (1,200) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. The maximum permitted square footage of a guest quarters shall not be increased by use of the variance process contained in Article 804, Variances.
- (e) Parcels with duplex, triplex, or quadplex. The guest quarters shall not exceed 800 square feet. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the guest quarters, unless such areas have been legally converted into habitable space.
- (f) Only one (1) accessory dwelling unit or guest quarters is allowed per parcel. Neither an accessory dwelling unit nor guest quarters are allowed on parcels with cottage court or multifamily developments.
- (g) The guest quarters shall not contain a kitchen.
- (h) Any guest quarters proposed to be connected to a potable water supply line or a septic system or community sewer system (i.e. sanitary sewer) as part of a building permit application shall require a deed restriction to be filed with the County Recorder's office stipulating that the structure will not be converted to an accessory dwelling unit as defined in Section 110.304.15 or contain a kitchen. Said deed restriction shall make the County a party to the restriction and shall be obtained through the Planning and Building Division. A copy of the recorded deed restriction shall be required prior to the issuance of the building permit. The Planning and Building Division shall agree in writing to the removal of the deed restriction if the owner legally converts the guest quarters to an accessory dwelling unit (pursuant to the provisions of this article and applicable building codes) or if the structure has been permanently disconnected from the potable water supply and sanitary sewer system. Installation of both a kitchen (as defined in Article 902) and a toilet in a guest quarters shall render the structure as a dwelling unit.

Article 313 Employee and Cottage Court

Section 110.313.00 Purpose. The purpose of this article, Article 313, Employee and Cottage Court housing, is to set forth the regulations governing those use types on a parcel.

Section 110.313.05 Cottage Court Developments. Cottage court developments shall be subject to the following standards:

- (a) The maximum floor area for each cottage shall be 1,000 square feet. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the cottage, unless such areas have been legally converted into habitable space.
- (b) There must be a minimum separation of five feet between the building footprints of each cottage. On cottage sides with a main entrance, there must be a minimum separation of ten feet.
- (c) Attached or detached garages must not exceed 400 square feet in floor area per cottage.
- (d) A minimum of 200 square feet of common open space per cottage is required and is intended to be an amenity shared by all residents of the cottage court development. The common open space shall be completed prior to the issuance of a certificate of occupancy for the first cottage. The common open space must meet the following standards:
 - (1) Have a minimum average width of 20 feet.
 - (2) Be composed of one or more of the following amenities:
 - (i) Shaded seating areas
 - (ii) Shared garden area
 - (iii) Sports court/field
 - (iv) Pool
 - (v) Large lawn area
 - (vi) Park area
 - (vii) Similar outdoor recreation facilities are not otherwise prohibited in the development code, as approved by the Director of Planning and Building pursuant to a director's modification of standards.
- (e) A minimum of 60% of the cottages must be oriented around and have their main entrance facing common open space.
- (f) Pedestrian pathways at least four (4) feet in width meeting Americans with Disabilities Act surfacing requirements must be provided to connect parking facilities, cottages, and common open space.
- (g) Parking shall not be placed between the cottages and the common open space.
- (h) Community accessory structures are permitted, subject to the applicable standards of Article 306. They shall not count towards the minimum common open space square footage requirement.
- (i) Cottage court developments must be connected to sanitary sewer.

Section 110.313.10 Employee Housing Dormitories. Employee housing dormitory developments shall be subject to the following standards:

- (a) Bathroom facilities shall be provided. If individual rooms do not have a private bathroom with a shower, sink, and toilet, then at least one shower, sink, and toilet must be provided per five employees.
- (b) Employees shall have access to a kitchen. One fully furnished kitchen containing at a minimum a stove, oven, refrigerator, and microwave shall be provided for every 10 employees.
- (c) Employees shall have access to common living and recreation space that will be identified through the special use permit process. The space(s) shall consist of a minimum of 100 square feet per the number of employees who could legally reside at the dormitory. If the employee housing dormitory is allowed in an area without a special use permit, the common living and recreation space shall be composed of the types specified in WCC 110.432.15(a).

Section 110.313.15 Employee Housing. Employee housing, whether of a dormitory style or of complete and independent dwelling units, shall be subject to the following standards:

- (a) A designated property manager shall be identified during the permitting process to ensure that the premises are properly maintained. The name and number of the property manager shall be posted on the front doors of all areas occupied by employees and updated as needed.
- (b) Storage of inoperable vehicles and storage and/or habitation of recreational vehicles shall be prohibited on the premises.
- (c) Employees must reside in the housing for 28 days or longer.
- (d) Employee housing shall meet all standards for the applicable type of residential development (e.g. multifamily housing, single family detached housing, etc.).
- (e) If no residential density is established for the regulatory zoning district in which the employee housing is located, the maximum density shall be 14 units per acre.
- (f) A deed restriction shall be recorded on the property restricting the subject housing to be utilized solely as employee housing as defined and regulated per Washoe County Code.

Article 406 Building Placement Standards

*Note (not included in ordinance text): In this section, a table is being reformatted and some changes are being made to its content. For clarity, the reformatted table shows strike throughs for deleted content and bold for new content. In the ordinance, the redline will reflect the removal of the old table and the insertion of the reformatted table.

Section 110.406.05 General. ~~The yard requirements and setback dimensions are set forth in Part Three of Table 110.406.05.1~~ **sets forth regulatory zone development standards.** These requirements may be modified pursuant to Article 408, Common Open Space Development. All required yard setbacks are measured from the property line with the following exceptions: (1) when an access easement traverses a portion of a property and has a total width of more than twenty (20) feet, the required yard setback is measured from the edge of the easement closest to the proposed structure; or, (2) when a Washoe County-maintained road is located outside of a recorded right-of-way or easement, regardless of the roadway width, the required yard setback shall be measured from the edge of the road. If a lot does not meet the minimum lot size for the regulatory zoning for the lot, the yard requirements and setback dimensions shall be based on the lot size for the next densest regulatory zone for which the lot does meet minimum size for lots in that zone.

**Table 110.406.05.1
STANDARDS**

Part One: Density/Intensity Standards										
	LDR	MDR	HDR	LDS	LDS-2	MDS	MDS-4	HDS	LDU	MDU
Dwelling Unit Per Acre (du/ac)	0.1	0.2	0.4	4	2	3h	4h	7a	40b	24c
Height (feet)	35	35	35	35	35	35	35	35	40	70

Part One: Density/Intensity Standards (continued)										
	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Dwelling Unit Per Acre (du/ac)	42c	n/a	5	n/a	n/a	n/a	n/a	n/a	0.025	0.025
Height (feet)	70	80	60	45	65	65	65	n/a	35	35

Notes: a - 7 dwelling units per acre single-family detached; 9 dwelling units per acre for attached single-family and mobile home parks
 b - 10 dwelling units per acre for single-family detached; 14 dwelling units per acre for multi-family and 12 units per acre for mobile home parks
 c - Multi-family
 h - 3 dwelling units per acre single-family detached; 5 dwelling units per acre for both single-family attached and manufactured home parks within areas designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993

Part Two: Lot Size										
	LDR	MDR	HDR	LDS	LDS-2	MDS	MDS-4	HDS	LDU	MDU
Minimum Lot Area (1,000's of sq. ft. unless otherwise indicated)	8ae	4ae	2ae	35	17.5	12	9	5	3.7d	8e
Minimum Lot Width (feet)	250	200	150	120	100	80	70	60	60	60

Part Two: Lot Size (continued)										
	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Minimum Lot Area (1,000's of sq. ft. unless otherwise indicated)	8f	40	40	40	40	n/a	n/a	n/a	40ae	40ae
Minimum Lot Width (feet)	60	75	75	100	100	100	n/a	n/a	660	660

Notes: d - 3,700 square feet for single-family detached and 8,000 square feet with two (2) attached single-family dwelling units
 e - 3,700 square feet for single-family detached and 8,000 square feet with four (4) multi-family units
 f - 3,700 square feet for single-family detached and 8,000 square feet with eight (8) multi-family units
 g - 40 acres nominally = 1/16 section

**Table 110.406.05.1 (continued)
STANDARDS**

Part Three: Yard and Setback Dimensions										
	LDR	MDR	HDR	LDS	LDS-2	MDS	MDS-4	HDS	LDU	MDU
Front Yard (feet)	30	30	30	30	30	20	20	20	15	15
Side Yards (feet)	50	15	15	12	10	8	7	5	5	5

Rear Yard (feet)	30	30	30	30	30	20	20	20	40	20
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Part Three: Yard and Setback Dimensions (continued)										
	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Front Yard (feet)	20	40	15	20	15	20	20	n/a	30	30
Side Yards (feet)	5	40	15	40	40	15	15	n/a	50	50
Rear Yard (feet)	20	40	20	40	15	20	20	n/a	30	30

Source: ~~Sedway~~ ~~Cooke~~ ~~Associates~~

REGULATORY ZONE DEVELOPMENT STANDARDS								
Regulatory Zones	Title	Yards – Setbacks*			Maximum Height (feet)	Maximum Density/Intensity (du/ac)	Minimum Lot Size [~]	Minimum Lot Width (feet)
		Front (feet)	Side (feet)	Rear (feet)				
LDR	Low Density Rural	30	50	30	35	0.1	8 ac	250
MDR	Medium Density Rural	30	15	30	35	0.2	4 ac	200
HDR	High Density Rural	30	15	30	35	0.4	2 ac	150
LDS	Low Density Suburban	30	12	30	35	1	35,000 sf	120
LDS/2	Low Density Suburban/2	30	10	30	35	2	17,500 sf	100
MDS	Medium Density Suburban	20	8	20	35	3 ^{hc}	12,000 sf	80 65
MDS/4	Medium Density Suburban/4	20	7	20	35	4 ^{hd}	9,000 sf	70 60
HDS	High Density Suburban	20 ^e	5	20 10	35	7 ^a	5,000 sf	60 50
LDU	Low Density Urban	15	5	10	40	10 ^b	3,700 sf d	60 45
MDU	Medium Density Urban	15	5	20 10	70	21 ^e	8,000 sf e 3,700 sf	60 45
HDU	High Density Urban	15	5	20 10	70	42 ^e	8,000 sf f 3,700 sf	60 40
GC	General Commercial	10	10	10	80	N/A	10,000 sf	75
NC	Neighborhood Comm/Office	15	15	20	60	5	10,000 sf	75
TC	Tourist Commercial	20	10	10	45	N/A	10,000 sf	100
I	Industrial	15	10	15	65	N/A	10,000 sf	100
PSP	Public Semi-Public Facilities	20	15	20	65	N/A	N/A	100

PR	Parks and Recreation	20	15	20	65	N/A	N/A	N/A
OS	Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GR	General Rural	30	50	30	35	0.025	40 ac	660
GRA	General Rural Agricultural	30	50	30	35	0.025	40 ac	660
SP	Specific Plan	See Development Standards identified for each individual Specific Plan.						

- Notes:
- du/ac - dwelling unit per acre
 - ac – acre(s)
 - sf – square feet
 - a - 7 du/ac single family detached; 9 du/ac single-family attached, middle housing, and mobile home parks
 - b - 10 du/ac single family detached; 14 du/ac single-family attached, multi-family, and middle housing; and 12 du/ac for mobile home parks
 - c - 3 du/ac single-family detached; 5 du/ac for single-family attached, middle housing, and manufactured home parks within areas designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993.
 - d - 4 du/ac single-family detached; 5 du/ac for single-family attached, middle housing, and manufactured home parks within areas designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993.
 - e - 10-foot minimum setback for living space, 20-foot setback for garages
 - * - Single family attached use types within all residential and commercial regulatory zones shall have the option of a 0' side yard setback where a parcel line is contiguous with an interior wall that connects units.
 - ~ - Minimum lot size shall not apply to single family attached use types

Section 110.406.60 Lot Coverage. The establishment of buildings shall not exceed the following lot coverage limitations:

- (a) 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;
- (b) 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;
- (c) 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;
- (d) 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;
- (e) 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 ten percent of the total lot acreage or 80,000 square feet, whichever is less.
- (f) 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.

- (g) **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.**

Article 408 Common Open Space Development

Section 110.408.45 Conditions of Approval. Provisions for the common open space development shall be conditioned upon approval of the tentative subdivision or parcel map.

- (a) **Three-Year Maintenance Plan.** Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
- (1) Vegetation management;
 - (2) Watershed management;
 - (3) Debris and litter removal;
 - (4) Fire access and suppression;
 - (5) Maintenance of public access and/or maintenance of limitations to public access; and
 - (6) Other factors deemed necessary by the **Parcel Map Review Committee, the Planning Commission or the Board of County Commissioners.**
- (b) **Permanent Preservation and Maintenance.** Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the County.
- (c) **Screening and Buffering of Adjoining Development.** Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development.
- (d) **Common Open Space Restrictions.** Designated common open space shall not include areas devoted to public or private vehicular streets, **detention and retention ponds/basins, drainage facilities,** or any land which has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools or other public facilities.

Section 110.408.28 Findings Required for Common Open Space Developments. Prior to approving an application for a common open space development, the Planning Commission or Parcel Map Review Committee, as applicable, shall find that all of the following findings have been satisfied. This is to ensure that the benefits provided by the proposed common open space development are commensurate with the flexibility afforded by common open space development.

- a. **Preserve or Provide Open Space.** The development preserves existing steep slope areas, developmentally constrained areas, and heavily treed areas from development and provides future residents with an option for open space above and beyond any applicable minimum requirements of Article 432.

- b. **Protect Natural and Scenic Resources.** The development identifies and protects natural and scenic resources, including but not limited to ridgelines, waterways, large diameter trees, and habitat for special status species.
- c. **Achieve a More Efficient Use of Land.** The development utilizes density clustering to further protect and preserve open spaces.
- d. **Minimize Road Building.** The development is designed in a manner that reduces the overall linear distance of roadways (e.g. cul-de-sacs).
- e. **Encourage a Sense of Community.** The development provides community amenities such as trail connectivity, bike trails/walking trails, dog parks, playgrounds, pocket parks, etc.

Article 410 Parking and Loading

Table 110.410.10.1

**OFF-STREET PARKING SPACE REQUIREMENTS (Residential Use Types)
(See Section 110.410.10 for explanation)**

Residential Use Types (Section 110.304.15)	Spaces Required
Family Residential	
—Attached Accessory Dwelling	1 per attached accessory dwelling unit, in addition to other required spaces
—Detached Accessory Dwelling	1 per detached accessory dwelling unit, in addition to other required spaces
—Detached Accessory Structure	None
Guest Quarters	1 per guest quarters unit, in addition to the other required spaces
—Duplex	2 1 per dwelling unit, 1 of which must be covered in an enclosed garage
Triplex	1 per dwelling unit, which must be covered
Quadplex	1 per dwelling unit, which must be covered
—Fabricated Home	*2 per fabricated home
—Multi Family and Multi Family, minor	2 bedrooms or fewer = 1 parking space; 3 bedrooms = 2 parking spaces; 4 or more bedrooms = 2.5 parking spaces 1 covered parking space is required for every 2 units.
Cottage Cluster	1 per dwelling unit, which must be in an enclosed garage
—Single Family Attached	2 per dwelling unit, 1 of which must be in an enclosed garage
—Single Family Detached	2 per dwelling unit, 1 of which must be in an enclosed garage
Manufactured Home Parks	1.5 per manufactured home, plus 1 per 5 units for guest parking
Group Home	.25 per bed, plus 1 per employee during peak employment shift
Short-Term Rental (All Tiers)	As identified in Article 319, <i>Short-Term Rentals (STRs)</i>
Employee Housing Dormitory	.25 spaces per approved occupant

Note: * = Article 312, Fabricated Housing, may require 1 parking space to be in an enclosed garage or carport.

Section 110.410.32 Alleyway Standards. Alleys may be appropriate in residential developments to provide rear access to houses. Alleys in residential areas shall conform to the following requirements:

- (a) **A minimum of twenty-six (26) foot-wide right-of-way or access easement.**
- (b) **A minimum of twenty (20) foot-wide road shall be paved.**
- (c) **The alley shall meet the applicable width and pavement structure requirements of Article 436.**

Article 412 Landscaping

Section 110.412.10 Exemptions. The following uses are exempt from the provisions of this article:

- (a) Residential Use Types. The required front, side or rear yard areas of existing and new detached-single family **and middle housing** residential lots, unless front yard landscaping is required under any article found in Division Two, Area Plan Regulations, of the Washoe County Development Code or Section 110.412.35. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.

Section 110.412.35 Residential Use Types. The following landscaping requirements shall apply to residential uses ~~including duplex and multiplex residential subdivision lots and multi-family developments,~~ except those exempted by Section 110.412.10, Exemptions. Any landscaping required in this section may contribute toward the minimum requirements.

- (b) (a) Coverage. A minimum twenty (20) percent of the total developed land area shall be landscaped.
- (c) (b) Required Yards Adjoining Streets. All required front, rear or side yards which adjoin a public street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet of street frontage, or fraction thereof.
- (d) (c) Subdivision Perimeters. New residential subdivisions, regardless of the number of dwelling units per parcel, shall provide at least one (1) tree for every fifty (50) linear feet of perimeter frontage adjoining an arterial or collector identified in the Washoe County Master Plan Streets and Highways System Plan map **or the Regional Transportation Plan.**
- (e) (d) Model Homes. Model homes for all residential subdivisions shall install landscaping that demonstrates appropriate landscape techniques suitable for the local micro-climate and soil conditions.
- (f) (e) Community Gardens. Community Gardens, including edible gardens may count towards the total landscaping requirement when planted year-round.
- (g) (f) Landscaping. ~~Landscaping~~ **Landscaping** shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.

Article 432 Open Space Standards

Section 110.432.15 Residential Common Open Space. This section sets forth development standards to provide sufficient and quality common open space for residential uses in Washoe County. These standards are intended to provide for the development and maintenance of common open space areas which serve the need for leisure, space and recreation.

- (a) Types of Common Open Space. Common open space may be comprised of one (1) or more of the following:
 - (1) Courtyard;

- (2) Large lawn area;
 - (3) Playground;
 - (4) Tennis court;
 - (5) Basketball court;
 - (6) Dog Park;**
 - (7) Pocket Park;**
 - ~~(68)~~ Swimming pool; and
 - ~~(79)~~ Similar outdoor recreation facilities not otherwise prohibited in the development code, as approved by the Director of ~~Community Development~~. **Planning and Building pursuant to a director's modification of standards.**
- (b) Requirement. At least two hundred (200) square feet of common open space shall be required per dwelling unit for developments of ~~twelve (12)~~ **five (5)** or more units.

Article 902 Definitions

Section 110.902.15 General Definitions. Unless otherwise specified, the following definitions shall be applicable throughout the Development Code:

Area Plan. "Area plan" means plans adopted by Washoe County which cover specific subareas of the unincorporated County. **These plans may also be referred to as "Planning Areas"**. These plans provide basic information on the natural features, resources and physical constraints that affect the development of the **area plan or** planning area. They also **may** specify detailed land use designations which are then used to review specific development proposals and to plan services and facilities.

Attached Accessory Dwelling Unit. "Attached accessory dwelling unit" means a portion of or an addition to a **dwelling unit single family main dwelling** that has been designed or configured to be used as a separate and independent dwelling unit **and is further defined in Article 304.** ~~An attached accessory dwelling unit includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but may also include living, sleeping, and eating facilities, all separated from the main unit by walls or ceiling and accessed through a lockable exterior or interior door. The attached accessory dwelling unit shall not exceed forty (40) percent of the total square footage of the main dwelling unit or one thousand (1,000) square feet, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. An attached accessory dwelling may be created by converting part of, or adding on to, an existing single family main dwelling. To be considered attached, the accessory dwelling unit must abut (i.e. be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling. Attached accessory dwellings are often referred to as guest rooms, guest apartments and "granny flats."~~

Community Accessory Structure. "Community accessory structure" means a structure not containing a dwelling unit in a cottage court development that serves residents through providing shared facilities such as parking, laundry, or other amenities.

Condominium. "Condominium" means an estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with:

(a) A separate interest in space in a residential, industrial or commercial building or industrial and commercial building on such real property, such as, but not restricted to, an apartment, office or store; or

(b) A separate interest in air space only, without any building or structure, to be used for a mobile home.

A condominium may include in addition a separate interest in other portions of such real property. Such estate may, with respect to the duration of its enjoyment, be either an estate of inheritance or perpetual estate, an estate for life, or an estate for years.

Detached Accessory Dwelling Unit. "Detached accessory dwelling unit" means a dwelling unit on the same lot as a **dwelling unit** ~~the main dwelling unit~~, but which is physically separated from the main **dwelling unit and is further defined in Article 304.** ~~dwelling unit. A detached accessory dwelling unit is designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. toilet) facilities, but which may also include living, sleeping, and eating facilities. Except in the Medium Density Suburban (MDS) Regulatory Zone, a detached accessory dwelling unit shall not exceed fifteen hundred (1,500) square feet or fifty (50) percent of the total square footage of the main unit, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed eight hundred (800) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. Detached accessory dwelling unit are also commonly referred to as guest houses, second units, detached "granny flats" and caretaker's quarters.~~

Detached Accessory Structure. Except as provided for under Section 110.306.15, "detached accessory structure" means a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached accessory structure is not designed, configured, or used for human habitation. The detached accessory structure may be connected to water and wastewater systems subject to the recordation of a deed restriction **as required by Washoe County Code.** ~~prohibiting the use of the structure as a dwelling unit.~~ Installation of both a kitchen and a toilet in a detached accessory structure shall render the structure as a dwelling unit and subject to the accessory dwelling unit provisions contained in Article 306, Accessory Uses and Structures. Typical uses include storage buildings, sheds, barns, and detached garages.

Dormitory/Bunkhouse. "Dormitory/bunkhouse" means a building or a portion of a building where, for compensation or a benefit of employment, ~~meals and~~ where lodging is provided. **This use type is considered employee dormitory housing and subject to the applicable regulations for that use type.**

Dwelling. "Dwelling" means any building or portion thereof used exclusively for residential purposes **and built to the standards of the building code adopted at the time of construction.** ~~But It~~ does not include hotels, clubs, boardinghouses or rooming houses, fraternity or sorority houses, continuum of care facilities, or institutions.

Family. "Family" means ~~one (1) or more persons related by blood, marriage or legal adoption, or a group of six (6) or fewer unrelated persons and two additional persons who act as house parents or guardians, living together in a dwelling unit.~~

Home for Individual Residential Care. "Home for individual residential care" means a home in which a natural person furnishes food, shelter, assistance and limited supervision, for compensation, to not more than two (2) persons with **intellectual, developmental, or physical** ~~mental retardation or with~~ disabilities or who are aged or infirm, unless the persons receiving those services are related within the third degree of consanguinity or affinity to the person providing those services. The term does not include:

- (a) A halfway house for recovering alcohol and drug abusers; or
- (b) A home in which supported living arrangement services are provided to assist individuals in maximizing ~~his~~**their** independence, including without limitation training and habitation services.

Master Plan. "Master Plan" means the Washoe County Master Plan including both countywide elements and **planning areas** ~~area plans, and a number of more detailed plans and studies related to the plans.~~

Open Space, Common. "Common open space" means the total land area, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents or occupants of the **common open space** development. Common open space **can include** ~~includes~~ swimming pools, putting greens, **playgrounds**, and other recreational-leisure facilities; areas of scenic or natural beauty and habitat areas; hiking, riding or off-street bicycle trails; and landscaped areas adjacent to roads which are in excess of minimum required rights-of-way.

Permanent Employee Housing. "Permanent employee housing" means housing for employees of an isolated industrial, mining, railroad, highway, utilities or agriculturally based use where those employees occupy the housing on a permanent basis year-round. This development may occur on a single parcel or multiple parcels. **This use type is considered employee housing and subject to the applicable regulations for that use type.**

Residential Facility for Groups. "Residential facility for groups" means an establishment that furnishes food, shelter, assistance and limited supervision to a person with ~~mental retardation or with an~~ **intellectual, developmental, or physical** disability, or a person who is aged or infirm. The term includes, without limitation, an assisted living facility. The term does not include:

- (a) An establishment which provides care only during the day;
- (b) A natural person who provides care for no more than two (2) persons in his or her own home;
- (c) A natural person who provides care for one (1) or more persons related to him or her within the third degree of consanguinity or affinity;
- (d) A halfway house for recovering alcohol and drug abusers; or
- (e) A facility funded by a division or program of the Department of Health and Human Services.

Ridgeline, Significant. "Significant ridgeline" means the topmost line connecting the series of highest elevation points of a ridge, as identified ~~on the Development Suitability map for each planning area in the Washoe County Master Plan included in Volume Two: Area Plans of the Washoe County Master Plan.~~

Specific Plan. "Specific plan" means a plan prepared for **an area** ~~a portion of an area plan~~ which prescribes uses and development standards for that ~~portion area and is further defined in Article 442.~~

Temporary Employee Housing. "Temporary employee housing" means housing for employees of an isolated industrial, mining, railroad, highway, utilities or agriculturally based use where those employees occupy the housing on a seasonal basis not more than six (6) months per year. This development may occur on a single parcel or multiple parcels. **This use type is considered employee housing and subject to the applicable regulations for that use type.**

Tiny House. “Tiny house” means a dwelling that is 400 square feet or less in floor area excluding lofts, built to the standards of the building code and appendices adopted at the time of construction.

Townhouse. “Townhouse” means a form of single-family attached housing where each unit extends from foundation to roof and with a yard or public way on not less than two sides.

Master Plan Evaluation

The proposed development code amendment aligns with master plan policies as described in Table 1.

Table 1: Master Plan Element Conformance Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Population & Housing Principle 2. Coordinate population growth with the availability of water, sanitary sewers, streets and highways, and other public facilities and services.		
PH2.1- Promote development of affordable and workforce housing near public facilities, schools, jobs, and public transportation using mixed-use and higher density development.		The proposed revisions add middle housing types to the development code to support more housing accessibility and variety within the County. The intent is to allow for and support a wider variety of housing types and housing sizes so that market rate housing can become more attainable for the citizens of Washoe County.
Population & Housing Principle 3. Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.		
PH3.1 – Allow for more flexibility in the zoning and land use regulations to enable more housing types to be built throughout the community where adequate infrastructure exists.		These proposed changes will add new residential use types to the development code and will remove regulatory barriers to the development of a variety of housing types in areas with adequate infrastructure. Specifically, the proposed changes add triplex, quadplex, guest quarters, cottage court, and employee housing use types. While this package is not specific to deed restricted affordable housing, it is intended to lead to more attainable housing options by adding a variety of new housing use types to the development code.
PH3.2 – Reduce regulatory barriers to the provision of affordable and workforce housing through methods including, but not limited to streamlining the development process or offering regulatory flexibility and/or financial incentives for affordable and attainable housing.		

<p>PH3.4 Support accessory dwelling units as a method of providing affordable and workforce housing.</p>	<p>The proposed amendments add the guest quarters use type and clarify regulations for accessory dwelling units on parcels developed with middle housing types.</p>
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Community Meetings

Community meetings to discuss these amendments were held on June 24, June 26, and July 1, 2024. The meetings were scheduled to take place from 5:00-6:00 pm, but due to public interest the meetings ended at approximately 6:30 pm. The June 24 meeting was scheduled to be in person but transitioned to an online only meeting due to the Reno Rodeo. This meeting ultimately ended up as a hybrid in-person/zoom meeting to accommodate community needs. Seventy-one (71) members of the public attended digitally and 14 people attended in person. The June 26 meeting was held as a Zoom meeting, and 55 members of the public attended. The July 1 meeting was scheduled as an in-person meeting at the County Complex – in the Commission Chambers. Approximately 41 people attended this meeting.

Planning representatives described the overall intent of the amendments at all three meetings, which is to add additional housing use types and to reduce barriers to the development of those housing types. This is driven by a severe housing shortage in Washoe County, which Planning is trying to address on every possible front. There was an opportunity for questions and discussion during all three meetings.

June 24, 2024:

Questions and comments were related to staff’s initial proposal to remove the two-story height limit in Spanish Springs and North Valleys planning areas, types of housing included in the amendments, whether apartments would be allowed, and substantial discussion on infrastructure upgrades and requirements, including impacts to schools, US 395, other roadways, and sewer and water infrastructure.

June 26, 2024:

Questions and comments were related to staff’s initial proposal to remove the height limit in North Valleys and Spanish Springs planning areas, including discussions regarding whether the change would remove all height restrictions or if there would be additional height restrictions to take the place of the story limit. Discussions related to bunkhouses (now referred to as employee housing dormitories), their use/intent, and the proposed standards associated with them. Impacts to infrastructure, including schools, 395, and other roadways, as well as sewer and water infrastructure. This meeting also had questions regarding AB213 and the proposed amendments.

July 1, 2024:

Questions and comments were related to staff’s initial proposal to remove the height limit in North Valleys and Spanish Springs planning areas, including discussions regarding whether the change would remove all height restrictions or if there would be additional height restrictions to take the place of the story limit. Discussions related to bunkhouses, their use/intent, and the proposed standards associated with them. Comments related to Master Planning, the recent update process and the relationship to the Truckee Meadows Regional Plan, and other agencies. Similar to the previous two meetings, this meeting also included discussion regarding potential impacts to infrastructure, including schools, US395 and other roadways, as well as sewer and water

infrastructure. Many attendees also voiced concerns about potential density increases in suburban and rural residential areas, which would not occur under these amendments.

Summaries of all three meetings are attached as Exhibit B.

Public Input Response

Throughout the public process staff has received numerous comments regarding the proposed amendments. Additionally, 38 residents completed the survey on Washoe County's neighborhood meeting HUB page with the majority of the respondents disagreeing or strongly disagreeing with the proposed code amendments. There were significant concerns about the height limit removal in Spanish Springs, concerns regarding infrastructure, and concerns regarding how large the package is. In response to the concern regarding Package 2.5a being too much to consider under one set of amendments, staff removed amendments to Articles 208, 214, 216, 310, and 402 from this set of amendments. Some of the changes to those articles will be brought to the Planning Commission for consideration under a different ordinance at a future date. Additionally, staff have made many changes to the currently proposed amendments based on public feedback. A quick summary of the larger changes made as a result of public feedback is outlined below.

- **Minor ADU Consistency:** Added minor ADUs to the use table in Article 302 for consistency with Article 304.
- **Terminology Update:** Renamed "bunkhouse" to "employee housing" for clarity regarding its use and character.
- **Cottage Court Clarification:** Specified that cottages within a cottage court are located on a single parcel.
- **ADU Terminology Adjustment:** Removed the term "granny flats" from ADU descriptions in Article 304.
- **Guest Quarters Definition Update:** Revised the guest quarters definition to match the language used in other definitions, specifying whether they are attached or detached.
- **ADU Standards Streamlining:** Removed redundant language within ADU standards.
- **Square Footage Alignment:** Aligned the maximum square footage for guest quarters with that of ADUs.
- **Cottage Court Parking Flexibility:** Broadened the options for where parking can be placed within cottage court developments.
- **Community Structures in Cottage Courts:** Clarified the allowances for community structures within cottage court standards.
- **Sewer Requirement for Cottage Courts:** Added a requirement for cottage court developments to be served by sewer systems.
- **Employee Housing Requirements:** Introduced additional requirements for employee housing developments, separating general standards from those specific to employee housing dormitories.
- **Spanish Springs Removal:** Removed Spanish Springs-specific changes from the proposed changes. The two-story height limit for commercial centers in Spanish Springs will remain in the code and no Spanish Springs specific changes are proposed.

To address community concerns regarding infrastructure, staff met with regional agencies who regulate and manage infrastructure throughout the ordinance drafting and editing process. Staff confirmed with all agencies that there are no significant concerns about infrastructure due to the proposed code amendments. While there are region-wide infrastructure challenges and a complex regulatory environment for addressing those challenges (see the Regional Form and Coordination and the Transportation Elements of Envision Washoe 2040 for a thorough discussion of this topic), this set of development code amendments does not increase the allowed density in any residential regulatory zone (see Exhibit C for examples of what would be allowed

on current vs proposed regulations on different parcels). The options for types of housing development would be expanded, but allowed densities remain the same, and developments larger than a couple units will continue to require a discretionary review in almost all circumstances outside of the urban regulatory zones. In infrastructure planning, regional agencies use Washoe County's zoning or master plan designations to anticipate future housing and resulting infrastructure impacts. Since the densities allowed within each regulatory zone and master plan category will remain the same, there is no anticipated impact to infrastructure or infrastructure planning from these amendments. Infrastructure will continue to expand and be improved as the region grows, whether that growth comes in the form of single-family detached housing or middle housing.

Findings

Washoe County Code Section 110.818.15(e) requires the Planning Commission to make at least one of the following findings of fact. Staff provides the following evaluation for each of the findings of fact and recommends that the Planning Commission make all four findings in support of the proposed Development Code amendment.

1. Consistency with Master Plan. The proposed development code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan.

Staff comment: *This finding can be made for the following reasons:*

- *The proposed amendments to add middle housing use types and to amend requirements regarding common open space development directly address an action identified in Chapter 3 of Envision Washoe 2040. This action pursues Population and Housing Policy PH3.2, which directs the county to reduce regulatory barriers to affordable and workforce housing.*
 - *The proposed amendments directly address one of the four cross-cutting themes of Envision Washoe 2040, which is diversifying housing. Supporting middle housing directly enables the creation of more types of housing in Washoe County, so that residents have accessible options at all stages in their lives. The proposed amendments therefore substantially comply with the policies and action programs of Envision Washoe 2040.*
 - *The proposed amendments within Housing Affordability Package 2.5a are also identified as an action in Chapter Three of Envision Washoe 2040, specifically an ongoing/immediate action item to: "consider removing discretionary permit requirements and expand the types of housing allowed by-right in all zones where appropriate", as well as "updating the development code to remove barriers to provision of affordable and workforce housing consistent with ongoing Washoe County strategic planning efforts."*
 - *Envision Washoe 2040 states that "the overarching goal of the county's approach is to ensure accessibility of adequate housing across all market segments and particularly those segments impacted by the natural imbalances that accompany growing communities". One such imbalance in Washoe County is the prevalence of single-family residential housing with very few other housing types available as options for Washoe County residents.*
2. Promotes the Purpose of the Development Code. The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the development code as expressed in Article 918, Adoption of Development Code.

Staff comment: *This finding can be made for the following reasons:*

- *The proposed amendments promote the original purpose of the Development Code as expressed in Article 918, Adoption of Development Code, which include “promote[ing] public health [and] safety” (WCC 110.918.10(a)).*
 - *The amendments will promote public health and safety by reducing regulatory barriers to housing in general, supporting the diversification of housing types, and supporting the expansion of housing supply in Washoe County. It is well recognized that housing affordability is a social determinant of health; that is to say, unaffordable housing is linked to many negative health outcomes.¹ The proposed changes would support increasing the supply of accessible, quality, and safe housing by providing minimum standards for employee housing where there previously were none; by adding standards and findings for common open space development that promote public health; by retaining discretionary review for multifamily developments outside of urban regulatory zones; and by providing opportunities for middle housing types in more of the County. These changes lower barriers to housing development while not adversely affecting public health and safety. Further, because this set of development code amendments does not increase the allowed density in any residential regulatory zone; and thus, there is no anticipated impact to infrastructure or infrastructure planning from these amendments, there is no impact to public health or safety from an infrastructure perspective.*
3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones.

Staff comment: *This finding can be made for the following reasons:*

- *As described within this staff report, the proposed amendments respond to an increased demand for more diverse and accessible housing options. The amendments provide for a greater variety of housing types and reduce discretionary review barriers where appropriate. The proposed amendments will enable more housing types while providing appropriate regulations for that housing in the most streamlined manner possible.*
 - *Unincorporated Washoe County is expected to accommodate 16% of the anticipated population growth through 2042 and the inclusion of middle housing use types will provide for more attainable and affordable housing use types throughout unincorporated Washoe County.*
4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Staff comment: *This finding is able to be made for the following reasons:*

- *The Conservation Element addresses protecting sensitive and important lands, cooperation with other agencies to minimize wildlife conflicts, and considerations for air quality, among other policies. The Conservation Element does not prohibit development code amendments, nor does it prohibit the addition of new housing use types.*

¹ Carolyn B. Swope, Diana Hernández. Housing as a determinant of health equity: A conceptual model. Social Science & Medicine, Volume 243, 2019. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7146083/#R199>.

- *The Population and Housing Element specifically identifies opportunities to enhance the ability for the population to age in place, including improved public transportation and expanded housing diversity and options. Housing Package 2.5a explicitly pursues these goals by allowing a greater variety of housing types within different areas of the county.*
- *The Population and Housing Element have the following action items, which package 2.5a is attempting to complete.*
 - *“Develop new policies and coordinate processes with the lead regional housing entity and other local governments to ensure a consistent and clear environment for development across the region.”*
 - *“Align zoning with the Regional Plan, particularly allowing a greater diversity of housing types.”*
 - *“Support a greater mix of housing types (including infill development) and implement identified opportunities.”*
 - *“Support employer-assisted housing programs.”*
- *The Population and Housing Element directs planning staff on housing policies. The following is language pulled directly from Envision Washoe 2040, within the Housing Element, and aligns with the proposals in Housing Package 2.5a.*
 - *“Washoe County’s housing policies should not exclude any housing types; however, they should prioritize actions that create additional workforce housing, including owner-occupied duplexes, triplexes, and condos, and rental housing to serve all sectors of the local workforce.”*
- *The following policies are outlined within the Population and Housing Element.*
 - *“3.1. Allow for more flexibility in the zoning and land use regulations to enable more housing types to be built throughout the community where adequate infrastructure exists.”*
 - *“3.2. Reduce regulatory barriers to the provision of affordable and workforce housing through methods including but not limited to streamlining the development process or offering regulatory flexibility and/or financial incentives for affordable and attainable housing.”*
 - *“3.4. Support accessory dwelling units as a method of providing affordable and workforce housing.”*
 - *“3.6. Disperse affordable and attainable housing throughout developments and neighborhoods.”*

Public Notice

Notice of this public hearing was accomplished as provided in Washoe County Code Section 110.818.20 and was published in the Reno Gazette Journal at least 10 days prior to this meeting. Members of the Citizen Advisory Boards (CABs) also received notice, as a courtesy.

Recommendation

It is recommended that the Washoe County Planning Commission recommend approval of WDCA25-0001, to amend Washoe County Code Chapter 110 (Development Code) within Articles 300, 302, 304, 306, 313, 406, 408, 410, 412, 432, and 902. The following motion is provided for your consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate amendments to the Washoe County Development Code and recommend approval of

WDCA25-0001, to amend Washoe County Code Chapter 110 (Development Code) within Articles 300, 302, 304, 306, 406, 408, 410, 412, 432, and 902, and to add Article 313, as reflected within the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on the ability to make at least one of the four findings set forth in Washoe County Code Section 110.818.15(e).

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and
4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Appeal Process

An appeal of the Planning Commission's denial of a development code amendment may be made to the Washoe County Board of County Commissioners within 10 calendar days from the date that the Planning Commission's decision is filed with the Secretary to the Planning Commission, pursuant to Washoe County Code Section 110.818.25 and Washoe County Code Section 110.912.20.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

Initiating and recommending approval of an ordinance amending Washoe County Code Chapter 110 (Development Code) by adding and amending various sections in Division Three—Regulation of Uses, Division Four—Development Standards, and Division Nine—General Provisions. These updates include adding various sections to: establish minimum standards for guest quarters, cottage court developments, and employee housing; relocate lot coverage standards from Article 306 to Article 406; establish required findings for the approval of a common open space development; and establish minimum standards for alleyways. These updates also include amending various sections to: update the table of uses for residential use types to include middle housing, minor accessory dwelling units, guest quarters, multifamily minor, and employee housing; modify allowances in the table for duplexes and multifamily housing within regulatory zones in which those use types are already allowed; and reorganize that table; update the residential use types list to add and define multifamily minor, the middle housing use types of triplex, quadplex, and cottage court, guest quarters, and employee housing, and reorganize the list; update detached accessory structure regulations to reference lot coverage standards rather than enumerate them and to modify deed restriction requirements for connection to water and wastewater facilities; modify attached and detached accessory dwelling unit standards to regulate their use on parcels with middle housing types and specify their mutual exclusivity with guest quarters; modify Table 110.406.05.1 governing regulatory zone development standards to consolidate the separate tables into one table and to make modifications to minimum lot sizes, setbacks, and minimum lot widths for certain regulatory zones; modify the notes to Table 110.406.05.1 to add middle housing and to clarify density for single-family attached; modify common open space development standards to clarify that detention ponds and drainage facilities cannot be included in common open space; modify off-street parking requirements to add standards for the new housing types and modify the requirements for duplexes; modify landscaping exemptions to include middle housing types; modify residential common open space standards to add dog parks and pocket parks as permissible types of open space and require common open space for all multifamily developments with five or more units; and add or amend various definitions; and all matters necessarily connected therewith and pertaining thereto.

Resolution Number 25-03

WHEREAS;

- A. Washoe County Code Section 110.818.05 requires that amendments to Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of County Commissioners or the Washoe County Planning Commission; and

- B. The Washoe County Planning Commission initiated amendments to the Washoe County Code at Chapter 110 (Development Code) within Article 300 Regulation of Uses: Title and Contents, Article 302 Allowed Uses, Article 304 Use Classification System, Article 306 Accessory Uses and Structures, Article 406 Building Placement Standards, Article 408 Common Open Space Development, Article 410 Parking and Loading, Article 412 Landscaping, Article 432 Open Space Standards, and Article 902 Definitions, and added Article 313 Employee and Cottage Court Housing, on February 4, 2025, as fully described in Exhibit A-1 to this resolution; and
- C. Development Code Amendment Case Number WDCA25-0001 came before the Washoe County Planning Commission for a duly noticed public hearing on February 4, 2025; and
- D. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and
- E. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made at least one of the following findings to support its recommendation for adoption of the proposed Development Code Amendment Case Number WDCA25-0001:
 - 1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
 - 2. Promotes the Purpose of the Development Code. The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
 - 3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
 - 4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit A-1.

Planning Commission Resolution 25-03
Meeting Date: February 4, 2025
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A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on February 4, 2025.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Rob Pierce, Chair

DRAFT: January 27, 2025

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

Summary: *Amends Washoe County Code Chapter 110 (Development Code) to add middle housing use types, multifamily minor, guest quarters and employee housing and regulate those use types; and to update regulations related to allowed residential uses, accessory uses and structures, lot coverage, regulatory zone development standards, common open space developments, parking minimums, alleyway standards, landscaping exemptions, residential common open space standards, and various definitions.*

BILL NO. _____

ORDINANCE NO. _____

Title:

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE AT CHAPTER 110 (DEVELOPMENT CODE) BY ADDING AND AMENDING VARIOUS SECTIONS IN DIVISION THREE-REGULATION OF USES, DIVISION FOUR-DEVELOPMENT STANDARDS, AND DIVISION NINE-GENERAL PROVISIONS. THESE UPDATES INCLUDE ADDING VARIOUS SECTIONS TO: ESTABLISH MINIMUM STANDARDS FOR GUEST QUARTERS, COTTAGE COURT DEVELOPMENTS, AND EMPLOYEE HOUSING; RELOCATE LOT COVERAGE STANDARDS FROM ARTICLE 306 TO ARTICLE 406; ESTABLISH REQUIRED FINDINGS FOR THE APPROVAL OF A COMMON OPEN SPACE DEVELOPMENT; AND ESTABLISH MINIMUM STANDARDS FOR ALLEYWAYS. THESE UPDATES ALSO INCLUDE AMENDING VARIOUS SECTIONS TO: UPDATE THE TABLE OF USES FOR RESIDENTIAL USE TYPES TO INCLUDE MIDDLE HOUSING, MINOR ACCESSORY DWELLING UNITS, GUEST QUARTERS, MULTIFAMILY MINOR, AND EMPLOYEE HOUSING; MODIFY ALLOWANCES IN THE TABLE FOR DUPLEXES AND MULTIFAMILY HOUSING

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WITHIN REGULATORY ZONES IN WHICH THOSE USE TYPES ARE ALREADY ALLOWED; AND REORGANIZE THAT TABLE; UPDATE THE RESIDENTIAL USE TYPES LIST TO ADD AND DEFINE MULTIFAMILY MINOR, THE MIDDLE HOUSING USE TYPES OF TRIPLEX, QUADPLEX, AND COTTAGE COURT, GUEST QUARTERS, AND EMPLOYEE HOUSING, AND REORGANIZE THE LIST; UPDATE DETACHED ACCESSORY STRUCTURE REGULATIONS TO REFERENCE LOT COVERAGE STANDARDS RATHER THAN ENUMERATE THEM AND TO MODIFY DEED RESTRICTION REQUIREMENTS FOR CONNECTION TO WATER AND WASTEWATER FACILITIES; MODIFY ATTACHED AND DETACHED ACCESSORY DWELLING UNIT STANDARDS TO REGULATE THEIR USE ON PARCELS WITH MIDDLE HOUSING TYPES AND SPECIFY THEIR MUTUAL EXCLUSIVITY WITH GUEST QUARTERS; MODIFY TABLE 110.406.05.1 GOVERNING REGULATORY ZONE DEVELOPMENT STANDARDS TO CONSOLIDATE THE SEPARATE TABLES INTO ONE TABLE AND TO MAKE MODIFICATIONS TO MINIMUM LOT SIZES, SETBACKS, AND MINIMUM LOT WIDTHS FOR CERTAIN REGULATORY ZONES; MODIFY THE NOTES TO TABLE 110.406.05.1 TO ADD MIDDLE HOUSING AND TO CLARIFY DENSITY FOR SINGLE-FAMILY ATTACHED; MODIFY COMMON OPEN SPACE DEVELOPMENT STANDARDS TO CLARIFY THAT DETENTION PONDS AND DRAINAGE FACILITIES CANNOT BE INCLUDED IN COMMON OPEN SPACE; MODIFY OFF-STREET PARKING REQUIREMENTS TO ADD STANDARDS FOR THE NEW HOUSING TYPES AND MODIFY THE REQUIREMENTS FOR DUPLEXES; MODIFY LANDSCAPING EXEMPTIONS TO INCLUDE MIDDLE HOUSING TYPES; MODIFY RESIDENTIAL COMMON OPEN SPACE STANDARDS TO ADD DOG PARKS AND POCKET PARKS AS PERMISSIBLE TYPES OF OPEN SPACE AND REQUIRE COMMON OPEN SPACE FOR ALL MULTIFAMILY DEVELOPMENTS WITH FIVE OR MORE UNITS; AND ADD OR AMEND VARIOUS DEFINITIONS; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

WHEREAS:

- A. This Commission desires to amend the Washoe County Development Code (Chapter 110 of the Washoe County Code) at Article 300 Regulation of Uses: Title and Contents, Article 302 Allowed Uses, Article 304 Use Classification System, Article 306 Accessory Uses and Structures, Article 406 Building Placement Standards, Article 408 Common Open Space Development, Article 410 Parking and Loading, Article 412 Landscaping, Article 432 Open Space Standards, and Article 902 Definitions, and add Article 313 Employee and Cottage Court Housing to the Washoe County Development Code as set forth in this ordinance; and
- B. The Washoe County Planning Commission held a duly noticed public hearing for DCA25-0001 and initiated the proposed amendments to Washoe County Code Chapter 110, Articles 300,

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302, 304, 306, 313, 406, 408, 410, 412, 432, and 902 by Resolution Number 25-03 on February 4, 2025; and

- C. The amendments and this ordinance were drafted in concert with the District Attorney; 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 NRS Chapter 278; and 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. A new Section 110.306.28 of the Washoe County Code is added to read as follows:

Section 110.306.28 Guest Quarters. Guest quarters, attached or detached, are defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. Any guest quarters must adhere to the following requirements:

- (a) A main residential dwelling unit exists.
- (b) A minimum lot size of twelve thousand (12,000) square feet exists.
- (c) Compliance with the setback and height standards of the applicable regulatory zone and the lot coverage standards established in Article 406.
- (d) Parcels with single-family dwellings. The guest quarters shall not exceed fifteen hundred (1,500) square feet, or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the guest quarters unit shall not exceed twelve hundred (1,200) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. The maximum permitted square footage of a guest quarters shall not be increased by use of the variance process contained in Article 804, Variances.
- (e) Parcels with duplex, triplex, or quadplex. The guest quarters shall not exceed 800 square feet. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when

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calculating the total square footage of the guest quarters, unless such areas have been legally converted into habitable space.

- (f) Only one (1) accessory dwelling unit or guest quarters is allowed per parcel. Neither an accessory dwelling unit nor guest quarters is allowed on parcels with cottage court or multifamily developments.
- (g) The guest quarters shall not contain a kitchen.
- (h) Any guest quarters proposed to be connected to a potable water supply line or a septic system or community sewer system (i.e. sanitary sewer) as part of a building permit application shall require a deed restriction to be filed with the County Recorder's office stipulating that the structure will not be converted to an accessory dwelling unit, as defined in Section 110.304.15, or contain a kitchen. Said deed restriction shall make the County a party to the restriction and shall be obtained through the Planning and Building Division. A copy of the recorded deed restriction shall be required prior to the issuance of the building permit. The Planning and Building Division shall agree in writing to the removal of the deed restriction if the owner legally converts the guest quarters to an accessory dwelling unit (pursuant to the provisions of this article and applicable building codes) or if the structure has been permanently disconnected from the potable water supply and sanitary sewer system. Installation of both a kitchen (as defined in Article 902) and a toilet in a guest quarters shall render the structure as a dwelling unit.

SECTION 2. A new Section 110.313.00 of the Washoe County Code is added to read as follows:

Section 110.313.00 Purpose. The purpose of this article, Article 313 Employee and Cottage Court Housing, is to set forth the regulations governing those use types on a parcel.

SECTION 3. A new Section 110.313.05 of the Washoe County Code is added to read as follows:

Section 110.313.05 Cottage Court Developments. Cottage court developments shall be subject to the following standards:

- (a) The maximum floor area for each cottage shall be 1,000 square feet. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the cottage, unless such areas have been legally converted into habitable space.
- (b) There must be a minimum separation of five feet between the building footprints of each cottage. On cottage sides with a main entrance, there must be a minimum separation of ten feet.
- (c) Attached or detached garages must not exceed 400 square feet in floor area per cottage.
- (d) A minimum of 200 square feet of common open space per cottage is required and is intended to be an amenity shared by all residents of the cottage court development. The common open space shall be completed prior to the issuance of a certificate of occupancy for the first cottage. The common open space must meet the following standards:

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- (1) Have a minimum average width of 20 feet.
- (2) Be composed of one or more of the following amenities:
 - (i) Shaded seating areas
 - (ii) Shared garden area
 - (iii) Sports court/field
 - (iv) Pool
 - (v) Large lawn area
 - (vi) Park area
 - (vii) Similar outdoor recreation facilities not otherwise prohibited in the development code, as approved by the Director of Planning and Building pursuant to a director's modification of standards.
- (e) A minimum of 60% of the cottages must be oriented around and have their main entrance facing common open space.
- (f) Pedestrian pathways at least four (4) feet in width meeting Americans with Disabilities Act surfacing requirements must be provided to connect parking facilities, cottages, and common open space.
- (g) Parking shall not be placed between the cottages and the common open space.
- (h) Community accessory structures are permitted, subject to the applicable standards of Article 306. They shall not count towards the minimum common open space square footage requirement.
- (i) Cottage court developments must be connected to sanitary sewer.

SECTION 4. A new Section 110.313.10 of the Washoe County Code is added to read as follows:

Section 110.313.10 Employee Housing Dormitories. Employee housing dormitory developments shall be subject to the following standards:

- (a) Bathroom facilities shall be provided. If individual rooms do not have a private bathroom with a shower, sink, and toilet, then at least one shower, sink, and toilet must be provided per five employees.
- (b) Employees shall have access to a kitchen. One fully furnished kitchen containing at a minimum a stove, oven, refrigerator and microwave shall be provided for every 10 employees.
- (c) Employees shall have access to common living and recreation space that will be identified through the special use permit process. The space(s) shall consist of a minimum of 100 square feet per the number of employees who could legally reside at the dormitory. If the employee housing dormitory is allowed in an area without a

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special use permit, the common living and recreation space shall be composed of the types specified in WCC 110.432.15(a).

SECTION 5. A new Section 110.313.15 of the Washoe County Code is added to read as follows:

Section 110.313.15 Employee Housing. Employee housing, whether of a dormitory style or of complete and independent dwelling units, shall be subject to the following standards:

- (a) A designated property manager shall be identified during the permitting process to ensure that the premises are properly maintained. The name and number of the property manager shall be posted on the front doors of all areas occupied by employees and updated as needed.
- (b) Storage of inoperable vehicles and storage and/or habitation of recreational vehicles shall be prohibited on the premises.
- (c) Employees must reside in the housing for 28 days or longer.
- (d) Employee housing shall meet all standards for the applicable type of residential development (e.g. multifamily housing, single family detached housing, etc.).
- (e) If no residential density is established for the regulatory zoning district in which the employee housing is located, the maximum density shall be 14 units per acre.
- (f) A deed restriction shall be recorded on the property restricting the subject housing to be utilized solely as employee housing as defined and regulated per Washoe County Code.

SECTION 6. A new Section 110.406.60 of the Washoe County Code is added to read as follows:

Section 110.406.60 Lot Coverage. The establishment of buildings shall not exceed the following lot coverage limitations:

- (a) 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;
- (b) 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;
- (c) 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;
- (d) 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;
- (e) 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 ten percent of the total lot acreage or 80,000 square feet, whichever is less.

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- (f) **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.
- (g) 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 7. A new Section 110.408.28 of the Washoe County Code is added to read as follows:

Section 110.408.28 Findings Required for Common Open Space Developments. Prior to approving an application for a common open space development, the Planning Commission or Parcel Map Review Committee, as applicable, shall find that all of the following findings have been satisfied. This is to ensure that the benefits provided by the proposed common open space development are commensurate with the flexibility afforded by common open space development.

- (a) **Preserve or Provide Open Space.** The development preserves existing steep slope areas, developmentally constrained areas, and heavily treed areas from development and provides future residents an option for open space above and beyond any applicable minimum requirements of Article 432.
- (b) **Protect Natural and Scenic Resources.** The development identifies and protects natural and scenic resources, including but not limited to ridgelines, waterways, large diameter trees, and habitat for special status species.
- (c) **Achieve a More Efficient Use of Land.** The development utilizes density clustering to further protect and preserve open spaces.
- (d) **Minimize Road Building.** The development is designed in a manner that reduces the overall linear distance of roadways (e.g. cul-de-sacs).
- (e) **Encourage a Sense of Community.** The development provides community amenities such as trail connectivity, bike trails/walking trails, dog parks, playgrounds, pocket parks, etc.

SECTION 8. A new Section 110.410.32 of the Washoe County Code is added to read as follows:

Section 110.410.32 Alleyway Standards. Alleys may be appropriate in residential developments to provide rear access to houses. Alleys in residential areas shall conform to the following requirements:

- (a) A minimum of twenty-six (26) foot-wide right-of-way or access easement.
- (b) A minimum of twenty (20) foot-wide road shall be paved.
- (c) The alley shall meet the applicable width and pavement structure requirements of Article 436.

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SECTION 9. Section 110.300.05 of the Washoe County Code is hereby amended to read as follows:

Section 110.300.05 Contents. Division Three consists of the following articles:

- (a) ARTICLE 300 REGULATION OF USES: TITLE AND CONTENTS
- (b) ARTICLE 302 ALLOWED USES
- (c) ARTICLE 304 USE CLASSIFICATION SYSTEM
- (d) ARTICLE 306 ACCESSORY USES AND STRUCTURES
- (e) ARTICLE 308 HOME OCCUPATIONS
- (f) ARTICLE 310 TEMPORARY USES AND STRUCTURES
- (g) ARTICLE 312 FABRICATED HOUSING
- (h) ARTICLE 313 EMPLOYEE AND COTTAGE COURT HOUSING**
- (hi) ARTICLE 314 MANUFACTURED HOME PARKS
- (ij) ARTICLE 316 RECREATIONAL VEHICLE PARKS
- (jk) ARTICLE 318 VACATION TIME SHARE UNITS
- (kl) ARTICLE 319 SHORT-TERM RENTALS (STRs)
- (lm) ARTICLE 320 BED AND BREAKFAST ESTABLISHMENTS
- (mn) ARTICLE 322 GROUP CARE FACILITIES
- (no) ARTICLE 324 COMMUNICATION FACILITIES
- (op) ARTICLE 326 WIND MACHINES
- (pq) ARTICLE 328 GEOTHERMAL RESOURCES
- (qr) ARTICLE 330 DOMESTIC PETS AND LIVESTOCK
- (rs) ARTICLE 332 AGGREGATE FACILITIES
- (st) ARTICLE 334 MINING
- (tu) ARTICLE 336 AFFORDABLE HOUSING INCENTIVES (Reserved for Future Ordinance)
- (uv) ARTICLE 338 CHILD DAYCARE DEVELOPMENT INCENTIVES (Reserved for Future Ordinance)
- (vw) ARTICLE 340 INDUSTRIAL PERFORMANCE STANDARDS

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SECTION 10. Section 110.302.05 of the Washoe County Code is hereby amended to read as follows:

Section 110.302.05 Table of Uses. The uses that are allowed in each regulatory zone are set forth in Table 110.302.05.1 through Table 110.302.05.5. The regulatory zones are indicated in Table 110.302.05.1 through Table 110.302.05.5 as follows:

- (a) Low Density Rural is indicated as "LDR";
- (b) Medium Density Rural is indicated as "MDR";
- (c) High Density Rural is indicated as "HDR";
- (d) Low Density Suburban is indicated as "LDS";
- (e) Medium Density Suburban is indicated as "MDS";
- (f) High Density Suburban is indicated as "HDS";
- (g) Low Density Urban is indicated as "LDU";
- (h) Medium Density Urban is indicated as "MDU";
- (i) High Density Urban is indicated as "HDU";
- (j) General Commercial is indicated as "GC";
- (k) Neighborhood Commercial/Office is indicated as "NC";
- (l) Tourist Commercial is indicated as "TC";
- (m) Industrial is indicated as "I";
- (n) Public/Semi-Public Facilities is indicated as "PSP";
- (o) Parks and Recreation is indicated as "PR";
- (p) Open Space is indicated as "OS";
- (q) General Rural is indicated as "GR"; and
- (r) General Rural Agricultural is indicated as "GRA."

Table 110.302.05.1

TABLE OF USES (Residential Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Family Residential																		
Duplex	--	--	--	P	P	P	P	P	A	--	S ₂	--	--	--	--	--	--	--
Multi Family, Minor	--	--	--	--	--	--	PA	PA	A	--	S ₂	--	--	--	--	--	--	--

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Multi Family	--	--	--	--	--	--	S ₂	S ₂	A	--	S ₂	--	--	--	--	--	--	
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S ₂	S ₂	--	S ₂	--	--	--	P	--	A	A
-Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
-Detached Accessory Dwelling	A ¹	A ¹	A ¹	A ¹	AR	--	--	--	--	--	--	--	--	--	--	--	A ¹	A ¹
-Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
Middle Housing																		
Duplex	--	--	--	P	AR	A	A	A	A	--	A	--	--	--	--	--	--	--
Triplex	--	--	--	--	AR	A	A	A	A	--	A	--	--	--	--	--	--	--
Quadplex	--	--	--	--	AR	A	A	A	A	--	A	--	--	--	--	--	--	--
Cottage Court	--	--	--	P	AR	A	A	A	A	--	A	--	--	--	--	--	--	--
Accessory Residential																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory Dwelling	A ¹	A ¹	A ¹	A ¹	AR	--	--	--	--	--	--	--	--	--	--	--	A ¹	A ¹
Minor Accessory Dwelling	A ¹	A ¹	A ¹	A ¹	AR	--	--	--	--	--	--	--	--	--	--	--	A ¹	A ¹
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
Guest Quarters	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Non-municipal Air Strips and Glider Ports (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Personal Landing Field (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Manufactured Home Parks	*	*	*	*	*	S ₂	S ₂	*	*	--	--	--	--	--	--	--	*	--
Group Home	A	A	A	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	A	A
Short-Term Rental (see Article 319)	Note: All of the below STR Tiers require the issuance of an STR permit, regardless of required review process.																	
Tier 1	A	A	A	A	A	A	A	A	A	A	A	A	--	--	--	--	A	A
Tier 2	AR	AR	AR	AR	AR	AR	AR	AR	AR	A	AR	A	--	--	--	--	AR	AR
Tier 3	--	--	--	--	--	--	--	--	--	S ₁	S ₁	S ₁	--	--	--	--	--	--
Employee Housing	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; AR = Administrative Review; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed with a Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code in effect prior to May 26, 1993, A¹ = Administrative Review required on parcels half an acre or smaller.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

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Table 110.302.05.2

TABLE OF USES (Civic Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Civic Use Types (Section 110.304.20)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA	
Administrative Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--	
Child Care																			
Family Daycare	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A	
Large-Family Daycare	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	P	--	--	--	--	--	P	S ₂	
Child Daycare	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	S ₂	--	S ₂	--	
Communication Facilities																			
Commercial Antennas	S ₂	S ₂	S ₂	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	S ₂	--	--	S ₂	--	
Satellite Dish Antennas	See Article 324																		
Wireless Communication Facilities	See Article 324																		
Community Center	--	--	--	--	--	--	P	P	P	A	S ₂	A	--	A	A	--	--	--	
Community Garden	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Convalescent Services	--	--	--	S ₂	S ₂	S ₂	P	P	P	P	S ₂	--	--	P	--	--	--	--	
Cultural and Library Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	A	A	A	--	A	A	--	A	S ₂	
Education																			
Private School Facilities	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	S ₂	S ₂	--	S ₂	S ₂	
Public School Facilities	A	A	A	A	A	A	A	A	A	A	A	A	--	A	A	--	A	A	
Group Care Facility	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	--	--	--	--	--	S ₂	--	
Hospital Services	--	--	--	--	--	--	--	--	--	A	S ₂	--	--	A	--	--	--	S ₂	
Major Services and Utilities																			
Utility Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	
Major Public Facilities	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	S ₂	S ₂	--	S ₂	--	
Nature Center	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	--	--	S ₂	--	S ₂	--	
Parks and Recreation																			
Active Recreation	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	A	A	--	PR	S ₂
Passive Recreation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Postal Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	--	--	--	--	
Public Parking Services	--	--	--	--	--	--	--	A	A	A	A	A	A	A	--	--	--	--	
Public Service Yard	--	--	--	--	--	--	--	--	--	--	--	--	A	S ₂	--	--	S ₂	A	
Religious Assembly	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	P	--	S ₂	A	
Safety Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	S ₂	--	

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

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Table 110.302.05.3

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Administrative Offices	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Adult Characterized Business (see Chapter 25, Washoe County Code)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Animal Sales and Services																		
Commercial Kennels	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	S ₂	--	--	S ₂	--	--	--	S ₂	S ₂
Commercial Stables	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
																	*See Article 226 for Warm Springs parcels.	
Dog Training Services (see Article 330)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Grooming and Pet Stores	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	--	--	--	--	--	--	--
Pet Cemeteries	P	P	P	--	--	--	--	--	--	S ₂	--	--	--	A	--	--	P	--
Veterinary Services, Agricultural	P	P	P	P	--	--	--	--	--	S ₂	--	--	--	--	--	--	S ₂	S ₂
Veterinary Services, Pets	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	--	P	--	--	--	--	S ₂
Automotive and Equipment																		
Automotive Repair	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--
Automotive Sales and Rentals	--	--	--	--	--	--	--	--	S ₂	A	A	A	A	--	--	--	--	--
Cleaning	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	A	--	--	--	--	--
Commercial Parking	--	--	--	--	--	--	P	P	P	A	A	A	A	P	--	--	--	--
Equipment Repair and Sales	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Fabricated Housing Sales	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Storage of Operable Vehicles	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Truck Stops	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	--	--	--	--	--
Building Maintenance Services	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Commercial Centers																		
Neighborhood Centers	--	--	--	S ₂	S ₂	S ₂	P	P	P	A	A	A	A	--	--	--	--	--
Community Centers	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	--	--	--	--
Regional Centers	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	--	--	--	--	--	--
Commercial Educational Services	--	--	--	--	--	--	P	P	P	A	A	--	A	A	--	--	--	--
Commercial Recreation																		
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
Destination Resorts	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
Indoor Entertainment	--	--	--	--	--	--	--	--	--	A	P	A	--	P	--	--	--	--
Indoor Sports and Recreation	--	--	--	--	--	--	--	--	--	S ₂	S ₂	P	S ₂	P	P	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

* The provisions listed in Table 110.302.05.3 requiring a special use permit for Commercial Stables [as defined in Section 110.304.25(c)(2)] in GR and GRA are hereby modified to be consistent with Article 226, Warm Springs Area.

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Table 110.302.05.3 (continued)

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Limited Gaming Facilities	--	--	--	--	--	--	--	--	--	P	P	P	S ₂	--	--	--	--	--
Marinas	--	--	--	--	--	--	--	--	--	P	--	P	--	P	P	--	P	S ₂
Outdoor Entertainment	--	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	--	--	--
Outdoor Sports and Recreation	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	S ₂	P	--	P	S ₂
Outdoor Sports Club	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	P	--	S ₂	S ₂
Unlimited Gaming Facilities	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Continuum of Care Facilities, Seniors	--	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--
Convention and Meeting Facilities	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S ₂	--	--	--
Data Center	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	S ₂	--	--	S ₂	--
Eating and Drinking Establishments																		
Convenience	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--
Full Service	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--
Financial Services	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--
Funeral and Internment Services																		
Cemeteries	P	P	P	--	--	--	--	--	--	S ₂	--	--	--	A	--	--	P	S ₂
Undertaking	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--
Gasoline Sales and Service Stations	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	A	--	--	--	S ₂	--
Helicopter Services																		
Heliport	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	S ₂	--	--	S ₂	--
Helistop	S ₂	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	--	--	S ₂	--
Liquor Manufacturing	--	--	--	--	--	--	P	P	P	A	P	A	A	--	--	--	--	--
Liquor Sales																		
Off-Premises	--	--	--	--	--	--	P	P	P	A	A	A	P	--	--	--	--	--
On-Premises	--	--	--	--	--	--	P	P	P	A	P	A	P	--	--	--	--	--
Lodging Services																		
Bed and Breakfast Inns	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	P	--	--	--	--	S ₂	S ₂
Condominium Hotel	--	--	--	--	--	--	--	--	--	A	S ₂	A	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	--
Hotels and Motels	--	--	--	--	--	--	--	--	--	A	S ₂	A	--	--	--	--	--	--
Vacation Time Shares	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

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Table 110.302.05.3 (continued)

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Marijuana Establishments																		
Marijuana Cultivation Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Marijuana Product Manufacturing Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Marijuana Testing Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Retail Marijuana Store/ Medical Dispensary	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--
Marijuana Distributor	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Medical Services	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	--	--	A	--	--	--	--
Nursery Sales																		
Retail	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Wholesale	S ₂	S ₂	S ₂	--	--	--	--	--	--	A	--	--	A	--	--	--	S ₂	A
Personal Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	--	--	--	--
Personal Storage	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	S ₂	--	A	--	--	--	--	--
Professional Services	--	--	--	--	--	--	P	P	P	A	A	--	P	--	--	--	--	--
Recycle Center																		
Full Service Recycle Center	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Remote Collection Facility	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	P	A	P	P	--	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	--	--	--	--
Repair Services, Consumer	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Retail Sales																		
Convenience	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	A	A	--	--	--	--	--
Specialty Stores	--	--	--	--	--	--	--	--	--	A	P	A	--	--	--	--	--	--
Comparison Shopping Centers	--	--	--	--	--	--	--	--	--	A	--	A	--	--	--	--	--	--
Secondhand Sales	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	--	--	--
Transportation Services	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--
Winery	A	A	A	P	P	--	--	--	--	--	--	--	--	--	--	--	A	A
Winery with Special Events	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P

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Sources: Sedway Cooke Associates and Washoe County Department of Community Development

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Table 110.302.05.4

TABLE OF USES (Industrial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Industrial Use Types (Section 110.304.30)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA	SP	
Aggregate Facilities																				
Permanent	S ₂	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	S ₂	--	--	
Temporary	See Article 332																			
Caretaker's Residence																				
Attached	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP	
Detached	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	SP	
Custom Manufacturing	S ₂	S ₂	S ₂	--	--	--	--	--	--	S ₂	--	S ₂	A	--	--	--	S ₂	--	SP	
Energy Production																				
Non-Renewable*	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	S ₂	--	--	
Renewable*	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	S ₂	--	S ₂	S ₂	S ₂	SP	
General Industrial																				
Limited	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP	
Intermediate	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP	
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	--	
High Technology Industry	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	A	--	--	--	S ₂	--	SP	
Inoperable Vehicle Storage	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	SP	
Laundry Services	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--	SP	
Mining Operations	S ₂	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	S ₂	--	--	
Petroleum Gas Extraction	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	S ₂	--	--	
Salvage Yards	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	--	
Wholesaling, Storage and Distribution																				
Light	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP	
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

Note: * If a special use permit for an energy production project meets the criteria for a project of regional significance, that special use permit will be reviewed by the Washoe County Planning Commission.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

Table 110.302.05.5

TABLE OF USES (Agricultural Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Agricultural Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Agricultural Processing	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	S ₂	A
Agricultural Sales	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	A	--	--	A	--	--	--	S ₂	A
Animal Production	A	A	A	A	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	A	A
Animal Slaughtering, Agricultural	A	A	A	A	--	--	--	--	--	--	--	--	--	--	A	A	A	A

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Animal Slaughtering, Commercial	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--
Animal Slaughtering, Mobile	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂
Crop Production	A	A	A	A	A	--	--	--	--	A	A	--	--	--	PR	A	A	A
Forest Products	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	P	--
Game Farms	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂
Produce Sales	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	A	A

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

SECTION 11. Section 110.304.15 of the Washoe County Code is hereby amended to read as follows:

Section 110.304.15 Residential Use Types. Residential use types include the occupancy of living accommodations, but exclude institutional living arrangements providing twenty-four-hour skilled nursing, custodial or medical care and those providing forced residence, such as asylums and prisons.

(a) Family Residential. The family residential use type refers to the occupancy of living quarters by one (1) or more **families households**. The following are family residential use types:

~~(1) Attached Accessory Dwelling Unit. An attached accessory dwelling unit is a portion of or an addition to a single-family main dwelling that has been designed or configured to be used as a separate and independent dwelling unit. An attached accessory dwelling unit includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but may also include living, sleeping, and eating facilities, all separated from the main unit by walls or ceilings and accessed through a lockable exterior or interior door. Except in the Medium Density Suburban (MDS) Regulatory Zone, the High Density Suburban (HDS) Regulatory Zone, and all urban regulatory zones, the attached accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or 1,500 square feet, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the High Density Suburban (HDS) Regulatory Zone, and all urban regulatory zones, the attached accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or 1,200 square feet, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. An attached accessory dwelling may be created by converting part of, or adding on to, an existing single family main dwelling. To be considered attached, the accessory dwelling unit must abut (i.e. be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling. Typical uses include guest rooms, guest apartments and "granny flats."~~

~~(2) Detached Accessory Dwelling Unit. A detached accessory dwelling unit refers to a dwelling unit on the same lot as the main dwelling unit, but which is physically separated from the main dwelling unit. A detached accessory dwelling unit is~~

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~~designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but which may also include living, sleeping, and eating facilities. Except in the Medium Density Suburban (MDS) Regulatory Zone, a detached accessory dwelling unit shall not exceed fifteen hundred (1,500) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed twelve hundred (1,200) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. Typical uses include guest houses, second units, "granny flats" and caretaker's quarters.~~

- ~~(3) Detached Accessory Structure. A detached accessory structure refers to a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached accessory structure is not designed, configured, or used for human habitation. The detached accessory structure may be connected to water and wastewater systems subject to the recordation of a deed restriction prohibiting the use of the structure as a dwelling unit. Installation of both a kitchen (as defined in Article 902) and a toilet in a detached accessory structure shall render the structure as a dwelling unit and subject to the accessory dwelling unit provisions. Typical uses include storage buildings and sheds, barns and detached garages.~~
- ~~(4) Duplex. Duplex refers to the use of a parcel for two (2) dwelling units in a single structure.~~
- (51) **Multi-Family, Minor.** Multi-family, **minor** refers to the use of a parcel for **between three (3) five (5) and twenty (20) or more** dwelling units within one (1) or more buildings, including condominium developments **excluding cottage court developments.**
- (2) **Multi-Family.** Multi-family refers to the use of a parcel for **twenty-one (21) or more dwelling units within one (1) or more buildings, excluding cottage court developments.**
- (63) **Single Family, Attached.** Single family, attached refers to two (2) or more dwelling units constructed with a common or abutting wall with each located on its own separate parcel. **Typical uses include townhomes or condominiums.**
- (74) **Single Family, Detached.** Single family, detached refers to the use of a parcel for only one (1) dwelling unit.
- ~~(8) Minor Accessory Dwelling Unit. A minor accessory dwelling unit refers to a type of detached accessory dwelling unit that is under five hundred (500) square feet. A minor accessory dwelling unit is designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but which may also include living, sleeping, and eating facilities. The minor accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or 500 square feet, whichever is smaller. Typical uses include guest houses, second units, "granny flats" and caretaker's quarters.~~

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- (b) **Middle Housing.** The middle housing use types refer to a range of housing with multiple dwelling units that are compatible in scale with detached single-family housing.
- (1) **Duplex.** Duplex refers to the use of a parcel for two (2) dwelling units in a single structure.
 - (2) **Triplex.** Triplex refers to the use of a parcel for three (3) dwelling units in a single structure.
 - (3) **Quadplex.** Quadplex refers to the use of a parcel for four (4) dwelling units in a single structure.
 - (4) **Cottage Court.** Cottage court refers to a housing development of between two (2) and twelve (12) small-scale single family detached dwellings on one parcel that interact together as a small community and meet the standards of WCC 110.313.05.
- ~~(b) **Manufactured Home Parks.** Manufactured home parks use type refers to the occupancy of a dwelling unit defined as a mobile home or a manufactured home and which is located in a site defined as a manufactured home park.~~
- ~~(e) **Group Home.** Group home use type refers to the occupancy of a single family dwelling by and the care for a group of ten (10) or fewer persons on a weekly or longer basis who are not defined as a family. The number of persons who reside in a group home excludes any caregivers and their family who also reside in the single family residence.~~
- ~~(1) — This term includes specifically the following uses:
 - ~~(i) — Residential facility for groups; or~~
 - ~~(ii) — Home for individual residential care;~~
 - ~~(iii) — Halfway house for recovering alcohol or drug abusers;~~
 - ~~(iv) — Group foster home.~~~~
 - ~~(2) — The term group home does not include a child care institution or a facility for transitional living for released offenders.~~
- (c) **Accessory Residential.** Accessory residential refers to use types that are accessory to family residential and middle housing use types. They cannot be established independent of these primary use types and are not considered in calculations of density.
- (1) **Attached Accessory Dwelling Unit.** An attached accessory dwelling unit is a portion of or an addition to a dwelling unit that has been designed or configured to be used as a separate and independent dwelling unit. An attached accessory dwelling unit includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but may also include living, sleeping, and eating facilities, all separated from the main unit by walls or ceilings and accessed through a lockable exterior or interior door. An attached accessory dwelling unit may be created by converting part of, or adding on to, an existing single family main dwelling. To be considered attached, the

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accessory dwelling unit must abut (i.e. be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling. Typical uses include second units, guest rooms, and guest apartments.

- (2) **Detached Accessory Dwelling Unit.** A detached accessory dwelling unit refers to a dwelling unit on the same lot as the main dwelling unit, but which is physically separated from the main dwelling unit. A detached accessory dwelling unit is designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but which may also include living, sleeping, and eating facilities. Typical uses include second units and caretaker's quarters.
 - (3) **Minor Accessory Dwelling Unit.** A minor accessory dwelling unit refers to a type of detached accessory dwelling unit that is under five hundred (500) square feet. A minor accessory dwelling unit is designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but which may also include living, sleeping, and eating facilities. Typical uses include second units and caretaker's quarters.
 - (4) **Detached Accessory Structure.** A detached accessory structure refers to a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached accessory structure is not designed, configured, or used for human habitation. Installation of both a kitchen (as defined in Article 902) and a toilet in a detached accessory structure shall render the structure as a dwelling unit and subject to the accessory dwelling unit provisions. Typical uses include storage buildings and sheds, barns and detached garages.
 - (5) **Guest Quarters.** Guest quarters refers to a detached accessory structure or an attached accessory space with no internal access to the main dwelling that contains living space, including a bedroom and bathroom, but no kitchen or cooking facilities. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling.
- (d) **Short-term rental.** Short-term rental (STR) refers to existing single-family dwelling units where, for compensation, lodging is provided within either the entire home or a portion of the home for a rental period of less than 28-days. STRs may be permitted to operate out of legally permitted, permanent dwelling units or accessory dwelling units in accordance with the standards within Article 319. Short-term rentals are distinguishable from commercial lodging use types in that no meals may be provided within short-term rentals as part of the rental agreement and the home may only be rented out for short-term rental use to one group at a time. STRs are also often referred to as vacation rentals and are commonly made available through property management companies or online booking platforms. The following are short-term rental use types:
- (1) **Tier 1 Short-Term Rental.** A Tier 1 STR has a maximum occupancy of 10 persons or fewer.

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- (2) Tier 2 Short-Term Rental. A Tier 2 STR has a maximum occupancy of 11-20 persons and due to its higher occupancy, may require additional limitations to ensure compatibility with surrounding residential properties.
- (3) Tier 3 Short-Term Rental. A Tier 3 STR has a maximum occupancy of 21 or more persons. This highest tier of STRs is still operated out of a pre-existing dwelling unit, but due to the high number of occupants, is expected to have more significant impacts to surrounding properties. As a result, it is considered inappropriate to be located in residential regulatory zones, but may be appropriate on properties with commercial regulatory zones that are located nearer tourist and commercial services.
- (e) **Employee Housing. Employee housing refers to a building or a portion of a building where, for a benefit of employment, lodging is provided. Such lodging can be fully independent dwelling units, or be of a dormitory style meeting the requirements of Section 110.313.10. Employee housing must meet all applicable standards for the subject housing type.**
- (f) **Manufactured Home Parks. Manufactured home parks use type refers to the occupancy of a dwelling unit defined as a mobile home or a manufactured home and which is located in a site defined as a manufactured home park.**
- (g) **Group Home. Group home use type refers to the occupancy of a single family dwelling or cottage court by a group of ten (10) or fewer persons on a weekly or longer basis who are cared for by a professional caregiver. The number of persons who reside in a group home excludes any caregivers and their family who also reside in the group home.**
 - (1) This term includes specifically the following uses:
 - (i) Residential facility for groups; or
 - (ii) Home for individual residential care;
 - (iii) Halfway house for recovering alcohol or drug abusers;
 - (iv) Group foster home.
 - (2) The term group home does not include a child care institution or a facility for transitional living for released offenders.

SECTION 12. Section 110.306.10 of the Washoe County Code is hereby amended to read as follows:

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 **set forth in Article 406.:**

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- ~~(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 ten 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.~~
- (b) Setbacks.
- (1) Accessory structures 12 feet in height or less may be located within the required rear and side yard setbacks provided they are five feet or more from the rear and side property line. The height of an accessory structure located within the required rear and side yard setback as provided in this subsection shall be measured from the lowest finished grade of the structure to the average height of the highest gable of a pitched or hipped roof. Except as otherwise specifically provided, all accessory structures are prohibited within the required front yard setback.
 - (2) Accessory structures more than 12 feet in height shall comply with the yard setbacks for the main dwelling units stipulated in Article 406, Building Placement Standards. Except as otherwise specifically provided, no accessory structure shall exceed 35 feet in height.
- (c) Height Limits. The height of an accessory structure located outside of all required setbacks shall be measured in accordance with the building height provision in Article 902 of this Code.
- (d) Permitting Requirements. A proposal to establish a detached accessory structure shall meet the following requirements:

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- (1) A detached accessory structure on parcels half an acre or less can be 1,200 SF or smaller in size;
 - (2) A detached accessory structure on parcels larger than half an acre but smaller than or equal to 1 acre can be 2,500 SF or smaller in size;
 - (3) A detached accessory structure on parcels larger than 1 acre but smaller than or equal to 5 acres can be 5,000 SF or smaller in size;
 - (4) A detached accessory structure on parcels larger than 5 acres can be 7,500 SF or smaller in size;
 - (5) An Administrative Review Permit (pursuant to Article 809) is required for any detached accessory structure less than or equal to 50% larger than the above allowed-by-right square footages (e.g. up to 1,800 SF on parcels half an acre or less, etc.);
 - (6) An Administrative Permit (pursuant to Article 808) is required for any detached accessory structure more than 50% larger than the above allowed-by-right square footages (e.g. over 1,800 SF on parcels half an acre or less, etc.);
 - (7) 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 and Industrial Regulatory Zones, are exempt from a maximum size requirement; and
 - (8) Detached accessory structures shall not have reflective siding or roofing materials. Review of discretionary permits for detached accessory structures should consider the structure's neighborhood and residential compatibility, potentially including but not limited to, siding material, roofing material, structure articulation, structure height, and structure location.
- (e) Location/Slopes. A detached accessory structure used as a private garage on any interior lot where the slope of the front half of the lot is greater than a two foot rise (or fall) for every ten feet above (or below) the established street grade may be built to the property line, provided such structure shall not exceed 15 feet in interior height when measured from parking surface and providing the Engineering Division has been able to determine that:
- (1) County snow removal operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to County snow removal operations and/or the County has been held harmless from liability resulting from the County's snow removal operations;
 - (2) The speed of traffic and the volume of traffic on the street is such that the placing of the garage at the property line will not cause a safety problem for vehicles using the street; and
 - (3) The placement of the garage at the property line will not impede the ability of the County to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted Master Plan.
- (f) Building Setback. A detached accessory structure shall not be located closer than ten feet to any main building on an adjoining parcel.

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- (g) Cargo Containers. Cargo containers, as defined within Article 902, Definitions, may be established as a detached accessory structure for the sole purpose of storage subject to the provisions below.
- (1) All cargo containers must adhere to the following regulations:
- (i) Must meet all Washoe County placement standards for a detached accessory structure.
 - (ii) Only one cargo container of not more than 200 square feet of floor space shall be allowed on a parcel of land less than one-half acre in size; two cargo containers of any size shall be allowed on a parcel of land between one half acre and five acres in size. Parcels larger than five acres are limited to one container (of any size) per acre or portion thereof.
 - (iii) The cargo container shall be painted one, solid, muted color that blends with the surrounding vegetation, structures or topography.
 - (iv) All cargo containers shall be free from severe damage, shall not be structurally altered, and shall be free from severe rust. The Director of the Planning and Building Division shall have the authority to determine if these standards have been met.
 - a. A cargo container may potentially be used as structural support for other elements of a detached accessory structure as long as the container is not structurally altered; the overall design has been stamped by a qualified engineer; and a building permit is obtained for the overall structure.
 - (v) Shall not include plumbing fixtures.
 - (vi) Shall not be stacked; except in the Commercial and Industrial regulatory zones with an established commercial or industrial use type, and then not stacked above two high. Setback requirements shall be determined by the total height of the stacked structure.
 - (vii) Shall not display off-premise advertising, company logos, names, or other markings painted on, or otherwise attached to, the exterior of the cargo container.
 - (viii) Shall not occupy any required off-street parking spaces for the site.
 - (ix) Shall be separated from any other structure or storage shed by a minimum of ten feet, with the following exception:
 - a. Cargo containers may be placed side-by-side, with no separation between the individual containers, up to a maximum grouping of four containers where more than one cargo container is allowed on a property. Any such grouping of containers shall be a minimum of 20 feet from any other structure, storage shed, or other cargo container(s). This does not allow for placement of cargo containers end-to-end.

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- (x) Cargo containers do not require a placement permit from the Planning and Building Division, except within Commercial or Industrial regulatory zones or as otherwise noted within this section.
 - (xi) Any electrical wiring or HVAC components shall require a building permit from the Planning and Building Division.
 - (xii) Shall not be established as an Agricultural Building as a Main Use pursuant to Article 330, Domestic Pets and Livestock, of this Development Code.
- (2) Cargo containers placed on parcels one and one quarter acre or less in size must also adhere to the following regulations:
- (i) Shall not be placed between a residence and the adjoining street or road right-of-way that provides primary access to the residence.
 - a. On a parcel fronted by two or more street or road right-of-ways, the Director of the Planning and Building Division shall have the authority to determine the primary access to the residence.
- (h) Deed Restriction Required for Connection to Water or Wastewater Facilities. Any detached accessory structure proposed to be connected to a potable water supply line or a septic system or community sewer system (i.e. sanitary sewer) as part of a building permit application shall require a deed restriction to be filed with the County Recorder's office stipulating that the structure will not be converted to an accessory dwelling unit as defined in Section 110.304.15 **or used for habitation**. Said deed restriction shall make the County a party to the restriction and shall be obtained through the Planning and ~~Development~~**Building** Division. A copy of the recorded deed restriction shall be required prior to the issuance of the building permit. The Planning and ~~Development~~**Building** Division shall agree in writing to the removal of the deed restriction if the owner legally converts the accessory structure to an accessory dwelling unit (pursuant to the provisions of this article and applicable building codes) or if the structure has been permanently disconnected from the potable water supply and sanitary sewer system. Installation of both a kitchen (as defined in Article 902) and a toilet in a detached accessory structure shall render the structure as a dwelling unit subject to the provisions of this article.
- (i) Use of Mobile/Manufactured Homes as Detached Accessory Structures. A detached accessory structure shall not be comprised of a mobile or manufactured home due to Federal Housing and Urban Development (HUD) standards prohibiting the removal or modification of any interior structural components, such as plumbing fixtures (see HUD 24 CFR Part 3280).
- (j) Hoop Houses and High Tunnels. Hoop houses and high tunnels, as defined in Section 110.902.15, General Definitions, may be established subject to the following regulations:
- (1) Must meet all Washoe County placement standards for a detached accessory structure;
 - (2) Are exempt from the lot coverage limitations **established in Article 406**~~established in Section 110.306.10(a)~~; and
 - (3) The height of a hoop house or high tunnel at its tallest point shall not exceed the allowable height for the regulatory zone within which it is located.

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SECTION 13. Section 110.306.20 of the Washoe County Code is hereby amended to read as follows:

Section 110.306.20 Attached Accessory Dwellings. Attached accessory dwellings ~~are~~ **unit is** defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. Attached accessory dwellings are permitted in the General Rural (GR), General Rural Agricultural (GRA), and the Residential Regulatory Zones, pursuant to all of the following regulations:

- (a) A main residential unit exists ~~and no other accessory dwelling unit has been established.~~
- (b) A minimum lot area of five-thousand (5,000) square feet exists.
- (c) Compliance with the setback and height standards of the regulatory zone and the lot coverage standards ~~enumerated in~~ **established in Article 406.** ~~Section 110.306.10(a).~~
- (d) **Parcels with single-family dwellings.** Except in the Medium Density Suburban (MDS) Regulatory Zone, the High Density Suburban (HDS) Regulatory Zone, and all urban regulatory zones, the attached accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or fifteen hundred (1,500) square feet, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the High Density Suburban Regulatory Zone, and all urban regulatory zones, the attached accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or 1,200 square feet, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space.
- (e) **Parcels with duplex, triplex, or quadplex.** The attached accessory dwelling unit shall not exceed 800 square feet. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the attached accessory dwelling unit, unless such areas have been legally converted into habitable space. A maximum of one accessory dwelling unit or guest quarters is permitted per parcel.
- (ef) An attached accessory dwelling **unit** may be created by converting part of, or adding on to, an existing single family main dwelling unit. To be considered attached, the accessory dwelling unit must abut (i.e. be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling. Any exterior entrance to the attached accessory dwelling shall not be located along the same wall as the main entrance to the main unit.
- (fg) A minimum of one (1) off-street parking space shall be added, in addition to the applicable parking requirements of the main unit. Additional parking beyond the one (1) off-street parking space added may be required pursuant to the provisions of Article 410, Parking and Loading.
- (gh) Only one (1) accessory dwelling unit **or guest quarters** is allowed per parcel. **Neither an accessory dwelling unit nor a guest quarters is allowed on parcels with cottage court or multifamily developments.**

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SECTION 14. Section 110.306.25 of the Washoe County Code is hereby amended to read as follows:

Section 110.306.25 Detached Accessory Dwellings. Detached accessory dwellings ~~are~~ **unit is** defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. Any detached accessory dwelling unit must adhere to the following requirements:

- (a) A main residential unit exists ~~and no other accessory dwelling unit has been established.~~
- (b) A minimum lot area of twelve thousand (12,000) square feet exists.
- (c) Compliance with the setback and height standards of the regulatory zone and the lot coverage standards **established in Article 406.** ~~enumerated in Section 110.306.10(a).~~
- (d) **Parcels with single-family dwellings.** Except for in the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed fifteen hundred (1,500) square feet, or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed twelve hundred (1,200) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. The maximum permitted square footage of a detached accessory dwelling unit shall not be increased by use of the variance process contained in Article 804, Variances, except for conversion of a guest house, that was legally constructed prior to May 26, 1993, to a detached accessory dwelling unit.
- (e) **Parcels with duplex, triplex, or quadplex.** The detached accessory dwelling unit shall not exceed 800 square feet. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the detached accessory dwelling unit, unless such areas have been legally converted into habitable space. A maximum of one accessory dwelling unit or guest quarters is permitted per parcel.
- (ef) A manufactured or modular home constructed within six (6) years of the date of its placement is permitted as a detached accessory dwelling unit, subject to the size and regulatory zone requirements in (d) above and the provisions of Article 312, Fabricated Housing, provided that the unit is permanently affixed to the property, its foundation system is masked and the unit is converted to real property pursuant to the provisions of Article 312, Fabricated Housing, at the time of the final inspection date. Fabricated homes are permitted as detached accessory dwelling units in a manufactured home subdivision.
- (fg) A minimum of one (1) off-street parking space shall be added, in addition to the applicable parking requirements of the main unit. Additional parking beyond the one (1) off-street parking space added may be required pursuant to the provisions of Article 410, Parking and Loading.
- (gh) Only one (1) accessory dwelling unit **or guest quarters** is allowed per parcel. **Neither an accessory dwelling unit nor guest quarters is allowed on parcels with cottage court or multifamily developments.**

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- (hi) A detached accessory dwelling unit may be converted to a main dwelling unit by subdividing the original parcel. The newly subdivided parcels (and any structures thereon) must meet all provisions of the Development Code, including the setback, height, and minimum lot ~~dimension~~ **area** standards of the applicable regulatory zone.
- (ij) A detached accessory dwelling unit shall include the installation of a water meter if the detached accessory dwelling unit proposes to use a domestic well as its source of water.
- (jk) On any parcel half an acre in size or smaller, a detached accessory dwelling unit shall be permitted only pursuant to the administrative review process in Article 809.
- (kl) If a detached accessory dwelling unit qualifies as a minor accessory dwelling unit as defined in WCC 110.304.15(ac)(83) and is 12 feet in height or less, it can be located as close as 5 feet from the side and rear property lines. Minor accessory dwelling units located on parcels larger than ½ acre in size do not require an off-street parking space. Minor accessory dwelling units located on parcels ½ acre in size or smaller are required to have one off-street parking space, unless this requirement is waived by the Director of Planning and Building or their designee **through a Director’s modification of standards.**

SECTION 15. Section 110.406.05 of the Washoe County Code is hereby amended to read as follows:

Section 110.406.05 General. ~~The yard requirements and setback dimensions are set forth in Part Three of Table 110.406.05.1~~ **sets forth regulatory zone development standards.** These requirements may be modified pursuant to Article 408, Common Open Space Development. All required yard setbacks are measured from the property line with the following exceptions: (1) when an access easement traverses a portion of a property and has a total width of more than twenty (20) feet, the required yard setback is measured from the edge of the easement closest to the proposed structure; or, (2) when a Washoe County-maintained road is located outside of a recorded right-of-way or easement, regardless of the roadway width, the required yard setback shall be measured from the edge of the road. If a lot does not meet the minimum lot size for the regulatory zoning for the lot, the yard requirements and setback dimensions shall be based on the lot size for the next densest regulatory zone for which the lot does meet minimum size for lots in that zone.

Table 110.406.05.1
STANDARDS

Part One: Density/Intensity Standards										
	LDR	MDR	HDR	LDS	LDS-2	MDS	MDS-4	HDS	LDU	MDU
Dwelling Unit Per Acre (du/ac)	0.1	0.2	0.4	4	2	3h	4h	7a	10b	24c
Height (feet)	35	35	35	35	35	35	35	35	40	70

Part One: Density/Intensity Standards (continued)										
	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Dwelling Unit Per Acre (du/ac)	42e	n/a	5	n/a	n/a	n/a	n/a	n/a	0.025	0.025
Height (feet)	70	80	60	45	65	65	65	n/a	35	35

Notes: _____ a – 7 dwelling units per acre single family detached; 9 dwelling units per acre for attached single family and mobile home parks
 _____ b – 10 dwelling units per acre for single family detached; 14 dwelling units per acre for multi-family and 12 units per acre for mobile home parks
 _____ c – Multi-family

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h - 3 dwelling units per acre single-family detached; 5 dwelling units per acre for both single-family attached and manufactured home parks within areas designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993

Part Two: Lot Size										
	LDR	MDR	HDR	LDS	LDS-2	MDS	MDS-4	HDS	LDU	MDU
Minimum Lot Area (1,000's of sq. ft. unless otherwise indicated)	8ae	4ae	2ae	35	17.5	12	9	5	3.7d	8e
Minimum Lot Width (feet)	250	200	150	120	100	80	70	60	60	60

Part Two: Lot Size (continued)										
	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Minimum Lot Area (1,000's of sq. ft. unless otherwise indicated)	8f	10	10	10	10	n/a	n/a	n/a	40ac	40ac
Minimum Lot Width (feet)	60	75	75	100	100	100	n/a	n/a	660	660

- Notes:
- d - 3,700 square feet for single-family detached and 8,000 square feet with two (2) attached single-family dwelling units
 - e - 3,700 square feet for single-family detached and 8,000 square feet with four (4) multi-family units
 - f - 3,700 square feet for single-family detached and 8,000 square feet with eight (8) multi-family units
 - g - 40 acres nominally = 1/16 section

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Table 110.406.05.1 (continued)

STANDARDS

Part Three: Yard and Setback Dimensions										
	LDR	MDR	HDR	LDS	LDS-2	MDS	MDS-4	HDS	LDU	MDU
Front Yard (feet)	30	30	30	30	30	20	20	20	15	15
Side Yards (feet)	50	15	15	12	10	8	7	5	5	5
Rear Yard (feet)	30	30	30	30	30	20	20	20	10	20

Part Three: Yard and Setback Dimensions (continued)										
	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Front Yard (feet)	20	10	15	20	15	20	20	n/a	30	30
Side Yards (feet)	5	10	15	10	10	15	15	n/a	50	50
Rear Yard (feet)	20	10	20	10	15	20	20	n/a	30	30

Source: Sedway Cooke Associates

REGULATORY ZONE DEVELOPMENT STANDARDS

Regulatory Zones	Title	Yards – Setbacks*			Maximum Height (feet)	Maximum Density/Intensity (du/ac)	Minimum Lot Size~	Minimum Lot Width (feet)
		Front (feet)	Side (feet)	Rear (feet)				
LDR	Low Density Rural	30	50	30	35	0.1	8 ac	250
MDR	Medium Density Rural	30	15	30	35	0.2	4 ac	200
HDR	High Density Rural	30	15	30	35	0.4	2 ac	150
LDS	Low Density Suburban	30	12	30	35	1	35,000 sf	120
LDS/2	Low Density Suburban/2	30	10	30	35	2	17,500 sf	100
MDS	Medium Density Suburban	20	8	20	35	3c	12,000 sf	65
MDS/4	Medium Density Suburban/4	20	7	20	35	4d	9,000 sf	60
HDS	High Density Suburban	20 ^e	5	10	35	7a	5,000 sf	50
LDU	Low Density Urban	15	5	10	40	10b	3,700 sf	45

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MDU	Medium Density Urban	15	5	10	70	21	3,700 sf	45
HDU	High Density Urban	15	5	10	70	42	3,700 sf	40
GC	General Commercial	10	10	10	80	N/A	10,000 sf	75
NC	Neighborhood Comm/Office	15	15	20	60	5	10,000 sf	75
TC	Tourist Commercial	20	10	10	45	N/A	10,000 sf	100
I	Industrial	15	10	15	65	N/A	10,000 sf	100
PSP	Public Semi Public Facilities	20	15	20	65	N/A	N/A	100
PR	Parks and Recreation	20	15	20	65	N/A	N/A	N/A
OS	Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GR	General Rural	30	50	30	35	0.025	40 ac	660
GRA	General Rural Agricultural	30	50	30	35	0.025	40 ac	660
SP	Specific Plan	See Development Standards identified for each individual Specific Plan.						

- Notes:
- du/ac - dwelling unit per acre
 - ac - acre(s)
 - sf - square feet
 - a - 7 du/ac single family detached; 9 du/ac single-family attached, middle housing, and mobile home parks
 - b - 10 du/ac single family detached; 14 du/ac single-family attached, multi-family, and middle housing; and 12 du/ac for mobile home parks
 - c - 3 du/ac single-family detached; 5 du/ac for single-family attached, middle housing, and manufactured home parks within areas designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993.
 - d - 4 du/ac single-family detached; 5 du/ac for single-family attached, middle housing, and manufactured home parks within areas designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993.
 - e - 10-foot minimum setback for living space, 20-foot setback for garages
 - * - Single family attached use types within all residential and commercial regulatory zones shall have the option of a 0' side yard setback where a parcel line is contiguous with an interior wall that connects units.
 - Minimum lot size shall not apply to single family attached use types

SECTION 16. Section 110.408.45 of the Washoe County Code is hereby amended to read as follows:

Section 110.408.45 Conditions of Approval. Provisions for the common open space development shall be conditioned upon approval of the tentative subdivision or parcel map.

- (a) Three-Year Maintenance Plan. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
- (1) Vegetation management;
 - (2) Watershed management;

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- (3) Debris and litter removal;
 - (4) Fire access and suppression;
 - (5) Maintenance of public access and/or maintenance of limitations to public access;
and
 - (6) Other factors deemed necessary by the **Parcel Map Review Committee, the Planning Commission or the Board of County Commissioners.**
- (b) Permanent Preservation and Maintenance. Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the County.
- (c) Screening and Buffering of Adjoining Development. Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development.
- (d) Common Open Space Restrictions. Designated common open space shall not include areas devoted to public or private vehicular streets, **detention and retention ponds/basins, drainage facilities**, or any land which has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools or other public facilities.

SECTION 17. Section 110.410.10 of the Washoe County Code is hereby amended to read as follows:

Section 110.410.10 Required Parking Spaces. Off-street parking spaces shall be provided in the quantities set forth in Table 110.410.10.1 through Table 110.410.10.5.

- (a) Description of Use Types. The use types referred to in Table 110.410.10.1 through Table 110.410.10.5 are defined in Article 304, Use Classification System.
- (b) Requirements Cumulative. Where Table 110.410.10.1 through Table 110.410.10.5 set forth more than one (1) requirement for a given use type, those requirements shall be cumulative.
- (c) Spaces Based on Square Footage. The square footage requirements used in Table 110.410.10.1 through Table 110.410.10.5 to calculate parking spaces refer to the total enclosed areas of all buildings on the lot, but excludes the area of spaces having a height of less than seven (7) feet and the area used exclusively for parking and loading.
- (d) Spaces Based on Employees. The employee requirements used in Table 110.410.10.1 through Table 110.410.10.5 to calculate parking spaces refer to the maximum number of employees who could be working at one time when the facility is operating at full capacity.
- (e) Rounding Off Numbers. Whenever the computation of the number of off-street parking spaces required by Table 110.410.10.1 through Table 110.410.10.5 results in a fractional parking space, one (1) additional parking space shall be required for a fractional space of one-half (1/2) or more. A fractional space of less than one-half (1/2) shall not be counted.

Table 110.410.10.1

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OFF-STREET PARKING SPACE REQUIREMENTS (Residential Use Types)
(See Section 110.410.10 for explanation)

Residential Use Types (Section 110.304.15)	Spaces Required
Family Residential	
—Attached Accessory Dwelling	1 per attached accessory dwelling unit, in addition to other required spaces
—Detached Accessory Dwelling	1 per detached accessory dwelling unit, in addition to other required spaces
—Detached Accessory Structure	None
Guest Quarters	1 per guest quarters unit, in addition to the other required spaces
—Duplex	2 1 per dwelling unit, 1 of which must be covered in an enclosed garage
Triplex	1 per dwelling unit, which must be covered
Quadplex	1 per dwelling unit, which must be covered
—Fabricated Home	*2 per fabricated home
—Multi Family and Multi Family, Minor	2 bedrooms or fewer = 1 parking space; 3 bedrooms = 2 parking spaces; 4 or more bedrooms = 2.5 parking spaces 1 covered parking space is required for every 2 units.
Cottage Court	1 per dwelling unit, which must be covered
—Single Family Attached	2 per dwelling unit, 1 of which must be in an enclosed garage
—Single Family Detached	2 per dwelling unit, 1 of which must be in an enclosed garage
Manufactured Home Parks	1.5 per manufactured home, plus 1 per 5 units for guest parking
Group Home	.25 per bed, plus 1 per employee during peak employment shift
Short-Term Rental (All Tiers)	As identified in Article 319, <i>Short-Term Rentals (STRs)</i>
Employee Housing Dormitory	.25 spaces per approved occupant

Note: * = Article 312, Fabricated Housing, may require 1 parking space to be in an enclosed garage or carport.

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Table 110.410.10.2

OFF-STREET PARKING SPACE REQUIREMENTS (Civic Use Types)
(See Section 110.410.10 for explanation)

Civic Use Types (Section 110.304.20)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Administrative Services	4		
Child Care			
Child Daycare	1 if assembly hall included	1	1 off-street loading space for every 8 students
Family Daycare			1 in addition to any other required spaces
Large-Family Daycare		1	1 off-street loading space for every 8 students
Community Center	5	1	
Convalescent Services		1	.25 per bed
Cultural and Library Services	3	1	
Education			
College/University		1	.5 per student of driving age
Elementary/Secondary		1	.25 per student of driving age
Group Care		1	.25 per bed
Hospital Services		1	.5 per bed
Major Services and Utilities			
Major Public Facilities		As specified by use permit	
Utility Services		As specified by use permit	
Nature Center		As specified by use permit	
Parks and Recreation			
Active Recreation		1	
Passive Recreation		1	
Postal Services	2	1	
Public Parking Services		1	
Religious Assembly			1 per 3 seats or 72 lineal inches of pew space plus 1 per 300 square feet of additional public space
Safety Services		1	

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Table 110.410.10.3

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Administrative Offices	4	1	
Adult Entertainment	5	1	
Animal Sales and Services			
Commercial Kennels		1	.25 per animal at design capacity
Commercial Stables		1	.25 per horse at design capacity
Grooming and Pet Stores	2.5	1	
Pet Cemeteries		1	
Veterinary Services, Agricultural	2	1	
Veterinary Services, Pets	4	1	
Automotive and Equipment			
Automotive Repair		1	3 per service bay
Automotive Sales and Rentals	.5	1	
Cleaning	2	1	
Commercial Parking		1	
Equipment Repair and Sales	2	1	
Fabricated Housing Sales	.5	1	
Storage of Operable Vehicles		1	
Truck Stops	4	1	
Building Maintenance Services	2		
Continuum of Care Facilities, Seniors		As specified by use permit	As specified by use permit
Commercial Antennas			1 per antenna tower
Commercial Centers (All Types)			Less than 15,000 square feet: 5 spaces per 1,000 square feet; 15,000 to 400,000 square feet: 4 spaces per 1,000 square feet; more than 400,000 square feet: 5 spaces per 1,000 square feet
Commercial Educational Services		1	.5 per student
Commercial Recreation			
Commercial Campground Facilities		1	
Destination Resorts		1	1 per room
Indoor Entertainment		1	1 per 3 seats
Indoor Sports and Recreation	5	1	
Limited Gaming Facilities	4	1	

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Table 110.410.10.3 (continued)

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Marinas		As specified by use permit	
Outdoor Entertainment		As specified by use permit	
Outdoor Sports and Recreation		As specified by use permit	
Outdoor Sports Club		As specified by use permit	
Unlimited Gaming Facilities	8	1	
Construction Sales and Services	2 for retail and 1 for storage area		
Convention and Meeting Facilities		1	1 per seat if not associated with lodging facilities; .5 per seat otherwise
Eating and Drinking Establishments			
Convenience	10	1	
Full Service	10	1	
Financial Services	3	1	
Funeral and Internment Services			
Cemeteries		1	
Undertaking		1	1 per 3 seats
Gasoline Sales and Service Stations		1	3 per service bay (service bay not credited as required space)
Helicopter Services			
Heliport		1	5 per helicopter space
Helistop		1	5 per helicopter space
Liquor Manufacturing*			*Or as specified by use permit
Off-Premise Sales/Consumption	3	1	Minimum of 2 spaces
On-Premise Sales/Consumption	5	1	For any public tasting room, a minimum of 5 permanent spaces
Liquor Sales			
Off-Premises	4	1	
On-Premises	10	1	

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Table 110.410.10.3 (continued)

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Lodging Services			
Bed and Breakfast Inns		1	1 per room
Hostels		1	.25 per bed
Hotels and Motels		1	1 per room
Vacation Time Shares			1.6 for 1 bedroom units, 2.1 for 2 bedroom and larger units; 1 of which must be in an enclosed garage or carport
Marijuana Establishments			
Marijuana Cultivation Facility		1	
Marijuana Product Manufacturing Facility		1	
Marijuana Testing Facility		1	
Retail Marijuana Store/Medical Dispensary	5	1	
Medical Services	5	1	
Nursery Sales			
Retail	3	1	
Wholesale	3	1	
Personal Services	4		
Personal Storage		1	1 loading space per 2,000 square feet of building footprint
Professional Services	4	1	
Recycle Center			
Full Service Recycle Center	3	1	
Remote Collection Facility			3 spaces per collective device
Residential Hazardous Substance Recycle Center	3	1	
Repair Services, Consumer	2.5	1	
Retail Sales			
Comparison Shopping Centers	3	1	
Convenience	5	1	
Specialty Stores	3	1	
Secondhand Sales	2.5	1	
Transportation Services		1	

Table 110.410.10.3 (continued)

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OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Winery	3*	1	*Or as specified by use permit; Minimum of 2 spaces; For any public tasting room, a minimum of 5 permanent spaces
Winery with Special Events			As specified by Use Permit

Table 110.410.10.4

OFF-STREET PARKING SPACE REQUIREMENTS (Industrial Use Types)
(See Section 110.410.10 for explanation)

Industrial Use Types (Section 110.304.30)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Custom Manufacturing		1	2 per 1,000 square feet of showroom space
Energy Production		1	
General Industrial			
Heavy		1	
Intermediate		1	
Limited		1	
High Technology Industry		1	
Inoperable Vehicle Storage		1	2 per 1 acre of storage area
Laundry Services	2	1	
Mining Operations		1	
Petroleum Gas Extraction		1	
Salvage Yards		1	2 per 1 acre of storage area
Wholesaling, Storage and Distribution			
Heavy		1	.5 per 1,000 square feet of area open to the public
Light		1	.5 per 1,000 square feet of area open to the public

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Table 110.410.10.5

OFF-STREET PARKING SPACE REQUIREMENTS (Agricultural Use Types)
(See Section 110.410.10 for explanation)

Agricultural Use Types (Section 110.304.35)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Agricultural Processing		1	
Agricultural Sales	3	1	
Animal Production		1	
Animal Slaughtering		1	
Animal Slaughtering, Mobile		1	Off-street parking for the mobile facility
Crop Production		No requirement	
Forest Products		1	
Game Farm		1	
Produce Sales		1	3 spaces per produce stand

Sources: Sedway Cooke Associates and Washoe County Department of Community Development.

SECTION 18. Section 110.412.10 of the Washoe County Code is hereby amended to read as follows:

Section 110.412.10 Exemptions. The following uses are exempt from the provisions of this article:

- (a) Residential Use Types. The required front, side or rear yard areas of existing and new detached-single family **and middle housing** residential lots, unless front yard landscaping is required under any article found in Division Two, Area Plan Regulations, of the Washoe County Development Code or Section 110.412.35. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.
- (b) Civic Use Types. Uses classified under the parks and recreation use type are exempt, except for parking and loading areas associated with these uses. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.
- (c) Commercial Use Types. Uses classified under the commercial recreation: outdoor sports club use type and nursery sales use type are exempt, except for parking and loading areas associated with these uses. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.
- (d) Industrial Use Types. Uses classified under the Energy Production – Renewable use type is exempt, except for parking and loading areas associated with these uses, when located at least one mile from a residential dwelling. However, the provisions of this article may be waived during the approval process for use types classified under energy production, mining operations, and petroleum gas extraction, subject to approval of a Director's

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Modification of Standards. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.

- (e) Agricultural Use Types. Uses classified under the animal production, crop production, forest products, game farms, and produce sales use types are exempt, except for parking and loading areas associated with these uses. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.
- (f) Open Space Regulatory Zones. Uses within the Open Space regulatory zone are exempt. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.

SECTION 19. Section 110.412.35 of the Washoe County Code is hereby amended to read as follows:

Section 110.412.35 Residential Use Types. The following landscaping requirements shall apply to residential uses ~~including duplex and multiplex residential subdivision lots and multi-family developments,~~ except those exempted by Section 110.412.10, Exemptions. Any landscaping required in this section may contribute toward the minimum requirements.

- (a) Coverage. A minimum twenty (20) percent of the total developed land area shall be landscaped.
- (b) Required Yards Adjoining Streets. All required front, rear or side yards which adjoin a public street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet of street frontage, or fraction thereof.
- (c) Subdivision Perimeters. New residential subdivisions, regardless of the number of dwelling units per parcel, shall provide at least one (1) tree for every fifty (50) linear feet of perimeter frontage adjoining an arterial or collector identified in the Washoe County Master Plan Streets and Highways System Plan map **or the Regional Transportation Plan.**
- (d) Model Homes. Model homes for all residential subdivisions shall install landscaping that demonstrates appropriate landscape techniques suitable for the local micro-climate and soil conditions.
- (e) Community Gardens. Community Gardens, including edible gardens may count towards the total landscaping requirement when planted year-round.
- (f) Landscaping. ~~Lanscaping~~ **Landscaping** shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.

SECTION 20. Section 110.432.15 of the Washoe County Code is hereby amended to read as follows:

Section 110.432.15 Residential Common Open Space. This section sets forth development standards to provide sufficient and quality common open space for residential uses in Washoe County. These standards are intended to provide for the development and maintenance of common open space areas which serve the need for leisure, space and recreation.

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- (a) Types of Common Open Space. Common open space may be comprised of one (1) or more of the following:
- (1) Courtyard;
 - (2) Large lawn area;
 - (3) Playground;
 - (4) Tennis court;
 - (5) Basketball court;
 - (6) Dog Park;**
 - (7) Pocket Park;**
 - ~~(68)~~ Swimming pool; and
 - ~~(79)~~ Similar outdoor recreation facilities **not otherwise prohibited in the development code**, as approved by the Director of ~~Community Development~~ **Planning and Building pursuant to a director's modification of standards.**
- (b) Requirement. At least two hundred (200) square feet of common open space shall be required per dwelling unit for developments of ~~twelve (12)~~ **five (5)** or more units.

SECTION 21. Section 110.902.15 of the Washoe County Code is hereby amended to read as follows:

Section 110.902.15 General Definitions. Unless otherwise specified, the following definitions shall be applicable throughout the Development Code:

A-Weighted Sound Level. "A-weighted sound level" means the sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. Sounds measured with an A-weighted filter are abbreviated dba or db(a).

Accessory Structure. "Accessory structure" means a subordinate structure, the use of which is incidental to that of the main structure or potential main structure, or main dwelling.

Accessway. "Accessway" means vehicular ingress and egress to a property or use.

Adequate Public Facilities Management. "Adequate public facilities management" means a method for ensuring that the infrastructure necessary to support a development project will be available concurrently with the impacts of that development, without causing the level of service provided by said infrastructure to fall below adopted standards.

Affordable Housing. "Affordable housing" means housing which is affordable to low-income households (not exceeding eighty (80) percent of the County median income) or moderate-income households (not exceeding one-hundred twenty (120) percent of County median income).

Agricultural Building. "Agricultural building" is a structure designed and constructed to store farm implements and equipment or hay, grain, poultry, livestock, fruit and other agricultural products. Cold storage warehouses are not agricultural buildings. An agricultural building shall not be used for human

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habitation; processing, treating, packaging agricultural products; or as a place used by the public. The term shall not include dwellings, but does include greenhouses.

Approved Access. "Approved access" means a way or means of approach to a parcel from either an abutting public road or from a private road, street or right-of-way approved by the County.

Area of Shallow Flooding. "Area of shallow flooding" means a designated AO or AH Zone on the Flood Insurance Rate Maps. The base flood depths range from 1 to 3 feet, a clearly defined channel does not exist, the path of flooding is unpredictable and indeterminate, and velocity flow may be evident.

Area Plan. "Area plan" means plans adopted by Washoe County which cover specific subareas of the unincorporated County. **These plans may also be referred to as "Planning Areas"**. These plans provide basic information on the natural features, resources and physical constraints that affect the development of the **area plan or** planning area. They also **may** specify detailed land use designations which are then used to review specific development proposals and to plan services and facilities.

Arterial. "Arterial" means a main highway that is a through street.

Attached Accessory Dwelling Unit. "Attached accessory dwelling unit" means a portion of or an addition to a **dwelling unit** ~~single family main dwelling~~ that has been designed or configured to be used as a separate and independent dwelling unit **and is further defined in Article 304**. ~~An attached accessory dwelling unit includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but may also include living, sleeping, and eating facilities, all separated from the main unit by walls or ceiling and accessed through a lockable exterior or interior door. The attached accessory dwelling unit shall not exceed forty (40) percent of the total square footage of the main dwelling unit or one thousand (1,000) square feet, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. An attached accessory dwelling may be created by converting part of, or adding on to, an existing single family main dwelling. To be considered attached, the accessory dwelling unit must abut (i.e. be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling. Attached accessory dwellings are often referred to as guest rooms, guest apartments and "granny flats."~~

Base Flood Calculation. "Base flood calculation" means a flood having a one (1) percent chance of being equaled or exceeded in any given year. See "Flood, One Hundred (100) Year."

Basement. "Basement" means the portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

Bed and Breakfast Establishment. "Bed and breakfast establishment" means a single-family dwelling containing not more than five (5) guest rooms (no cooking facilities in guest rooms) where, for compensation, meals and lodging are provided.

Berm. "Berm" means a mound or embankment of earth.

Billboard. "Billboard" means an outdoor advertisement making a material or services known, such advertisement being remote from the point of sale of such material or service.

Board. "Board" refers to the Board of County Commissioners of Washoe County.

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Boardinghouse. "Boardinghouse" means a building or portion thereof (not a motel) where, for compensation, meals and lodging are provided for more than three (3) guests.

Breezeway. A "breezeway" means a covered walkway, passageway, or corridor that has at least one (1) side entirely or partially open (except for necessary supporting columns), is not intended nor designed as habitable space, and which may or may not be connected to a structure.

Building. "Building" means any structure having a permanent foundation, a roof supported by columns or walls and used for the enclosure of persons, animals or chattels, but not including a trailer (mobile home) or tent.

Building Envelope. "Building envelope" means the area to be occupied by any structure and associated development.

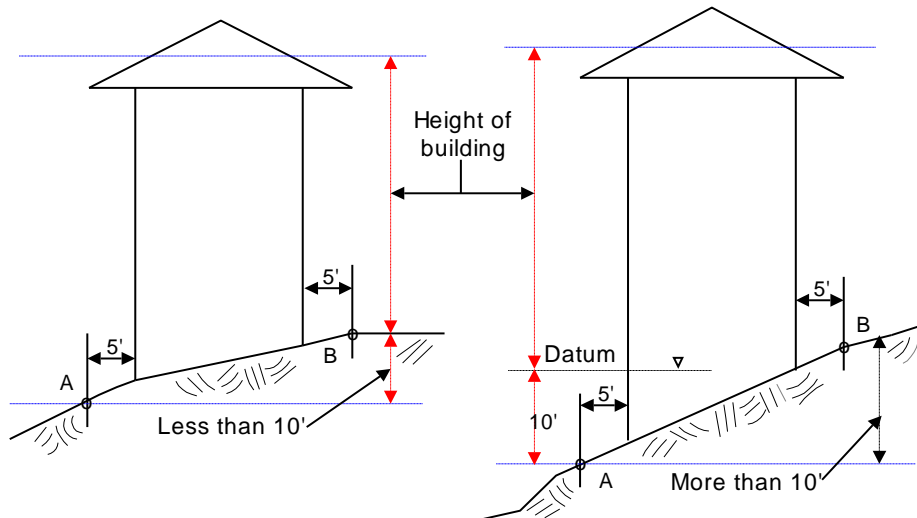
Building Height. "Building height" is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. As illustrated in Figure 110.902.15.BH1, the reference datum shall be selected by either of the following, whichever yields a greater height of building:

- (a) The elevation of the highest adjoining sidewalk or ground surface within a five (5) foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten (10) feet above lowest grade.
- (b) An elevation ten (10) feet higher than the lowest grade when the sidewalk or ground surface described in Item 1 above is more than ten (10) feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

Figure 110.902.15.BH1

DETERMINATION OF BUILDING HEIGHT IN FEET



Source: International Building Code Interpretation Manual.

Building Intensity. "Building intensity" refers to the bulk and concentration of physical development of uses permitted in a district. Lot coverage and height are examples of measures of building intensity.

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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.

Cellar. "Cellar" means the portion of a building between floor and ceiling which is wholly or partially below grade and so located that vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.

Certificated Water Rights. "Certificated water rights" means the right to put surface water or groundwater to beneficial use that is identified by a record document issued by the Nevada State Engineer after satisfactory proof of "perfection of application" for a permitted water right has been filed in accordance with NRS Chapter 533.

Child Care Institution. "Child care institution" means a facility which provides care and shelter during the day and night and provides developmental guidance to sixteen (16) or more children who do not routinely return to the homes of their parents or guardians. Such an institution may also provide, without limitation:

- (a) Education to the children according to a curriculum approved by the Department of Education;
- (b) Services to children who have been diagnosed as severely emotionally disturbed as defined in NRS 433B.080, including, without limitation, services relating to mental health and education; or
- (c) Emergency shelter to children who have been placed in protective custody pursuant to Chapter 432B of NRS.

Climatic Adaptive Planting Material. "Climatic adaptive planting material" means vegetation which is adapted to the climate or microclimate of the planting site and can flourish given the soil and water environment surrounding its roots. Microclimates, large bodies of water, soil drainage, soil pH, adequate moisture, the presence of soil salts, and both summer and winter wind affect a plant's ability to grow and survive.

Cluster or Clustered Development. See "Common Open Space Development."

Collector. "Collector" means the highest order of residential streets.

Commercial Coach. "Commercial coach" means structure without motive power which is designed and equipped for human occupancy for industrial, professional or commercial purposes.

Commercial Vehicle. "Commercial vehicle" means any vehicle designed, maintained or used for business, commercial, construction or industrial purposes that infringes on the residential character of residential districts; or for the transportation of property in furtherance of commercial enterprise; or having more than two (2) axles on the road; or, any vehicle in excess of eight thousand (8,000) pounds unladen weight. Commercial vehicles includes, but is not limited to: a cement truck, commercial tree-trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, stake bed truck, step delivery van, tank truck, tar truck, and other vehicles customarily used for commercial purposes.

Commission. "Commission" means the Washoe County Planning Commission.

Common Interest Community. "Common interest community" means real estate in which a person, by virtue of ownership of a unit, is obligated to pay for real estate other than that unit. "Ownership of a unit"

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does not include holding a leasehold interest of less than twenty (20) years in a unit, including options to renew.

Common Open Space Development. "Common open space development" means a technique whereby minimum lot sizes may be reduced below the regulatory zone requirements for residential and commercial use types, if compensating amounts of open space are provided within the same development (also called "cluster development"). This type of development allows for structures to be grouped on smaller lots, provided the total density for the development is not exceeded.

Community Accessory Structure. "Community accessory structure" means a structure not containing a dwelling unit in a cottage court development that serves residents through providing shared facilities such as parking, laundry, or other amenities.

Company Town. "Company town" means employee housing and supporting commercial, office, recreational, professional, administrative and other ancillary uses associated with the functioning of an isolated industrial, mining, energy production, utilities, resorts or agricultural based use. This development may occur on a single parcel or multiple parcels.

Condominium. "Condominium" means an estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with:

(a) A separate interest in space in a residential, industrial or commercial building or industrial and commercial building on such real property, such as, but not restricted to, an apartment, office or store; or

(b) A separate interest in air space only, without any building or structure, to be used for a mobile home.

A condominium may include in addition a separate interest in other portions of such real property. Such estate may, with respect to the duration of its enjoyment, be either an estate of inheritance or perpetual estate, an estate for life, or an estate for years.

Consistency. "Consistency" means free from variation or contradiction.

Constraints. "Constraints" mean limitations or actions which cannot be taken or which must be taken.

Construct. "Construct" includes "erect," "reconstruct," "alter," "move in" and "move upon."

Contiguous Parcel of Land. "Contiguous parcel of land" means a parcel of land either abutting directly on the boundary or separated by a street, alley, public right-of-way, creek, river or the right-of-way of a railroad or other public service corporation of another parcel of land.

Continuum of Care Unit. A unit that is within a continuum of care facility that includes living and sleeping facilities as defined by the Development Code, the International Building Code, and/or the National Manufactured Home and Safety Standards Act.

Corner Lot. See "Lot, Corner."

Cost. "Cost" means the price paid or what is given up in order to acquire, produce, accomplish or maintain anything.

County. "County" refers to the unincorporated area of Washoe County, Nevada.

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County Standards. "County standards" means improvement standards set forth in this Development Code or adopted by the Board of County Commissioners.

Cross-Section. "Cross-section" is a drawing or photograph showing a cutting through something, especially at right angles to its axis. A cross section of a roadway usually indicates the width of the street, the number of lanes, and the width of any median, parkways, sidewalks and bicycle lanes.

Cumulative Impact. "Cumulative impact" means an effect which is a result of several related projects. Each increment from each project may not be noticeable but cumulative impacts may be noticeable when all increments are considered.

Cut. "Cut" means shaping of the land surface by removing soil, rock or other materials.

Decibel. "Decibel" means a unit for describing the amplitude of sound, equal to twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micropascals (20 micronewtons per square meter).

Density or Residential Density. "Density" or "residential density" means the number of dwelling units per gross acre for residential uses as defined in Article 304, Use Classification System.

Density Bonus. "Density bonus" means an increase in residential density over and above the density specified in the Development Code. A "density bonus unit" is one of the additional housing units built as a result of granting a density bonus.

Destination Resort. "Destination resort" is a self-contained development that provides for visitor-oriented accommodations and developed recreational facilities in a setting with high natural amenities. Visitor-oriented accommodations are overnight lodging and facilities designed for visitors, not permanent residents, and overnight lodging excludes RV and mobile home parks. Visitor accommodations must include meeting rooms and restaurants.

Detached Accessory Dwelling Unit. "Detached accessory dwelling unit" means a dwelling unit on the same lot as **a main dwelling** ~~the main dwelling unit~~, but which is physically separated from the main **dwelling unit and is further defined in Article 304.** ~~dwelling unit. A detached accessory dwelling unit is designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. toilet) facilities, but which may also include living, sleeping, and eating facilities. Except in the Medium Density Suburban (MDS) Regulatory Zone, a detached accessory dwelling unit shall not exceed fifteen hundred (1,500) square feet or fifty (50) percent of the total square footage of the main unit, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed eight hundred (800) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. Detached accessory dwelling unit are also commonly referred to as guest houses, second units, detached "granny flats" and caretaker's quarters.~~

Detached Accessory Structure. Except as provided for under Section 110.306.15, "detached accessory structure" means a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached accessory structure is not designed, configured, or used for human habitation. The detached accessory structure may be connected to water and wastewater systems subject to the recordation of a deed restriction **as required by Washoe County Code.** ~~prohibiting the use of the structure as a dwelling unit.~~ Installation of both a kitchen and a toilet in a detached accessory structure shall render the structure as a dwelling unit and subject to the accessory dwelling unit provisions contained in Article 306, Accessory Uses and Structures. Typical uses include storage buildings, sheds, barns, and detached garages.

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Development. "Development" means any man-made change to improved or unimproved real estate including the construction of buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials.

Development Agreement. "Development agreement" means an agreement entered into by Washoe County and any person having a legal or equitable interest in land concerning the development of that land, pursuant to NRS Chapter 278.

Development Code. "Development Code" refers to Chapter 110 of the Washoe County Code which incorporates all County development-related ordinances and standards to ensure conformity with the Master Plan.

Division into Large Parcels. "Division into large parcels" means division of land if each proposed lot is at least forty (40) acres in area including roads and easements or at least one-sixteenth (1/16) of a section as described by a government land office.

Dog Training Center. "Dog training center" means a facility where dogs are boarded and trained for a long-term period of time.

Dog Training Services. "Dog training services" means the training of dogs with their owners or owners' designee, where both owner and dog participate in dog training.

Domestic Water. "Domestic water" means water supplied to individual dwellings and other land uses which is suitable for drinking.

Dormitory/Bunkhouse. "Dormitory/bunkhouse" means a building or a portion of a building where, for compensation or a benefit of employment, meals and lodging are provided. **This use type is considered employee dormitory housing and subject to the applicable regulations for that use type.**

Drainage, Natural. "Natural drainage" means any channel, swale or depression which conducts water as part of the natural drainage pattern of a site.

Driveway, Residential. "Residential driveway" means a private paved or unpaved area used for ingress or egress of vehicles, and allowing access extending from a property line to a building or other structure or facility on the subject parcel.

Dwelling. "Dwelling" means any building or portion thereof used exclusively for residential purposes **and built to the standards of the building code adopted at the time of construction.** But it does not include hotels, clubs, boardinghouses or rooming houses, fraternity or sorority houses, continuum of care facilities, or institutions.

Dwelling Unit. "Dwelling unit" means any building or portion thereof, including a fabricated home or portion thereof, which contains at a minimum permanent kitchen and bathroom (i.e. a toilet) facilities for residential use types as defined in Article 304, Use Classification System, but which may also include living, sleeping, and eating facilities as required by the Development Code, the International Building Code, and/or the National Manufactured Home and Safety Standards Act.

Electronic Notice. "Electronic notice" means any notice required by law that is transmitted via electronic means and which provides a method of verifying receipt to the sender that the receiver has received the notice. Electronic includes, but is not limited to, e-mail, facsimile transmission that identify the receiver and have a time and date stamp.

Endangered Species. "Endangered species" means any species listed as such in the Federal Register which is in danger of extinction throughout all or a significant portion of its range.

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Engineer. "Engineer" means a Nevada registered engineer pursuant to NRS Chapter 625.

Ephemeral Stream. "Ephemeral stream" means a stream that flows only in direct response to precipitation, and thus discontinues its flow during dry seasons. Such flow is usually of short duration. Most of the dry washes of more arid regions may be classified as ephemeral streams.

Erosion. "Erosion" means the detachment and movement of soil from the land surface by wind, water or gravity.

Fabricated Home. "Fabricated home" means a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site. Fabricated homes include modular homes, manufactured homes and mobile homes. The term "fabricated home" does not include a "recreational vehicle."

Facility for Transitional Living for Released Offenders. "Facility for transitional living for released offenders" means a residence that provides housing and a living environment for persons who have been released from prison and who require assistance with reintegration into the community, other than such a residence that is operated or maintained by a state or local government or an agency thereof. The term does not include a halfway house for recovering alcohol and drug abusers or a facility for the treatment of abuse of alcohol or drugs. As used in this section, person who has been released from prison means:

- (a) A parolee.
- (b) A person who is participating in:
 - (1) A judicial program pursuant to NRS 209.4886 or 213.625; or
 - (2) A correctional program pursuant to NRS 209.4888 or 213.371.
- (c) A person who is supervised by the Division of Parole and Probation of the Department of Public Safety through residential confinement.
- (d) A person who has been released from prison by expiration of his or her term of sentence.

~~Family. "Family" means one (1) or more persons related by blood, marriage or legal adoption, or a group of six (6) or fewer unrelated persons and two additional persons who act as house parents or guardians, living together in a dwelling unit.~~

Fence. "Fence" means a wall or barrier constructed of boards, masonry, wire or any other material for the purpose of enclosing space or separating parcels of land. The term "fence" does not include retaining walls, but does include fence gates and gateposts.

Fence, Security. "Security Fence" means a fence that is located on the property lines of a parcel of land that does not have a main use established and complies with WCC 110.406.50(e).

Fill. "Fill" means shaping of the land surface by depositing soil, rock or other materials.

Final Map. "Final map" means the map or recording instrument for subdivisions of land as described in Article 610. A final map may also be used to record an approved parcel map at the option of either the subdivider or the County.

Fire Management. "Fire management" means activities required for the protection of resources and values from fire, or the use of fire to meet land management goals and objectives.

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Flood or Flooding. "Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters; or the unusual and rapid accumulation of runoff of surface waters from any source.

Flood, One Hundred (100) Year. "One hundred (100) year flood" also called the "base flood" means a flood having a one (1) percent chance of being equaled or exceeded in any given year. The boundaries of the one hundred (100) year flood include both the floodway and the flood fringe areas as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps.

Flood Boundary and Floodway Maps (Floodway). "Flood Boundary and Floodway Maps" means the official maps on which the Federal Insurance Administration has delineated both the areas of flood hazard and the floodway.

Flood Elevation. "Flood elevation" means the elevation of the water surface of the base flood based on the National Geodetic Vertical Datum (NGVD) of 1929.

Flood Elevation, Increase In. "Increase in flood elevation" means an increase in flood elevation of more than one (1) foot at any point.

Flood Fringe. "Flood fringe" means the area of the one hundred (100) year flood, exclusive of the floodway, as shown on the Flood Insurance Rate Maps, and any area determined by the Floodplain Administrator to have a one (1) percent or greater probability of flood in a given year.

Flood Hazard Areas. "Flood hazard areas" means the area designated by the Federal Emergency Management Agency as being flooded by the base flood, and is designated as "Zone A, AO, AH, AE and A99" on the Flood Insurance Rate Maps.

Flood Height. "Flood height" means the depth of the floodwater during the one hundred (100) year flood, computed as the difference between the elevation of the one hundred (100) year floodwater surface and the elevation ground surface at a given point in the flooded area.

Flood Insurance Rate Maps (FIRM). "Flood Insurance Rate Maps" means the official maps on which the Federal Insurance Administration has delineated the flood hazard area, the limited flooding area and the risk premium zones applicable to the community.

Flood Insurance Study (FIS). "Flood Insurance Study" means the official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Insurance Rate Maps, the Flood Boundary and Floodway Maps, and the water surface elevation of the base flood.

Floodplain. "Floodplain" means any land area susceptible to being inundated by water from any source.

Floodplain Administrator. "Floodplain Administrator" means the person appointed to administer and implement the provisions of Article 416 of this Development Code.

Floodplain Management. "Floodplain management" means the operation of an overall program of corrective and preventive measures for reducing flood damage.

Floodproofing. "Floodproofing" means any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved property, water and sanitary facilities, structures and their contents.

Floodway. "Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. The floodway is delineated on the Flood Boundary and Floodway Maps.

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Floor Area Ratio (FAR). "Floor area ratio" means the ratio of floor area permitted on a lot to the size of the lot. For example, a permitted FAR of 6.0 on a 10,000 square foot lot would allow a building with a total floor area of 60,000 square feet.

Front Line. "Front line" means the narrowest lot dimension fronting on a street.

Front Yards. See "Yard, Front."

Fuel Management. "Fuel management" means treating or controlling any vegetative material which adversely affects meeting fire management direction based upon resource management goals and objectives.

Fuelbreak. "Fuelbreak" means a strip of land, strategically placed for fighting anticipated fires, where hazardous fuels have been replaced with less burnable fuels (like grass). They divide fire-prone areas into smaller parcels for easier fire control and provide access for fire fighting.

Fuels. "Fuels" mean any material capable of sustaining or carrying a wildfire, usually natural material both live and dead.

Gaming. "Gaming" means any legally constituted gambling enterprise authorized under the laws of the State of Nevada other than slot machines when such machines are operated incidentally to the conduct of a licensed retail business.

Geothermal Resource. "Geothermal resource" means the natural heat of the earth and the energy associated with the natural heat, pressure and all dissolved or entrained minerals, but excluding hydrocarbons and helium, that may be obtained from the medium used to transfer that heat.

Governing Body. "Governing body" refers to the Washoe County Board of County Commissioners, unless otherwise clearly indicated.

Government Patent Easement. "Government patent easement" means an easement granted through a patent by the federal government for a public purpose, generally for public access and utility purposes.

Grade. "Grade" is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

Gradient. "Gradient" is the slope of a lot measured as the difference in elevation of finished grade between the midpoint of the front property line and the farthest opposite point of the lot depth.

Grading. "Grading" means removal of trees and shrubs with surface soil grading for smoothness.

Greenbelt. "Greenbelt" means an area where measures such as fuel management, land use planning and development standards are applied to mitigate fire, flood and erosion hazard. More traditionally, an irrigated landscaped buffer zone between development and wildlands, usually put to additional uses (e.g. golf course, park, etc.).

Gross Density. "Gross density" is the ratio of the total number of units to the total site area.

Ground Cover. "Ground cover" means low, dense-growing plants such as shrubs or vines, or inert materials such as rock or bark used to cover bare ground.

Ground Water Recharge. "Ground water recharge" means the infiltration of water into the earth. It may increase the total amount of water stored underground or only replenish the groundwater supply depleted

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through pumping or natural discharge. The natural or intentional infiltration of surface water into the Zone of Saturation (i.e. into the Ground Water). Also, the inflow of water to a ground water reservoir (Zone of Saturation) from the surface. Infiltration of precipitation and its movement to the water table is one form of natural recharge.

Group Foster Home. "Group foster home" means a natural person, partnership, firm, corporation or association who provides full-time care for seven (7) to fifteen (15) children who are:

- (a) Under eighteen (18) years of age;
- (b) Not related within the first degree of consanguinity or affinity to any natural person maintaining or operating the home; and received, cared for, and
- (c) Maintained for compensation or otherwise, including the provision of permanent free care.

Halfway House for Recovering Alcohol and Drug Abusers. "Halfway house for recovering alcohol and drug abusers" means a residence that provides housing and a living environment for recovering alcohol and drug abusers and is operated to facilitate their reintegration into the community, but does not provide any treatment for alcohol or drug abuse. The term does not include a facility for transitional living for released offenders.

Hallway. "Hallway" means a completely enclosed corridor, passageway, or other similar enclosed space that connects two (2) separate rooms, or ingress and egress points, and which is not intended nor designed as habitable space. A hallway shall not be used to connect two (2) separate dwelling units.

Hedge. "Hedge" means a dense row of plant material, such as shrubs, which are arranged to form a boundary or screen.

Highest Existing Grade. "Highest existing grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Hillside Development. "Hillside development" means any development including individual lots which has slopes greater than fifteen (15) percent on twenty (20) percent or more of the site.

Historic Structure. "Historic structure" means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary of the Interior to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior; or
 - (2) Directly by the Secretary of the Interior in states without approved programs.

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Home for Individual Residential Care. "Home for individual residential care" means a home in which a natural person furnishes food, shelter, assistance and limited supervision, for compensation, to not more than two (2) persons with **intellectual, developmental, or physical** ~~mental retardation or with~~ disabilities or who are aged or infirm, unless the persons receiving those services are related within the third degree of consanguinity or affinity to the person providing those services. The term does not include:

- (a) A halfway house for recovering alcohol and drug abusers; or
- (b) A home in which supported living arrangement services are provided to assist individuals in maximizing ~~his~~**their** independence, including without limitation training and habitation services.

Hoop House/High Tunnel. "Hoop House" or "High Tunnel" means an enclosure that is used to cover and protect crops from sun, wind, excessive rainfall, or cold, to extend the growing season in an environmentally safe manner and having a life span of approximately 5 years. The coverings for these enclosures utilize flexible, not rigid materials.

Hotel. "Hotel" means a building occupied or intended to be occupied, for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with an interior hall and lobby.

House Construction Factory. "House construction factory" means a building used for the construction of a single or multiple family dwelling, or the assembly of prefabricated single or multiple family dwelling components, or a combination of the above-described procedures, which results in a completed single or multiple family dwelling that can be transported to a lot for which service has been provided and which has been improved to accommodate the installation of the dwelling.

Household. "Household" means the person or persons occupying a housing unit.

Impervious Surface. "Impervious surface" means the surface through which water cannot penetrate, such as a roof, road, sidewalk or paved parking area.

Incorporated City. "Incorporated city" means a city incorporated under the laws of the State of Nevada.

Infrastructure. "Infrastructure" means the basic facilities such as roads, schools, power plants, transmission lines, transportation and communication systems on which the continuance and growth of a community depends.

Inoperable Vehicle. "Inoperable vehicle" means a vehicle, as defined by NRS 482.135, which:

- (a) Does not display current license plates (from any state) registered to the vehicle; and,
- (b) Is visibly damaged, wrecked, dismantled, in serious disrepair, deteriorating (rusting, rotting) or missing major components, or is being salvaged, parted out, prepared for crushing, shredding or scrapping; and,
- (c) Is not awaiting disposition instructions as a result of a collision.

Interior Lot. See " Lot, Interior."

Junkyard. "Junkyard" means any space for storage, abandonment or sale of junk, scrap material or similar waste, including the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts. Junkyard shall be synonymous with salvage yard.

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Kitchen. "Kitchen" means a room or space within a room equipped with such electrical or gas hook up that would enable the installation of a range, oven, or like appliance using 220/40 volts or natural gas (or similar fuels, such as propane) for the preparation of food, and also containing either or both a refrigerator and sink for the washing and/or disposal of food.

Landscaped Buffer. "Landscaped buffer" means an area of landscaping which separates two (2) distinct land uses, or a land use and a public right-of-way, and which acts to soften or mitigate the effects of one (1) land use on the other.

Landscaping. "Landscaping" means an area devoted to and maintained with a mixture of existing or new native or exotic plants such as turf, groundcover, shrubs, flowers, vines and trees, as well as additional complementary decorative features such as rocks, decorative pavement, fountains, pools, sculpture and decorative wall.

Ldn. "Ldn" means the average equivalent A-weighted sound level during a 24-hour day obtained by adding ten decibels to the hourly noise levels measured during the night (10:00 p.m. to 7:00 a.m.). In this way, Ldn takes into account the lower tolerance of people for noise during nighttime periods. Ldn noise level measurements are typically plotted onto a map to identify noise contours around a significant noise generator (e.g. freeways, airports, etc.).

Limited Gaming. "Limited gaming" means gaming enterprises authorized by the State Gaming Control Board whereby any person or gaming establishment may be issued a limited gaming license or have such conditions placed on a gaming license as necessary to protect the public interest.

Livestock. "Livestock" means:

- (a) All cattle or animals of the bovine species;
- (b) All horses, mules, burros and asses or animals of the equine species;
- (c) All goats or animals of the caprine species;
- (d) All swine or animals of the porcine species; and
- (e) All sheep or animals of the ovine species.

Loading Space. "Loading space" means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while handling merchandise or materials.

Lot. "Lot" means a distinct part or parcel of land divided with the intent to transfer ownership or for building purposes, which abuts upon a permanent means of access and is assigned a single parcel number by the Washoe County Assessor's Office.

Lot, Corner. "Corner lot" means a lot situated at the intersection of two (2) or more streets or a lot that abuts one (1) street that changes directions, curves or turns around the lot with an interior angle of 135 degrees or less.

Lot, Interior. "Interior lot" means either (a) a lot bounded by a street on only one (1) side; or, (b) a lot situated at the intersection of (2) streets having an interior angle of one hundred thirty-five (135) degrees or more; or, (c) a lot that has continuous street frontage on only one (1) street and when the curvature of the lot along the street frontage exceeds one hundred thirty-five (135) degrees or more.

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Lot Through. "Through lot" means a lot bounded by two (2) streets that do not intersect at the boundaries of the lot.

Lot Coverage. "Lot coverage" is a measure of intensity of land use which represents the portion of a site that is impervious (i.e. does not absorb water). This portion includes, but is not limited to, all areas covered by buildings, parking structures, driveways, roads, sidewalks, and any areas of concrete asphalt. In the case of lumberyards, areas where lumber is stored also constitutes impervious surfaces.

Lot Depth. "Lot depth" is the distance between the front and rear lot lines measured in the mean direction of the side lines.

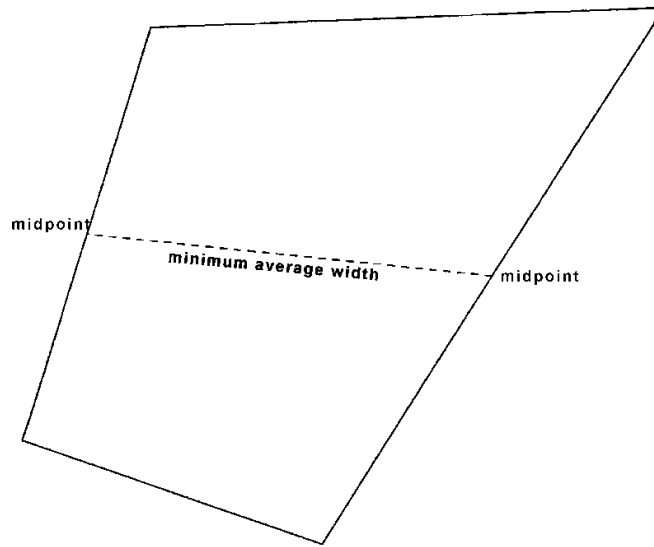
Lot Size. "Lot size" is the total square footage of a lot.

Lot Width. "Lot width" may be determined in one of the following three ways:

- (a) The distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear line (see Figure 110.902.15LW1);

Figure 110.902.15.LW1

DISTANCE BETWEEN SIDE LOT LINES



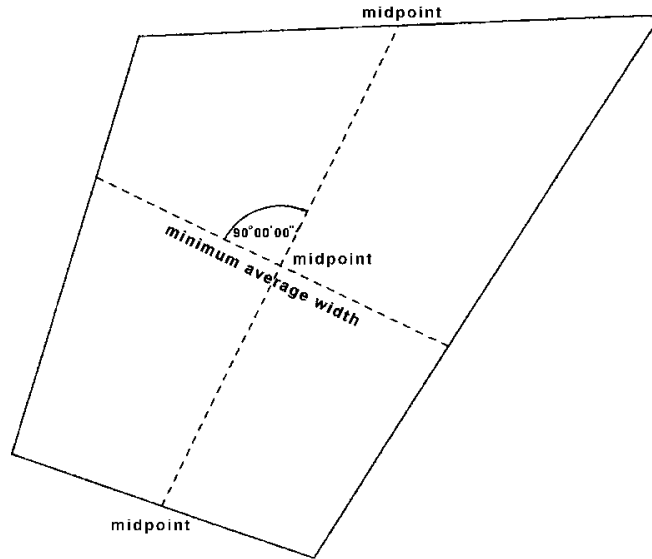
Source: George Lindesmith, PLS.

- (b) The distance between the midpoints of the side lot lines (see Figure 110.902.15LW2); or

Figure 110.902.15.LW2

DISTANCE BETWEEN MIDPOINTS

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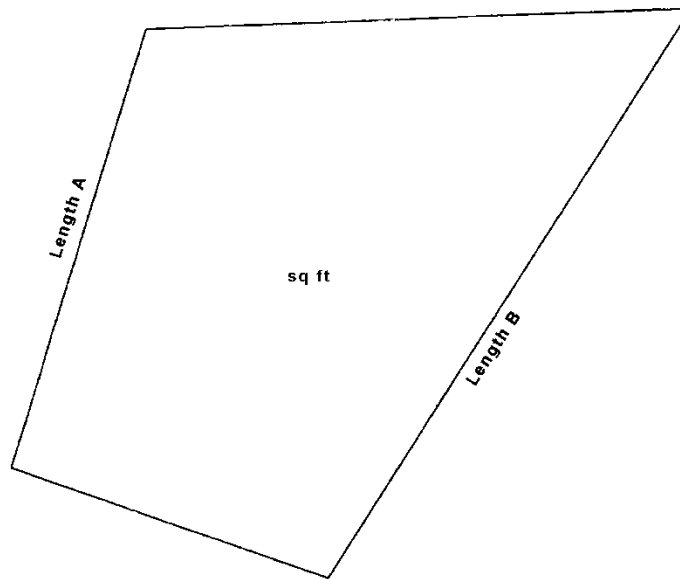


Source: George Lindesmith, PLS.

(c) Area/Average Depth = Average Width (see Figure 110.902.15LW3).

Figure 110.902.15.LW3

AREA/AVERAGE WIDTH



$$\text{Area/Average Depth} = \text{Average Width}$$
$$\text{Area Sq Ft} / \frac{\text{Length A} + \text{Length B}}{2} = \text{Average Width}$$

Source: George Lindesmith, PLS.

Lowest Floor. "Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in

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an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements.

Main Building. "Main building" means a building devoted to the principal use of the lot on which it is situated.

Major Subdivision. "Major subdivision" means a subdivision which contains five (5) or more lots, parcels, sites, units, plots or interests.

Manufactured Home. "Manufactured home" is a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing the label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards in effect on the date of manufacture. A manufactured home is further defined by Nevada Revised Statute (NRS 489.113). A manufactured home is not a mobile home, nor a modular home.

Manufactured Home Park Site. "Manufactured home park site" is the entire tract of land used for a manufactured home park.

Manufactured Home Space. "Manufactured home space" is the area in a manufactured home park that is rented or leased to the occupant or occupants of a manufactured home.

Manufactured Home Subdivision. "Manufactured home subdivision" is a subdivision designed and/or intended for the sale of lots for siting manufactured homes.

Master Plan. "Master Plan" means the Washoe County Master Plan including both countywide elements and **planning areas** ~~area plans, and a number of more detailed plans and studies related to the plans.~~

Median Income or County Median Income. "Median income" or "County median income" means the level of income in Washoe County whereby one-half (1/2) of the population earns greater than that level of income and one-half (1/2) of the population earns less than that level of income. Median income is determined on a yearly basis by the Department of Housing and Urban Development.

Military Installation. "Military installation" means a base or facility at which or from which the Air Force, Army, Coast Guard, Marine Corps, Navy, Air Force Reserve, Army Reserve, Coast Guard Reserve, Marine Corps Reserve, Navy Reserve or National Guard conducts exercises, maneuvers, operations, patrols or training.

Minor Subdivision. "Minor subdivision" means a subdivision which contains four (4) or less lots, parcels, sites, units, plots or interests.

Minute Action. "Minute action" means an official final decision made by the Board of County Commissioners, as recorded in the County Clerk's minutes.

Mobile Home. "Mobile home" is a transportable, fabricated home, designed to be used as a year-round residential dwelling and built prior to enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976. A mobile home, further defined by Nevada Revised Statute (NRS 489.120), does not bear an insignia of approval that the dwelling unit was built in compliance with NRS Chapter 461. A mobile home is not a manufactured home, nor a modular home.

Mobile Home Park. "Mobile home park" means a tract of land under single ownership within which two (2) or more manufactured homes are occupied as residences on a permanent or semi-permanent basis. The homes are located on spaces that are rented or leased. Special facilities for the common use of the occupants may be included.

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Mobile Home Park Site. "Mobile home park site" is the entire tract of land used for a mobile home park.

Modular Home. "Modular home" is a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with local International Building Code standards and further meets all requirements of County Code Chapter 100. Modular homes shall be subject to the same permit process as site-built homes. A modular home is not a manufactured home, but includes what is commonly referred to as a panelized home.

Motel. "Motel" means a building occupied or intended to be occupied, for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with access to each room or unit from an outside porch or landing (whether or not such outside porch or landing is enclosed with screen, glass, plastic or similar material).

Mulch. "Mulch" means an organic or inorganic material applied to landscaped areas to help minimize evaporation from the soil, reduce weeds, moderate soil temperatures and slow erosion.

National Register of Historic Places. "National Register of Historic Places" means the listing maintained by the U.S. National Park Service of areas which have been designated as historically significant. The Register includes places of local and state significance, as well as those of value to the nation in general.

Natural Area. "Natural area" means a land area which is unimproved and not occupied by any structures or man-made elements, and set aside for the conservation of permanent, undisturbed open space.

Net Density. "Net density" is the ratio of the total number of units to the site area minus the area of the streets, parking areas and undevelopable land.

Nevada Natural Heritage Site. "Nevada Natural Heritage Site" means areas of land or water which either:

- (a) Have unusual flora, fauna, geological, scenic or similar features of scientific, educational or recreational interest; or
- (b) Retain some degree, or have re-established, a natural character (although it need not be completely undisturbed).

Non-municipal Air Strips and Glider Ports. "Non-municipal air strips and glider ports" means any Federal Aviation Administration (FAA) recognized public use landing area, privately owned and operated for scheduled or non-scheduled air transportation activities, where commercial uses and aviation related commerce can occur. Such use may include provision of landing privileges, hangar and tie-down lease/rental spaces, fuel and lubrication service, flight instruction, plane rental, mechanical repairs, or any other form of aviation commerce. Uses can also include scenic and sightseeing transportation service including helicopter rides, glider plane rides, air balloon rides, ultra-light and experimental aircraft activities and aircraft charters. The term "non-municipal air strips and glider ports" does not apply to public airports operated by any federal, state or local government agencies. The term also does not apply to a personal landing field that is used for fixed-wing aircraft or helicopter landing operations that are incidental and ancillary to established allowable uses including, but not limited to, agricultural, ranching or mining activities, as long as no aviation related commerce is conducted at the personal landing fields.

NRS. "NRS" means Nevada Revised Statutes.

Open Space, Common. "Common open space" means the total land area, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents or occupants of the **common open space** development. Common open space **can include** ~~includes~~ swimming pools, putting greens, **playgrounds**, and other recreational-leisure facilities; areas of scenic or

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natural beauty and habitat areas; hiking, riding or off-street bicycle trails; and landscaped areas adjacent to roads which are in excess of minimum required rights-of-way.

Open Space, Private. "Private open space" means the outdoor living area directly adjoining a dwelling unit or building which is intended for the private enjoyment of the residents or occupants of the dwelling unit or building and which is defined in such a manner that its boundaries are evident.

Open Space Use. "Open space use" means the current employment of land, the preservation of which use would conserve and enhance natural or scenic resources, protect streams and water supplies or preserve sites designated as historic pursuant to law, provided such land has a greater value for another use than for open space use.

Outdoor Storage. "Outdoor Storage" means the outside placement of items and materials that are incidental to the existing principal use of the property, except as provided for under Section 110.306.35(d), for a period of more than seventy-two (72) consecutive hours. Outdoor storage is further defined and regulated in the Washoe County Nuisance Code (WCC Sections 50.300 to 50.310, inclusive).

Parcel Map. "Parcel map" means a map for a minor subdivision.

Parcel of Land. "Parcel of land" means any unit or contiguous units of land assigned a single parcel number by the Washoe County Assessor's Office.

Parking Area. "Parking area" means an open area, excluding a street or other public right-of-way, used for the parking of vehicles and available to the public, whether for free or for compensation.

Permanent Employee Housing. "Permanent employee housing" means housing for employees of an isolated industrial, mining, railroad, highway, utilities or agricultural based use where those employees occupy the housing on a permanent basis year round. This development may occur on a single parcel or multiple parcels. **This use type is considered employee housing and subject to the applicable regulations for that use type.**

Permitted Water Rights. "Permitted water rights" means the right, in accordance with NRS Chapter 533 and as approved by the Nevada State Engineer, to appropriate public waters, or to change the place of diversion, manner of use or place of use of water already appropriated.

Perennial Stream. "Perennial stream" means a stream that flows from source to mouth throughout the year. This definition does not apply to a man-made watercourse constructed for irrigation, aesthetic or other purposes.

Person. "Person" means a firm, association, corporation, partnership or an individual.

Personal Landing Field. "Personal landing field" means a private use aviation landing area that is used for fixed-wing aircraft or helicopter landing operations that are incidental and ancillary to established allowable land uses including, but not limited to, agricultural, ranching or mining activities, as long as no aviation related commerce is conducted at the personal landing fields. Personal landing fields do not engage in scheduled or non-scheduled air transportation activities, or in any scenic and sightseeing transportation service, or any other form of aviation commerce. The term "personal landing field" does not apply to "non-municipal air strips and glider ports," or to public airports operated by any federal, state or local government agencies.

Placement. "Placement" means the issuance of a set-up permit by the Building and Safety Department for a manufactured home or mobile home.

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Planting Area. "Planting area" means an area devoted to or maintained predominantly with native or exotic plants including turf, groundcover, shrubs, flowers, vines and trees with a limited portion of complementary decorative features.

Plumbing Fixture. A "plumbing fixture" is a receptacle, device, or appliance that is supplied with water or which receives liquid or liquid-borne wastes, and which discharges into a drainage system to which it may be directly or indirectly connected.

Police Powers. "Police powers" means powers reserved to the states by the U.S. Constitution and delegated to cities and counties through the Nevada Constitution and the Nevada Revised Statutes; it is the authority to create and enforce ordinances and regulations that are not in conflict with general laws in order to promote the health, safety and general welfare of the public.

Print. "Print" means and includes a blueprint, photostat, direct process print or other copy which reproduces exactly the original drawing from which it was made.

Private Communication Antenna. "Private communication antenna" means any system of wires or poles or similar devices, excluding satellite dish antennas, used for the transmission or reception of electromagnetic waves by federally licensed amateur radio or citizen band radio operators, which system is external to or attached to the exterior of any building.

Private Garage. "Private garage" means a space intended for or used by the private automobiles of families resident upon the lot.

Public Garage. "Public garage" means a building for the repair, storage or hire of motor vehicles.

Rear Line. "Rear line" means the lot line most directly opposite the front line. A parcel of land may have only one (1) rear line.

Rear Yard. See "Yard, Rear."

Recreational Vehicle. "Recreational vehicle" means a vehicular structure that is primarily designed as temporary living quarters for travel, recreation and camping uses. A recreational vehicle can be self-propelled, mounted on, or towed by a separate vehicle.

Recreational Vehicle Park. "Recreational vehicle park" means a tract of land for the transient use by two or more recreational vehicles.

Regional Plan. "Regional Plan" means the Truckee Meadows Regional Plan.

Required Area. "Required area" means the minimum area of a lot or parcel necessary to permit its use under the provisions of the Development Code. Required area refers to:

- (a) Any lot shown as part of a subdivision recorded as a final plat in the manner provided by law;
- (b) Any parcel of land separated as a lot prior to the adoption and effective date of the original Washoe County Land Use Ordinance or the adoption of additional regulatory zones; or
- (c) Any lot or parcel of land which has an area not less than that required in the respective regulatory zone.

Residential Facility for Groups. "Residential facility for groups" means an establishment that furnishes food, shelter, assistance and limited supervision to a person with ~~mental retardation or with~~ an **intellectual**,

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developmental, or physical disability, or a person who is aged or infirm. The term includes, without limitation, an assisted living facility. The term does not include:

- (a) An establishment which provides care only during the day;
- (b) A natural person who provides care for no more than two (2) persons in his or her own home;
- (c) A natural person who provides care for one (1) or more persons related to him or her within the third degree of consanguinity or affinity;
- (d) A halfway house for recovering alcohol and drug abusers; or
- (e) A facility funded by a division or program of the Department of Health and Human Services.

Revegetation. "Revegetation" means stabilizing disturbed or graded soils after construction by replanting with indigenous or natural appearing plants.

Ridgeline. "Ridgeline" means the topmost line connecting the series of highest elevation points of a ridge, running center and parallel to the long axis of the ridge and from which all water drains down.

Ridgeline, Significant. "Significant ridgeline" means the topmost line connecting the series of highest elevation points of a ridge, as identified ~~on the Development Suitability map for each planning area in the Washoe County Master Plan included in Volume Two: Area Plans of the Washoe County Master Plan.~~

Right-of-Way. "Right-of-way" is a strip of land occupied or intended to be occupied by a publicly dedicated street, including the pavement, sidewalks and parkways, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade streets or other special use.

Riparian. "Riparian" means related to or located on the bank of a natural water course.

Riparian Habitat. "Riparian habitat" means the land and plants bordering a watercourse or lake.

Room. "Room" is space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, are not considered habitable space and therefore, not a room.

Roominghouse. "Roominghouse" means a building or portion thereof (not a motel) where, for compensation, lodging is provided for more than three (3) guests.

Runoff. "Runoff" means that part of precipitation which flows over the land without filtering into the soil.

Rural Regulatory Zones. "Rural regulatory zones" means the Low Density Rural Regulatory Zone, Medium Density Rural Regulatory Zone, and High Density Rural Regulatory Zone.

Satellite Dish Antenna. "Satellite dish antenna" means a device incorporating a reflective surface that is solid, open mesh or bar configured and is in the shape of a shallow dish, cone, horn or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based uses. This definition is meant to include, but not be limited to, what are commonly referred to as satellite earth stations, TVROs (television reception only satellite dish antennas), and satellite microwave antennas.

Scenic Corridor. "Scenic corridor" means a roadway with recognized high quality visual amenities that include background vistas of mountains, open country or city.

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School. "School" means an institution of learning which offers instructions in the several branches of learning required to be taught in the public schools of the State of Nevada.

Screen. "Screen" means to provide physical separation and complete visual obscuration of one area from another on all sides and in all seasons. Such separation must be at least six (6) feet high and includes, but is not limited to, the combination or individual use of a fence, decorative wall, structure, earth berm or dense landscaping.

Section 404 (Clean Water Act). "Section 404 (Clean Water Act)" means that section of the Clean Water Act delineating restrictions on the dredging and filling (only) of Wetlands in the United States. While Section 404 Permits are issued by the U.S. Army Corps of Engineers (COE), Section 404 regulations are written by the U.S. Environmental Protection Agency (EPA).

Section 404 (Clean Water Act) Permit. "Section 404 (Clean Water Act) Permit" means the Wetland dredge and fill permit issued under regulations written to conform to Section 404 of the Clean Water Act. The permit is actually granted by the U.S. Army Corps of Engineers (COE).

Sedimentation. "Sedimentation" means the act or process of depositing sediment from suspension in water. All the processes whereby particles of rock material are accumulated to form sedimentary deposits. Sedimentation, as commonly used, involves not only aqueous but also glacial, aeolian, and organic agents. (Water Quality) Letting solids settle out of wastewater by gravity during treatment.

Service Standards. "Service standards" means a measurement of municipal services used to monitor or compare services provided by the County and other service providers.

Setback. "Setback" means the required distance between every structure and the lot line of the lot on which the structure(s) is located.

Shrubs. "Shrubs" means a self-supporting woody species of plants characterized by persistent stems and branches springing from the base.

Side Yard. See "Yard, Side."

Site-Built Home. "Site-built home" means a dwelling unit where the major components are fabricated and assembled at the building site or a dwelling unit constructed at a house construction factory located within Washoe County. Site-built homes shall comply with Washoe County building codes and other adopted local codes.

Slope. "Slope" means an inclined ground surface expressed as a ratio of horizontal distance to vertical distance.

Slaughter House, Agricultural. "Agricultural slaughter house" means a building used as an ancillary structure on a farm or ranch for the non-profit slaughtering of animals raised on-site and the processing and storage of animal products and waste that results from a slaughtering process.

Slaughter House, Commercial. "Commercial slaughter house" means a building used for the for-profit slaughtering of animals that are either raised on-site or transported to the building and the processing and storage of animal products and waste that results from a slaughtering process.

Solar Energy. "Solar energy" means energy derived from the sun's rays.

Specific Plan. "Specific plan" means a plan prepared for ~~an area a portion of an area plan~~ which prescribes uses and development standards for that ~~portion~~ **area and is further defined in Article 442.**

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Story. "Story" is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than six (6) feet above grade as defined herein for more than fifty (50) percent of the total perimeter or is more than twelve (12) feet above grade as defined herein at any point, such usable or unused under-floor space shall be considered as a story.

Story, First. "First story" is the lowest story in a building which qualifies as a story, as defined herein, except that a floor level in a building having only one (1) floor level shall be classified as a first story, provided such floor level is not more than four (4) feet below grade, as defined herein, for more than fifty (50) percent of the total perimeter, or more than eight (8) feet below grade, as defined herein, at any point.

Stream. "Stream" means a general term for a body of flowing water; natural watercourse containing water at least part of the year. In hydrology, the term is generally applied to the water flowing in a natural channel as distinct from a canal. Some classifications of streams include, in relation to time:

- (a) Ephemeral Streams. Streams that flow only in direct response to precipitation and whose channel is at all times above the water table.
- (b) Intermittent or Seasonal Streams. Streams that flow only at certain times of the year when it receives water from springs, rainfall, or from surface sources such as melting snow.
- (c) Perennial Streams. Streams that flow continuously.

Streambanks. "Streambanks" mean the usual boundaries, not the flood boundaries, of a stream channel. Right and left banks are named facing downstream (in the direction of flow).

Street. "Street" means a public right-of-way or easement which affords a primary means of access to abutting property.

Structure. "Structure" means a walled and roofed building or manufactured home, including a gas or liquid storage tank that is primarily above ground. "Structure" does not include a tent, trailer or vehicle.

Subdivider. "Subdivider" means any person or persons, firm, corporation, partnership or association that causes land to be divided into a subdivision for himself or itself or for others. A consultant, engineer or surveyor who does not hold title to the land is not considered a subdivider.

Subdivision. "Subdivision" means any land, vacant or improved, which is divided or proposed to be divided vacant or improved, into two (2) or more lots, parcels, sites, units or plots for the purposes of any transfer, development or any proposed transfer or development unless exempted by one of the following provisions:

- (a) "Subdivision" does not apply to any division of land which creates lots, parcels, sites, units or plots of land each of which comprise forty (40) or more acres of land, or 1/16 of a section, including roads and roadway easements, which is subject to the provisions of Article 612.
- (b) Any joint tenancy or tenancy in common shall be deemed a single interest in land.
- (c) Unless a method of disposition is adopted for the purpose of evading this Development Code or would have the effect of evading this Development Code, the term "subdivision" does not apply to:
 - (1) Any division of land which is ordered by any court in this state or created by operation of law;

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- (2) A lien, mortgage, deed of trust or any other security instrument;
 - (3) A security or unit of interest in any investment trust regulated under the laws of this state or any other interest in an investment entity;
 - (4) Cemetery lots; or
 - (5) An interest in oil, gas, minerals or building materials which are not or hereafter severed from the surface ownership or real property.
- (d) "Subdivision" does not apply to creation of parcels of more than (10) acres for agricultural purposes if a street, road or highway opening, widening or easement of any kind is not involved.
- (e) For the purposes of the definition "subdivision," any interest in land created or established as joint tenancy or a tenancy in common shall be a single interest and not an interest in common, if, and only if, the use or development or the proposed use or development of such land would not be a subdivision as defined in this section if undertaken or proposed by a single entity, whether corporate or an individual. See "Major Subdivision" and "Minor Subdivision."

Substantial Improvement. "Substantial improvement" means any repair, reconstruction, additions or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either before the improvement or addition is started or, if the structure has been damaged, before the damage occurred, regardless of the actual repair work performed. For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. "Substantial improvement" does not include:

- (a) Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications; or
- (b) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.
 - (1) "Substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure; and
 - (2) "Substantial improvement" does not include improvement of a structure solely to comply with existing state or local health, sanitary or safety code specifications, or any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Suburban Regulatory Zones. "Suburban regulatory zones" means the Low Density Suburban Regulatory Zone, Medium Density Suburban Regulatory Zone, and High Density Suburban Regulatory Zone.

Surface Runoff. "Surface runoff" means water that results from precipitation which is not absorbed by the soil, evaporated into the atmosphere or entrapped by ground surface depressions and vegetation, and which flows over the ground surface to adjoining properties, storm drains or waterways.

Surveyor. "Surveyor" means a land surveyor registered pursuant to NRS Chapter 625.

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Temporary Employee Housing. "Temporary employee housing" means housing for employees of an isolated industrial, mining, railroad, highway, utilities or agricultural based use where those employees occupy the housing on a seasonal basis not more than six (6) months per year. This development may occur on a single parcel or multiple parcels. **This use type is considered employee housing and subject to the applicable regulations for that use type.**

Tentative Parcel Map. "Tentative parcel map" means a map which is filed pursuant to Article 606, conforming to the standards and requirements set forth therein.

Tentative Subdivision Map. "Tentative subdivision map" means a preliminary map made to show lot lines, roads, buildings, rights-of-ways and other design factors of a proposed subdivision.

Terrace. "Terrace" means a relatively level step constructed in the face of a graded slope surface for drainage, maintenance and/or development purposes.

Tiny House. "Tiny house" means a dwelling that is 400 square feet or less in floor area excluding lofts, built to the standards of the building code and appendices adopted at the time of construction.

Threatened Species. "Threatened species" means any species which is likely to become an endangered species within the foreseeable future and which has been designated in the Federal Register as a threatened species.

Through Lot. See "Lot, Through."

Topography. "Topography" means configuration of a surface, including its relief and the position of natural and man-made features.

Topsoil. "Topsoil" means the upper part of the soil profile that is relatively rich in humus, known in agronomy as the "A-horizon."

Total Developed Land Area. "Total developed land area" means that portion of a property which is disturbed for development purposes including, but not limited to, areas covered by buildings, landscaping, impervious surfaces and other areas graded or excavated to support the development.

Townhouse. "Townhouse" means a form of single-family attached housing where each unit extends from foundation to roof and with a yard or public way on not less than two sides.

Trailer Coach. See "Mobile Home."

Travel Trailer. See "Recreational Vehicle."

Tree. "Tree" means a large, woody perennial plant with one main trunk or multiple trunks, and many branches.

Unladen Weight. "Unladen weight" means the weight of any vehicle without load, but fully equipped with accessories and appliances belonging to and used by such vehicle in the transportation of persons or property.

Uplighting. "Uplighting" means a source of light where the center of the light beam is at an angle greater than the horizontal.

Urban Regulatory Zones. "Urban regulatory zones" means the Low Density Urban Regulatory Zone, Medium Density Urban Regulatory Zone, and High Density Urban Regulatory Zone.

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Use or Land Use. "Use" or "land use" means the primary or primary and secondary use(s) of land such as single family residential, multi-family residential, commercial, industrial, agriculture, etc. The description of a particular land use should convey the dominant character of a geographic area and, thereby, establish types of activities which are appropriate and compatible with primary use(s).

Used. "Used" includes "arranged," "designed" or "intended to be used."

Vegetation, Native. "Native vegetation" means plants that grow naturally in Washoe County, Nevada and have adapted to the climate, soil, location and rainfall patterns of their area.

Vegetation, Natural. "Natural vegetation" means plants which exist on a site before clearing or grading.

Viewshed. "Viewshed" means the surface area that can be seen from a specific viewpoint.

Vista. "Vista" means an area of high ground or projecting earth from which there is a dominant and unobstructed view of surrounding areas.

Watercourse. "Watercourse" means any natural or artificial watercourse, stream, river, creek, ditch, channel, canal, conduit, culvert, drain, gully, ravine, arroyo or wash in which water flows in a definite channel, bed or bank.

Waters of the State (Defined) (Nevada Revised Statutes 445A.415). "Waters of the State" means all waters situated wholly or partly within or bordering upon the State of Nevada, including, but not limited to:

- (a) All streams, lakes, ponds, impounding reservoirs, marshes, water courses, waterways, wells, springs, irrigation systems and drainage systems; and
- (b) All bodies or accumulations of water, surface and underground, natural or artificial.

Wetland. "Wetland" means an area that is periodically inundated or saturated by surface or groundwater on an annual or seasonal basis, that displays hydric soils, and that typically supports or is capable of supporting hydrophytic vegetation.

Wetlands (COE and EPA) (Regulatory). "Wetlands (COE and EPA)" means the U.S. Army Corps of Engineers (COE) and the U.S. Environmental Protection Agency (EPA) have adopted a regulatory definition for administering the Section 404 permit program of the Clean Water Act (CWA) as follows: [Wetlands are] those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Wetlands (NRCS) (Technical). "Wetlands (NRCS)" mean the (U.S. Department of Agriculture) Natural Resources Conservation Service (NRCS) [formerly the Soil Conservation Service (SCS)] uses the following definition for identifying wetlands on agricultural land in assessing farmer eligibility for U.S. Department of Agriculture program benefits under the "Swampbuster" provision of the Food Security Act (FSA) of 1985. As amended in 1990, the FSA states that the term "wetland," except when such term is part of the term "converted wetland," means land that:

- (a) Has a predominance of hydric soils;
- (b) Is inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions; and
- (c) Under normal circumstances does support a prevalence of such vegetation.

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Will Serve Letter. "Will serve letter" means a letter from a utility purveyor assuring the provision of services for proposed development.

Yard. "Yard" means an open space on the same lot or parcel used with the building, extending from the setback line to the nearest lot line, to be unoccupied and unobstructed except as provided in the Development Code.

Yard, Front. "Front yard" means a yard lying between the setback line and the front lot line and extending across the full width of the lot or parcel. In the case of either a corner lot or an interior lot with multiple street frontages, all yards abutting streets, other than collectors or arterials, shall be considered as front yards.

Yard, Rear. "Rear yard" means a yard between the setback line and the rear lot line and extending across the full width of the lot or parcel. On a corner lot, the side opposite the shortest front yard width is considered the rear yard of the lot.

Yard, Side. "Side yard" means a yard lying between the setback line and the side lot line and extending from the front yard line to the rear yard line.

Zone or Regulatory Zone. "Zone" or "Regulatory Zone" means a portion of the unincorporated area of Washoe County which is specifically designated in Article 106 of this Development Code.

SECTION 22. 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 Chair 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

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circumstances other than those to which it is invalid or unenforceable, shall not be affected.

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Passage and Effective Date

Proposed on _____ (month) _____ (day), 2025.

Proposed by Commissioner _____.

Passed on _____ (month) _____ (day), 2025.

Vote:

Ayes:

Nays:

Absent:

Alexis Hill, Chair
Washoe County Commission

ATTEST:

Jan Galassini, County Clerk

This ordinance shall be in force and effect from and after the
____ day of the month of _____ of the year 2025.

WDCA24-0004 6/24/24 Meeting Summary

Kat Oakley, Christopher Bronczyk, Trevor Lloyd, and Adriana Albarran from the Washoe County Planning Division represented Washoe County. 71 people attended throughout the course of the Zoom meeting, with an additional 14 people attending in person (Total: 85 attendees). Planning representatives described the overall intent of the amendments, which is to add additional housing use types and to reduce barriers to the development of those housing types. This is driven by a severe housing shortage in Washoe County, which Planning is trying to address on every possible front. There was an opportunity for questions and discussion. The following topics were discussed:

- Discussion of the proposal to remove the two-story height limit in Spanish Springs and North Valleys. Several attendees had questions regarding whether the change would remove all height restrictions or if there would be additional height restrictions to take the place of the story limit. Staff clarified that there are existing height limits in every regulatory zone measured in feet that will continue to apply.
- There were questions regarding real property and requiring additional dwellings to convert to real property prior to allowing additional dwellings on the property. Staff clarified that Washoe County Code requires manufactured homes to be converted to real property when used as dwellings.
- Discussion on types of housing included in the amendments, whether apartments would be allowed, and when ADA requirements are applicable.
- Substantial discussion on infrastructure upgrades and requirements, including impacts to schools, US 395, other roadways, and sewer and water infrastructure. Impacts to the Sheriff's Office were also mentioned. Staff stated that they have coordinated with the various agencies who provide infrastructure services to the county and verified that potential impacts from the amendments would be minimal and provided for by current capacity or review requirements.
- There were questions about how the code amendments intersect with current HOA restrictions, and whether HOA's could nullify the codes proposed by the County. Staff clarified that HOA's can place and enforce restrictions beyond those established by the county development code.
- Clarification that proposed changes to the two-story height restriction in Sun Valley were considered as part of Housing Package 2 and are being heard by the Board of County Commissioners as part of that package.
- Clarification that the current amendments would apply to regulatory zoning districts found throughout the county, not just in particular planning areas.

If people have further questions or comments, please reach out to Kat Oakley at koakley@washoecounty.gov or Christopher Bronczyk at cbronczyk@washoecounty.gov.



WDCA24-0004 6/26/24 Meeting Summary

Kat Oakley, Christopher Bronczyk, Trevor Lloyd, and Adriana Albarran from the Washoe County Planning Division represented Washoe County. 61 people attended throughout the course of the Zoom meeting. Planning representatives described the overall intent of the amendments, which is to add additional housing use types and to reduce barriers to the development of those housing types. This is driven by a severe housing shortage in Washoe County, which Planning is trying to address on every possible front. There was an opportunity for questions and discussion. The following topics were discussed:

- Discussion of the proposal to remove the two-story height limit in Spanish Springs and North Valleys. Several attendees had questions regarding whether the change would remove all height restrictions or if there would be additional height restrictions to take the place of the story limit. Staff clarified that there are existing height limits in every regulatory zone measured in feet that will continue to apply. Staff also clarified that there is no increase in areas where the multifamily use type is allowed, though there is an expansion of allowances for other residential use types.
- Discussion of bunkhouses, their use/intent, and the proposed standards associated with them. Staff clarified that they are a form of employee housing currently allowed in the General Rural areas of the High Desert and proposed to be allowed as a special use in commercial and industrial zones. Potential standards discussed included minimum square footage per employee, distance from place of employment, minimum facilities, and minimum shared common space.
- Substantial discussion on infrastructure upgrades and requirements, including impacts to schools, US 395, other roadways, and sewer and water infrastructure. Impacts to the Sheriff's Office were also mentioned. Staff stated that they have coordinated with the various agencies who provide infrastructure services to the county and verified that potential impacts from the amendments would be minimal and provided for by current capacity or review requirements.
- There were questions regarding the intersection between the proposed amendments and AB213. Staff clarified that AB213 directed Washoe County to address the affordable housing issue and included some reporting requirements, but that they did not mandate specific code updates. Housing Affordability Package 2.5 represents the County's effort to implement AB213 and Envision Washoe 2040 in a way that addresses housing affordability and is appropriate for the context of the county.
- Clarification that the current amendments would apply to regulatory zoning districts found throughout the county, not just in particular planning areas.

If people have further questions or comments, please reach out to Kat Oakley at koakley@washoecounty.gov or Christopher Bronczyk at cbronczyk@washoecounty.gov.



WDCA24-0004 7/1/24 Meeting Summary

Kat Oakley, Christopher Bronczyk, Trevor Lloyd, Kelly Mullin, Eric Young, and Adriana Albarran from the Washoe County Planning Division represented Washoe County. Approximately 41 people attended throughout the course of the meeting, which occurred in the Commission Chambers at the Washoe County Complex. Planning representatives described the overall intent of the amendments, which is to add additional housing use types and to reduce barriers to the development of those housing types. This is driven by a severe housing shortage in Washoe County, which Planning is trying to address on every possible front. There was an opportunity for questions and discussion. The following topics were discussed:

- Discussion of the proposal to remove the two-story height limit in Spanish Springs and North Valleys. Several attendees had questions regarding whether the change would remove all height restrictions or if there would be additional height restrictions to take the place of the story limit. Staff clarified that there are existing height limits in every regulatory zone measured in feet that will continue to apply. Staff also clarified that there is no increase in areas where the multifamily use type is allowed, though there is an expansion of allowances for other residential use types.
- Discussion of bunkhouses, their use/intent, and the proposed standards associated with them. Staff clarified that they are a form of employee housing currently allowed in the General Rural areas of the High Desert and proposed to be allowed as a special use in commercial and industrial zones. Standards discussed included minimum facilities, shared open space, and the requirements for components of a kitchen.
- Discussion of the Washoe County Master Plan, the recent update process, and it's relationship to the Truckee Meadows Regional Plan and the plans of various roadway and infrastructure agencies.
- Substantial discussion on infrastructure upgrades and requirements, including impacts to schools, US 395, other roadways, and sewer and water infrastructure. Impacts to the Sheriff's Office were also mentioned. Staff stated that they have coordinated with the various agencies who provide infrastructure services to the county and verified that potential impacts from the amendments would be minimal and provided for by current capacity or review requirements.
- Many attendees voiced concerns about potential density increases in suburban and rural residential areas. Staff clarified that density rules of the underlying regulatory zoning district would still apply in conjunction with potential use of the small unit density bonus, limiting potential densification. Specifically, there was concern that density would be quadrupled in some cases, or that bunkhouses would appear in residential regulatory zones. Staff clarified that neither of those situations would occur under the proposed changes.
- Clarification that the current amendments would apply to regulatory zoning districts found throughout the county, not just in particular planning areas.

If people have further questions or comments, please reach out to Kat Oakley at koakley@washoecounty.gov or Christopher Bronczyk at cbronczyk@washoecounty.gov.

ObjectID	CreationDate	EditDate	Name	What is your primary add	Agree/Disagree	Further Comments?
1	07/14/2024 02:33:33.132	07/14/2024 02:33:33.132	Davi Burke	75 Quivera Lane Sparks N	Strongly_Disagree	I am strongly against the rezoning of Spanish Springs. The lack of water, infrastructure, and busing will create havoc in the area. Further, passage of this act will lead to increased, population, crime, noise, car insurance, accidents, and less peace and quiet.
2	07/14/2024 03:27:56.708	07/14/2024 03:27:56.708	Pam Darr	1553 Cloud	Strongly_Disagree	Already getting over built. This fast-paced growth has to stop. It's destroying our area.
3	07/14/2024 03:31:46.432	07/14/2024 03:31:46.432	Dwayne D Darr	1553 Cloud Peak Dr, Spark	Strongly_Disagree	Getting too crowded on the roads. This fast pace build build build is destroying out county. Most everyone does not want this dense living. No such thing as affordable housing. Its taxpayer funded housing.
4	07/14/2024 03:37:42.167	07/14/2024 03:37:42.167	Melody Chutter	750 Quintero Ln, Sparks, N	Strongly_Disagree	This developmnt will cause irreversible harm to the infrastructure that can't support this, carbon footprint, wildlife, more traffic accidnts longer travel time, higher auto ins rates. Cramming rats in a cage & you get chaos, this also causes physiological problems, there are evidence of high suicidal rates due to overpopulation with crowds crammed together. You might say we have no control over this, Yes you do, Kids going to play where?, outlets like riding horses, driving off road vehicles. when people are crammed, outlet chngs, gangs, graffiti, theft it's happening now. Appeasing to us is insulting to our intelligence We'll fight this,. like last time. This affordable 2.5 we fought this garbage before, years bck. Your presentation show character homes in the pictures; Reality, we don't have character home built. we have homes/apt that look communistic, will hurt our values. If I wanted this I'd b living in San Franc or china. It's a claustrophobic way of living.
5	07/14/2024 03:46:58.754	07/14/2024 03:46:58.754	Gloria Fennimore	795 Encanto Dr, Sparks, N	Strongly_Disagree	No increasing density until we fix our road problem!! Fix the roads and your u can have your changes.
6	07/14/2024 04:14:46.936	07/14/2024 04:14:46.936	Marilyn Leckband	5700 Winnemucca Ranch	Strongly_Disagree	We moved to this area to avoid dense housing and traffic.
7	07/14/2024 04:38:56.955	07/14/2024 04:38:56.955	William Howald	760 Encanto Dr	Strongly_Disagree	The Spanish Springs infrastructure and transportation network is not compatible with the socio-economic needs of low-income and subsidized housing. There is no bus or mass transit service in the area, and the bulk of the available jobs are located outside the valley.
8	07/14/2024 15:01:51.609	07/14/2024 15:01:51.609	Theiss	177 Echaniz Court, Sparks	Strongly_Disagree	Our Infrastructure is already extremely overloaded, traffic is ridiculous in all parts of town most all the time and especially during peak hours, schools that were just built in the last 2 or 3 years are already over capacity and have two to four modular trailers on property trying to accommodate the overcapacity. Fire and police cannot handle what we already have, I know for fact the Sparks PD has had as little as one office on duty overnight at times due to staffing issues over the past 3 years and the Sherrif's in Spanish Springs we are lucky to get a response in 20 to 30 minutes if at all unless someone is getting shot! We have one fire station for how many thousands of homes and business in Spanish Springs and north? ONE! Enough is enough!
9	07/14/2024 16:10:16.468	07/14/2024 16:10:16.468	CINDY GILBERT	810 encanto drive	Strongly_Disagree	I do not want low income housing in my area.
10	07/14/2024 16:34:14.724	07/14/2024 16:34:14.724	Thomas Sangster	750 Encanto Dr, Sparks, N	Strongly_Disagree	You have ruined our area with your little forethought into infrastructure and over population. Now you want to ruin it more. You have allowed builders to get into your pockets and put the residents of the Spanish springs area to the waist side. We won't forget when it comes time to remove all those involved.
11	07/14/2024 16:36:44.991	07/14/2024 16:36:44.991	Lila sieg	55 El Cid, Sparks, NV, 894	Strongly_Disagree	
12	07/14/2024 17:45:23.521	07/14/2024 17:45:23.521	Avel Sieg	55 El Cid, Sparks, NV, 894	Strongly_Disagree	We absolutely don't need more housing of any kind in our area.
13	07/14/2024 18:24:01.922	07/14/2024 18:24:01.922	Ronald H. Lynch	80 Deserscape Ct.	Strongly_Disagree	We do not wish this type of construction and ZONE CHANGES !
14	07/14/2024 20:42:49.622	07/14/2024 20:42:49.622	SANDRA THEISS	262 ECHANIZ COUR	Strongly_Disagree	

15	07/14/2024 22:07:20.349	07/14/2024 22:07:20.349	Theresa Bell	650 Calle de la Plata, Spar	Strongly_Disagree	<p>THE UNCONTROLLED GROWTH IN SPANISH SPRINGS IS OBLITERATING ANY OF THE COMMUNITY "FEEL" THAT THIS AREA HAS, LET ALONE A SENSE OF NATURAL OPEN SPACE. ONCE AGAIN, PLANNING IS ABOUT GROWTH ONLY, WITH NO CONSIDERATION OF INFRASTRUCTURE AND CARRYING CAPACITY IN THIS SOMEWHAT RURAL AREA. THIS IS AKIN TO GANG RAPE OF THE ENVIRONMENT.</p> <p>IT REMINDS ME OF THE TRASHING OF THE CALIF. BAY AREA IN THE 1960'S AND '70'S. PEOPLE CAME THERE FOR THE GREAT WEATHER AND THE CHANCE FOR OPPORTUNITY; NOW, THE BAY AREA IS A CESSPOOL ON THE BRINK OF COLLAPSE. HERE, THEY'RE COMING FOR OUR RELATIVELY CHEAP HOUSING. WE ARE A DESERT, YET THE PLANNING COMMISSION IS ALLOWING SUBDIVISIONS FULL OF LAWNS. ALL OF A SUDDEN WE HAVE UNLIMITED WATER?! STATISTICS ARE BEING BENT IN THE FAVOR OF THE DEVELOPERS. DISGUSTING. REPULSIVE GREED.</p>
16	07/14/2024 22:38:44.399	07/14/2024 22:38:44.399	Brian Goates	35 Sky Canyon Ct	Strongly_Disagree	Overdevelopment has destroyed our ambiance. We do not have the infrastructure to support growth. Water is an issue but is glossed over in the spirit of always supporting developers.
17	07/15/2024 13:42:39.629	07/15/2024 13:42:39.629	Debbie Hudgens	1880 Cielo Falls Dr, Sparks	Strongly_Agree	Would diminish neighborhood value.
18	07/15/2024 13:55:12.992	07/15/2024 13:55:12.992	Susan howell	1445 McKinley Dr, Reno, N	Strongly_Disagree	
19	07/15/2024 13:56:00.099	07/15/2024 13:56:00.099	Susan howell	1445 McKinley Dr, Reno, N	Strongly_Disagree	
20	07/15/2024 14:47:39.759	07/15/2024 14:47:39.759	Simon Gonzalez	445 Alamosa Dr, Sparks, N	Strongly_Disagree	<p>It is not the place in town to have this sort of project/housing. The Spanish springs area has been a ranching area... slowly turning into an upscale suburban area. Homes are in the \$700K to the \$1.0M+ range.</p> <p>current residents do not want crime, loss of property values etc.</p> <p>The county and city need to explore other options.</p>
21	07/15/2024 15:02:33.602	07/15/2024 15:02:33.602	Roger Ferguson	Miranda Ct	Strongly_Disagree	<p>TMWA intends on drilling a deep well to satisfy THEIR demands without consideration for all of the people in this valley that are on private wells which includes all of Bridle Path and attached areas. This will affect all private and public wells by drawing down the water resources causing water shortages for all concerned except themselves.</p> <p>By adding low income housing and forced raised height building codes the cost of living will skyrocket and as usual, the infrastructure will not be adequate to handle the influx of low income people to places where they can't afford to live due to cost to travel, low income paying jobs, overcrowded schools etc. etc. it's a vicious cycle that the city leaders believe incorrectly that they have under control.</p>
22	07/15/2024 16:00:12.466	07/15/2024 16:00:12.466	Nicole Turnbow	1460 Star Way, Reno, NV,	Strongly_Disagree	
23	07/15/2024 18:16:47.557	07/15/2024 18:16:47.557	Joni Hammond	6829 Peppergrass Dr, Spa	Disagree	Too many new house/apartments are being allowed without new roads. Traffic is already horrendous
24	07/16/2024 14:27:40.794	07/16/2024 14:27:40.794	Ryan Hensley	35 Rogers Ranch Rd, Spar	Strongly_Disagree	
25	07/16/2024 16:19:12.831	07/16/2024 16:19:12.831	Terie Moore	35 Sky Canyon Ct, Reno, N	Strongly_Disagree	<p>Our infrastructure is getting to the point, where it can't handle all this new building. Per usual, you are putting the cart before the horse. Here is a novel idea, work on updating the infrastructure first and then consider adding to this ever growing problem. There were numerous fires out here recently, due to lightning. Not a single person from the fire department showed up, despite numerous calls to 911. It is a sad state of affairs, when we have to purchase fire fighting equipment and rely on each other to fight fires!</p> <p>If there is an accident, where Pyramid Hwy is 2 lanes, and it is closed, we can't even get home. We have a severe bottleneck out here yet , you keep approving more and more developments. I understand, that people need a place to live but this has created a real problem due to lack of services. We are all frustrated and angry but no one is listening!</p> <p>Please reevaluate what is actually happening before you add to the problem. Thank you.</p>
26	07/17/2024 17:17:45.709	07/17/2024 17:17:45.709	Ronald Sweetingham	550 Calle Bonito Ct, Spark	Strongly_Disagree	We don't have the facilities to support more housing in Spanish Springs.

27	07/26/2024 16:36:37.216	07/26/2024 16:36:37.216	GREG KOSIN	745 Linterna Ln, Sparks, NV	Strongly_Disagree	The infrastructure is not up to the task for adding higher density housing to the area. Water supply and streets and highways can't support the population here now. I do not support building taller more dense housing in the area until these things are addressed.
28	07/26/2024 17:03:36.717	07/26/2024 17:03:36.717	Gabriella Cruz	1559 disc Dr		
29	07/26/2024 17:34:12.944	07/26/2024 17:34:12.944	Daniel Engler	395 Calle Limpio St, Sparks, NV	Strongly_Disagree	Please do not put this into action.
30	07/26/2024 17:45:37.663	07/26/2024 17:45:37.663	Angela Amato	2090 Madrid Dr, Sparks, NV	Strongly_Disagree	Depleted groundwater increase police calls, 100 year flood plain, development does not include green spaces money for schools additional fire and police.
31	07/27/2024 00:47:31.311	07/27/2024 00:47:31.311	CINDY GILBERT	810 Encanto Dr, Sparks, NV	Strongly_Disagree	I do not want more apartments in my area.
32	07/28/2024 16:31:17.705	07/28/2024 16:31:17.705	Reva Crump	228 Bartmess Blvd		
33	07/28/2024 17:34:34.220	07/28/2024 17:34:34.220	Simon Gonzalez	445 Alamosa Dr, Sparks, NV	Strongly_Disagree	We are in a diverse and growing area that is starting to display pretty significant lack of planning. There are Ranches with horses, cattle and other animals, Backyards of \$700K homes that look out to 25 ft warehouse walls and suburbia cookie cutter homes. Where is the logic? there is also nowhere to eat with the exception of fast food and one road in one road out. it is becoming a massive "hodge podge" in which the quality of life is taking a massive plunge. Adding apartments to the mix will just increase the problems we are seeing. Additionally there is no public transportation or as mentioned, roads to support it! Please stop this initiative and keep our area what it has historically been a tranquil country area where people can still commute to the city for jobs. thank you, Simon Gonzalez
34	07/28/2024 18:30:34.214	07/28/2024 18:30:34.214	Tawni Olson	1269 Saxon Dr, Sparks, NV	Strongly_Disagree	This directly affects our quality of life out in this area. We moved out here to enjoy the quiet, simplicity and openness of what this community has. We like the rural-ness. We don't have the police resources, our infrastructure can't handle it, and the schools are already at capacity. This isn't Reno or San Francisco. We are a small community and would appreciate if we were left that way.
35	07/29/2024 02:13:08.954	07/29/2024 02:13:08.954	TAMARA L BOYD	45 Eclipse Dr sparks nv	Strongly_Disagree	
36	07/31/2024 03:12:01.407	07/31/2024 03:12:01.407	Regina Sorenson	10380 Palm Desert Dr, Sparks, NV	Strongly_Disagree	
37	07/31/2024 03:12:57.595	07/31/2024 03:12:57.595	Dennis Sorenson	10380 Palm Desert Dr, Sparks, NV	Strongly_Disagree	
38	07/31/2024 18:48:01.613	07/31/2024 18:48:01.613	Michael Gritzmacher	685 Encanto Dr	Strongly_Disagree	Let's widen Pyramid Highway in Spanish Springs first.
39	08/02/2024 03:48:46.884	08/02/2024 03:48:46.884	DeAnna Bragg	2300 Conrail St, Sparks, NV	Strongly_Disagree	I purchased my house out here for a reason! I really don't want to have apartments out here! Had on top of it, the infrastructure is NOT set up for all these people!

Exhibit C—Scenario Examples

The following scenarios demonstrate what development options are currently allowed on different parcels in Washoe County and what would be allowed if Housing Package 2.5 is adopted.

Scenario 1



- Parcel Size: .508 acres
- Regulatory Zoning: Medium Density Suburban (MDS)
- Master Plan Designation: Suburban Residential

	Current Regulations	Proposed Regulations
Allowed Density	<ul style="list-style-type: none"> • 1 single family detached dwelling; OR • 2 single family attached dwellings 	<ul style="list-style-type: none"> • 1 single family detached dwelling; OR • 2 single family attached or middle housing dwellings
Potential Housing Types	<ul style="list-style-type: none"> • Single family detached • Single family attached • Duplex 	<ul style="list-style-type: none"> • Single family detached • Single family attached • Duplex • Cottage Court
Maximum Number of Units	<ul style="list-style-type: none"> • 2 	<ul style="list-style-type: none"> • 2

Scenario 2



- Parcel Size: 3.055 acres
- Regulatory Zoning: Neighborhood Commercial (NC)
- Master Plan Designation: Commercial

	Current Regulations	Proposed Regulations
Allowed Density	<ul style="list-style-type: none"> • 15 dwelling units 	<ul style="list-style-type: none"> • 15 dwelling units
Potential Housing Types	<ul style="list-style-type: none"> • Single family detached • Single family attached • Duplex • Triplex • Quadplex • Multi-family 	<ul style="list-style-type: none"> • Single family detached • Single family attached • Duplex • Triplex • Quadplex • Cottage Court • Multi-family, Minor • Employee Housing Dormitory
Maximum Number of Units	<ul style="list-style-type: none"> • 15 	<ul style="list-style-type: none"> • 15

Scenario 3



- Parcel Size: 4.977 acres
- Regulatory Zoning: Medium Density Suburban (MDS)
- Master Plan Designation: Suburban Residential

	Current Regulations	Proposed Regulations
Allowed Density	<ul style="list-style-type: none"> • 14 single family detached dwellings; OR • 24 single family attached dwellings 	<ul style="list-style-type: none"> • 14 single family detached dwelling; OR • 24 single family attached or middle housing dwellings
Potential Housing Types	<ul style="list-style-type: none"> • Single family detached • Single family attached • Duplex 	<ul style="list-style-type: none"> • Single family detached • Single family attached • Duplex • Triplex • Quadplex • Cottage Court
Maximum Number of Units	<ul style="list-style-type: none"> • 24 	<ul style="list-style-type: none"> • 24

Scenario 4



- Parcel Size: 22.498 acres
- Regulatory Zoning: Low Density Suburban (LDS)
- Master Plan Designation: Suburban Residential

	Current Regulations	Proposed Regulations
Allowed Density	<ul style="list-style-type: none"> • 22 dwelling units 	<ul style="list-style-type: none"> • 22 dwelling units
Potential Housing Types	<ul style="list-style-type: none"> • Single family detached • Single family attached • Duplex 	<ul style="list-style-type: none"> • Single family detached • Single family attached • Duplex • Cottage Court
Maximum Number of Units	<ul style="list-style-type: none"> • 22 	<ul style="list-style-type: none"> • 22

Scenario 5



- Parcel Size: 10.040 acres
- Regulatory Zoning: General Rural (GR)
- Master Plan Designation: Rural

	Current Regulations	Proposed Regulations
Allowed Density	• 1 dwelling unit	• 1 dwelling unit
Potential Housing Types	• Single family detached	• Single family detached
Maximum Number of Units	• 1	• 1

Public Comment

The following includes correspondence received over the course public outreach for Housing Package 2.5, including comments related to case WDCA24-0004. Staff continued to communicate with some commentors to answer questions and discuss concerns. Some of the comments relate to changes and topics that are no longer proposed as part of Housing Package 2.5.

From: [Joe Arterburn](#)
To: [Bronczyk, Christopher](#)
Subject: Affordable housing
Date: Tuesday, June 18, 2024 4:49:12 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Just wanted to give you a quick e-mail to let you know I am absolutely against this amendment. Single family homes in the Spanish springs area only. When we moved to the Spanish springs area it was an acre minimum per lot. That slowly disappeared and now you're talking about sprawl. We don't need more "diversity" in our area. And we absolutely don't need apartments. Enough is enough!!

Joe Arterburn
(775) 742-4945

From: [Holly Lenz](#)
To: [Bronczyk, Christopher](#)
Subject: Housing Affordability Package 2.5
Date: Tuesday, June 18, 2024 8:27:12 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am writing regarding the Housing Affordability Package 2.5. I am highly opposed to this. The North Valleys does not need higher density. Even with the current zoning, the infrastructure cannot keep up with the building. I have seen ridiculous growth and its results in Reno throughout my life. Nevada does not have enough water to keep up with it. Please just stop.

The economy seems to be on a downturn to me, job availability is declining, and I suspect the housing market will collapse in the near future. There is really no need for loads more houses.

If you truly want affordable housing, offer permits for people to park their RVs long term at houses with appropriate accommodations and space instead of forcing them into RV parks. RVs are temporary and can be moved if they are no longer needed. You might also consider putting apartments on the second story of warehouses since there are so many being built.

Holly Lenz

Sent from my iPhone

From: [Pat Davison](#)
To: [Oakley, Katherine](#); [Bronczyk, Christopher](#)
Subject: Fw: Housing Affordability Package 2.5
Date: Wednesday, June 19, 2024 11:54:17 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Kat and Chris - I will not be able to attend Monday's meeting (6/24) but hoping there will be a zoom mtg on Wednesday 6/26???

And wow - just took a quick look before leaving for a camping trip. Have two thoughts off the top of my head: 1) the changes should be broken up into two or three parts just because of the numerous sections affected and 2) the CABs should hear about these changes at their next round of monthly meetings.

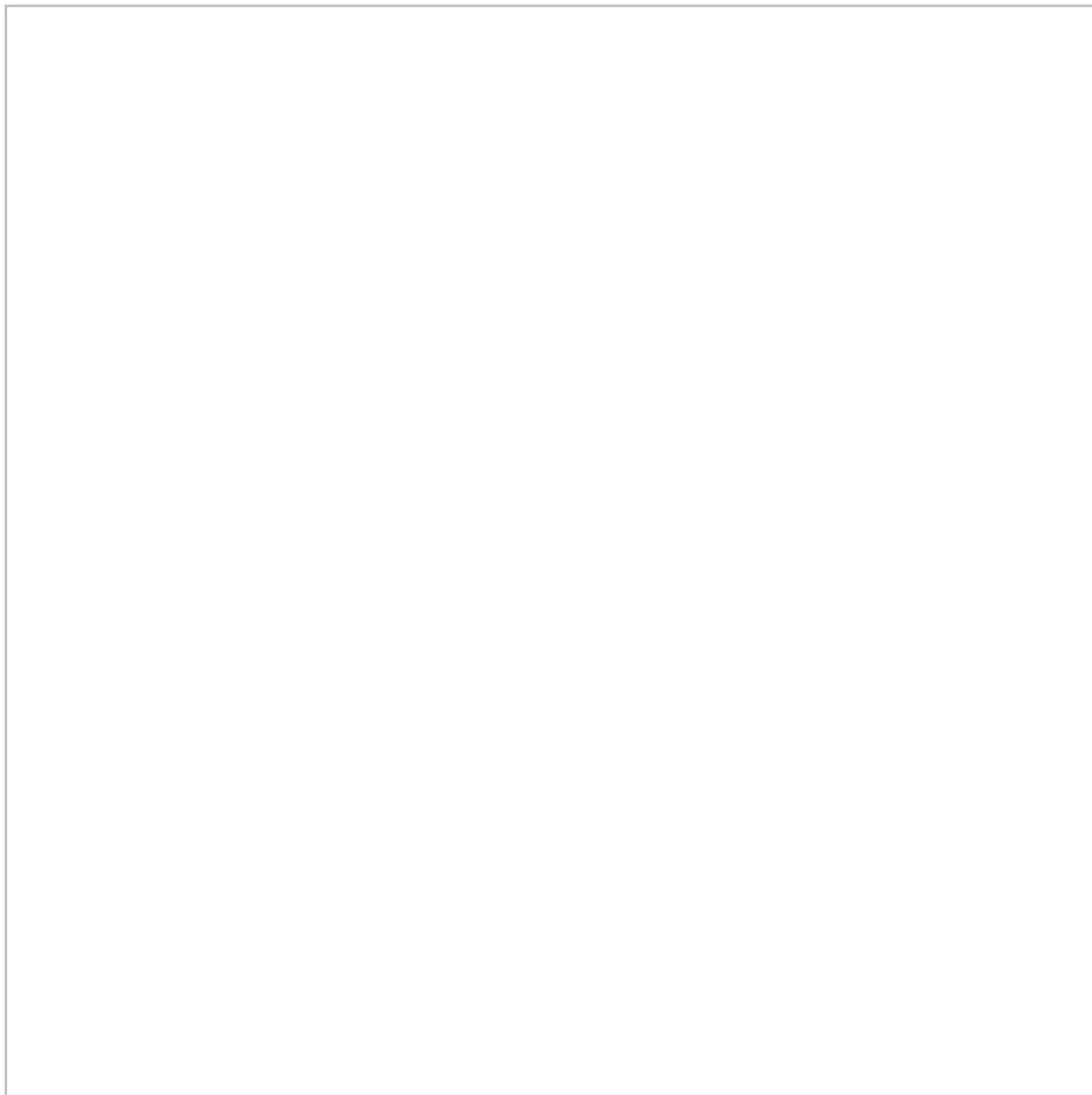
I will not see emails until Monday morning so hoping you both had a great Juneteenth and will have a wonderful weekend -pat

----- Forwarded Message -----

From: Washoe County <communications@washoecounty.gov>
To: "pat.davison@att.net" <pat.davison@att.net>
Sent: Tuesday, June 18, 2024 at 04:01:48 PM PDT
Subject: Housing Affordability Package 2.5

NOTICE OF NEIGHBORHOOD MEETING

Washoe County has been notified of a new neighborhood meeting



You are invited to attend a community workshop to discuss possible changes to Washoe County's housing regulations. This is your opportunity to review proposed code changes, ask questions and provide feedback prior to submittal of a formal public hearing takes place.

Housing Affordability Package 2.5

Monday, June 24, 2024

5:00 PM - 6:00 PM PDT

1001 E 9th St, Reno, Nevada, 89512;

Human Resources Conference Room (Room A210),

Second Floor, at the top of the stairs in Building A

Project Description:

The proposed amendments will include amendments to Article 208 North Valleys Area, to remove the 2-story height limit; Article 214 Southwest Truckee Meadows Area, to remove the 2-story height limit for commercial structures; Article 216 Spanish Springs Area, to remove the 2-story height limit within commercial centers; Article 300 Regulations of Uses: Title and Contents to add Article 313 Residential Use Types; Article 302 Allowed Uses to add triplex, quadplex, cottage courts, multi-family minor, multi-family major, guest quarters, and bunkhouses to the use table, to modify allowances for duplexes, and to reorganize the residential use type table; Article 304 Use Classification System to add definitions of guest quarters, multi-family minor, multi-family major, middle housing, and bunkhouses, to modify the definitions of attached accessory dwelling unit, detached accessory dwelling unit, minor accessory dwelling unit, and detached accessory structure, and to reorganize the residential uses; Article 306 Accessory Uses and Structures to remove lot coverage requirements from 306 and relocate them to Article 406 to specify their applicability to all buildings, to modify deed restriction requirements for detached accessory structures and guest quarters, to add accessory dwelling unit requirements for duplexes, triplexes, and quadplexes, and to add requirements for guest quarters; Article 310 Temporary Uses and Structures to add allowances for medical professionals other than doctors to sign affidavit for the Care of the Infirm use type and to specify the requirements for annual renewal; Article 313 Residential Uses to add development standards for cottage court developments and bunkhouses; Article 402 Density/Intensity Standards to add a density bonus for small units; Article 406 Building Placement Standards to modify minimum lot width, lot size, and rear yard setbacks for certain residential and urban regulatory zones, to modify residential densities for some housing types in some regulatory zones, and to add the lot coverage requirements from Article 306; Article 408 Common Open Space Development to add common open space restriction for drainage facilities and findings related to the benefit provided by common open space development; Article 410 Parking and Loading, to update off-street parking requirements for middle housing types and bunkhouses, to modify existing parking requirements for duplexes, and to add alleyway standards; Article 412 Landscaping to exempt middle housing types from landscaping requirements; Article 432 Open Space Standards to add dog park and pocket park options for residential open space and to reduce the trigger for open space requirements from 12 units to 5 units; and Article 902 Definitions, to add definitions related to middle housing, to modify other housing definitions, and to correct references to

the new master plan.

Click [HERE](#) to access the proposed amendments and [HERE](#) to access the quick info guide.

If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Kat Oakley, 775.328.3628, koakley@washoecounty.gov or Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.gov

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>



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Washoe County · 1001 E 9th Street · Reno, NV 89512 · USA

From: carolocats@charter.net
To: [Bronczyk, Christopher](#)
Subject: Travel trailers
Date: Wednesday, June 19, 2024 3:47:49 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Would you consider adding travel trailers to be hooked up (1) on a third acre lots in your zone changes?

With the economy and high rents it would save a family member from becoming homeless.

Thank you

Carol Schmorde

carolocats@charter.net

From: [Daniel Walker](#)
To: [Oakley, Katherine](#); [Bronczyk, Christopher](#)
Cc: [Daniel Walker](#)
Subject: Housing Affordability Package 2.5 - All Districts
Date: Wednesday, June 19, 2024 10:59:18 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Attn: Kat Oakley, Chris Bronczyk,

Please consider rescheduling this Community Workshop to a different date. The current meeting date is during the Reno Rodeo. There will be NO PARKING available for anyone to attend your Workshop.

Daniel Walker
7280 Rutherford Dr, Reno, NV 89506

From: lee972@charter.net
To: [Oakley, Katherine](#)
Cc: [Bronczyk, Christopher](#)
Subject: Human Offordability Package 2.5
Date: Thursday, June 20, 2024 8:38:33 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Please send me all the amendments to Article 208 North Valleys Area..
Will any of these Article 208 amendments affect any of the present Golden Valley parcels ?
If so, how ?

If passed, how will each of the proposed Articles to Article 300 (302, 304, 306, 310, 313, 316, 402,406,408,410,412, 422, & 902) affect any of the present Golden Valley parcels ?
If so, how ?

SEND TO ME ALL THAT YOU CAN.
ASAP, PLEASE !!

Send what you can to my email address.
Anything else to my home address..

.
Thanks very much,

Ron Lee
3470 Brave Lane
Reno, NV 89506
lee972@charter.net

From: [Oakley, Katherine](#)
To: [Bronczyk, Christopher](#)
Subject: FW: June 24 2024 Meeting (Washoe County's housing regulations.)
Date: Thursday, June 20, 2024 7:54:52 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



Kat Oakley
Senior Planner, Planning & Building Division | Community Services Department
koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
[Submit a Nomination](#)

From: Linda Nunes <missynunes@gmail.com>
Sent: Wednesday, June 19, 2024 11:21 AM
To: Oakley, Katherine <KOakley@washoecounty.gov>
Subject: June 24 2024 Meeting (Washoe County's housing regulations.)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am unable to find "Housing Regulations" within the Washoe County website. Please direct me to the proper website/page(s), or should it read "Washoe County's Code Enforcement?"

Thank You, Linda Nunes

From: [Oakley, Katherine](#)
To: [Bronczyk, Christopher](#)
Subject: FW: The new proposals
Date: Thursday, June 20, 2024 7:54:44 AM

Kat Oakley
Senior Planner, Planning & Building Division | Community Services Department
koakley@washoecounty.gov | Direct Line: 775.328.3628
My working hours: Monday-Friday 8:00am to 5:00pm
Visit us first online: www.washoecounty.gov/csd
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CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

Have some kudos to share about a Community Services Department employee or experience?
Submit a Nomination

-----Original Message-----

From: glynn cartledge <glynncartledge@gmail.com>
Sent: Tuesday, June 18, 2024 6:55 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>
Subject: The new proposals

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello, I have one quick question. Are these proposals only for the North Valley or are they going to be consistent throughout the city regardless of location? Thank you and I hope to hear from you soon. Have a good rest of your day. Glynn Cartledge.
Sent from my iPhone

From: [Oakley, Katherine](#)
To: [Bronczyk, Christopher](#)
Subject: FW: proposed Washoe County housing regulation
Date: Thursday, June 20, 2024 7:54:21 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



Kat Oakley
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koakley@washoecounty.gov | Direct Line: 775.328.3628

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Have some kudos to share about a Community Services Department employee or experience?
[Submit a Nomination](#)

From: Mary Anne Geiger <magsparks@charter.net>
Sent: Wednesday, June 19, 2024 1:08 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>
Subject: proposed Washoe County housing regulation

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Does the North Valleys Area include homes in the Eagle Canyon neighborhood across from Spanish Springs high School?

Thank you.

Sent from [Mail](#) for Windows

From: [Oakley, Katherine](#)
To: [Bronczyk, Christopher](#)
Subject: FW: Housing Affordability Package 2.5
Date: Thursday, June 20, 2024 7:54:12 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



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Have some kudos to share about a Community Services Department employee or experience?
[Submit a Nomination](#)

From: Alicia Barber <aliciambarber@gmail.com>
Sent: Thursday, June 20, 2024 7:30 AM
To: Oakley, Katherine <KOakley@washoecounty.gov>
Subject: Re: Housing Affordability Package 2.5

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello, Kat -

I received this notice about the neighborhood meeting regarding Housing Affordability Package 2.5, and I'm wondering if you can direct me to any online information providing context for this. I see the links to the redline draft and the info sheet, but they don't provide a sense of why these amendments are being proposed now, what has led up to it, what public bodies have made decisions to introduce these potential changes, etc.

Could you point me toward some online resource that provides that kind of information?
Thanks so much for your help.

Alicia Barber

On Tue, Jun 18, 2024 at 4:00 PM Washoe County
<communications@washoecounty.gov> wrote:

NOTICE OF NEIGHBORHOOD MEETING

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Housing Affordability Package 2.5

Monday, June 24, 2024

5:00 PM - 6:00 PM PDT

1001 E 9th St, Reno, Nevada, 89512;

Human Resources Conference Room (Room A210),
Second Floor, at the top of the stairs in Building A

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to add common open space restriction for drainage facilities and findings related to the benefit provided by common open space development; Article 410 Parking and Loading, to update off-street parking requirements for middle housing types and bunkhouses, to modify existing parking requirements for duplexes, and to add alleyway standards; Article 412 Landscaping to exempt middle housing types from landscaping requirements; Article 432 Open Space Standards to add dog park and pocket park options for residential open space and to reduce the trigger for open space requirements from 12 units to 5 units; and Article 902 Definitions, to add definitions related to middle housing, to modify other housing definitions, and to correct references to the new master plan.

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To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

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Washoe County · 1001 E 9th Street · Reno, NV 89512 · USA

||

From: [Oakley, Katherine](#)
To: [Bronczyk, Christopher](#)
Subject: FW: new regs
Date: Thursday, June 20, 2024 7:53:53 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



Kat Oakley
Senior Planner, Planning & Building Division | Community Services Department
koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
[Submit a Nomination](#)

From: Mike Kelly <mkmickey47@gmail.com>
Sent: Wednesday, June 19, 2024 6:19 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>
Subject: new regs

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Will you let me know when the new regs are adopted & let us know in real simple terms
And mabe an example to make it clearer. Thank you . Mike

Sent from [Mail](#) for Windows

From: [Oakley, Katherine](#)
To: [Bronczyk, Christopher](#)
Subject: FW: Ruining Spanish Springs
Date: Thursday, June 20, 2024 7:52:53 AM

Kat Oakley
Senior Planner, Planning & Building Division | Community Services Department
koakley@washoecounty.gov | Direct Line: 775.328.3628
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Have some kudos to share about a Community Services Department employee or experience?
Submit a Nomination

-----Original Message-----

From: Roger Ferguson <1jarhead@reagan.com>
Sent: Wednesday, June 19, 2024 5:20 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>
Subject: Ruining Spanish Springs

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

The commission has already screwed the pooch with the apartments on Pyramid Highway and now you want to take any and all freedoms we have and give it to low income housing!! OMG, what the hell are you thinking and what is wrong with you? We all knew that as soon as you tried to allow Spanish Springs well #10 that you all were lying to us current residents. Are you really so ignorant that you thought we wouldn't be able to figure out what you are up to?

I hope with all my heart that the homeless druggies and mentally ill move in to be your next door neighbor. Or better yet, take your property and divide it up so they will have a place to build a shack.

As my departed mother used to say "what goes around comes around". Maybe you could house a few in your home and that would make you feel better I know if you did I would feel better. Just how worthless can a group of people be, that's pertaining to you and your crew by the way.

May you rot in hell for trying to ruin what is left of this once beautiful community.

Please respond so I can talk about you at the meetings.

Roger Ferguson
Spanish Springs resident.

Sent from my iPhone

From: [RC](#)
To: [Oakley, Katherine](#); [Bronczyk, Christopher](#)
Cc: [Hill, Alexis](#); [Clara Andriola](#); [Herman, Jeanne](#); [Garcia, Mariluz C.](#); [Clark, Michael](#)
Subject: Housing Affordability Package 2.5 - All Districts
Date: Thursday, June 20, 2024 10:12:44 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello all,

You all must not be aware that the logistics for this meeting are being heavily thrashed on the Nextdoor social media app. A date, time and location has been chosen in which the optics are highly suspect.

1. Location and Date: 1001 E. 9th Street. The area is under HEAVY construction and coincides with the Reno Rodeo making parking a logistical nightmare. The optics on this choice for a meeting that is being held for the public benefit are highly questionable.
2. Time: 5pm. Exactly when people are getting off work and stuck in traffic. Getting across town to this meeting would take 45 minutes or more without the rodeo. Again, poor optics.

Please don't forget it is an election year and some receiving this email could use extra brownie points as opposed to highly suspect optics. The people are aware of how the BCC vote will go on this as we know who is indebted to whom. We also know that one's past voting history is the most likely predictor of one's future vote.

Kindly exert some discretion and do a better job of playing the game please and consider the need for better optics.

Sincerely,
Reva Crump, M.S.

From: [Mike Kelly](#)
To: [Bronczyk, Christopher](#)
Subject: 5th wheel
Date: Thursday, June 20, 2024 11:24:05 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Id like to see Rv over 30 feet allowed for permanent housing if say you have ¼ ac or more..even if you don't have a stick house on property....Hell I see homeless tents all over the place.

With out a peep from anyone

Sent from [Mail](#) for Windows

Oakley, Katherine

From: pattybaldi <pattybaldi@yahoo.com>
Sent: Thursday, June 20, 2024 12:44 PM
To: Oakley, Katherine
Subject: Housing Authority Changes

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Not sure what all of this means, but allowing building of more than 2 stories sounds like more apartment housing? The Reno Sparks does not need anymore apartments! Our traffic is already bad in this area and high density housing adds even more traffic.

Thank you.

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone

Oakley, Katherine

From: Stephen and Diane Lewis <LewisSandD@charter.net>
Sent: Thursday, June 20, 2024 12:16 PM
To: Oakley, Katherine
Subject: RE: Housing Affordability Package 2.5 - June 26, 2024

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Ms. Oakley:

Since the third notice of the Housing Affordability workshop doesn't show "Amended Notice" like the second notice changing to Zoom, are there two meetings 24 and 26 June or just one on the 26th?

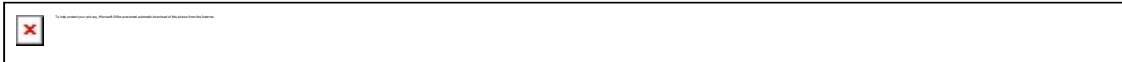
Thanks

Stephen Lewis

From: Washoe County [mailto:communications@washoecounty.gov]
Sent: Thursday, June 20, 2024 11:04 AM
To: lewissandd@charter.net
Subject: Housing Affordability Package 2.5 - June 26, 2024

NOTICE OF COMMUNITY WORKSHOP

Washoe County has been notified of a new neighborhood meeting



You are invited to attend a virtual community workshop to discuss possible changes to Washoe County's housing regulations. This is your opportunity to review proposed code changes, ask questions, and provide feedback prior to finalization of the amendments and a formal public hearing.

Housing Affordability Package 2.5

Wednesday, June 26, 2024

5:00 PM - 6:00 PM PDT

Zoom Meeting:

<https://washoecounty-gov.zoom.us/j/95225387074>

Or One tap mobile:
+16694449171

Project Description:

The proposed amendments will include amendments to Article 208 North Valleys Area, to remove the 2-story height limit; Article 214 Southwest Truckee Meadows Area, to remove the 2-story height limit for commercial structures; Article 216 Spanish Springs Area, to remove the 2-story height limit within commercial centers; Article 300 Regulations of Uses: Title and Contents to add Article 313 Residential Use Types; Article 302 Allowed Uses to add triplex, quadplex, cottage courts, multi-family minor, multi-family major, guest quarters, and bunkhouses to the use table, to modify allowances for duplexes, and to reorganize the residential use type table; Article 304 Use Classification System to add definitions of guest quarters, multi-family minor, multi-family major, middle housing, and bunkhouses, to modify the definitions of attached accessory dwelling unit, detached accessory dwelling unit, minor accessory dwelling unit, and detached accessory structure, and to reorganize the residential uses; Article 306 Accessory Uses and Structures to remove lot coverage requirements from 306 and relocate them to Article 406 to specify their applicability to all buildings, to modify deed restriction requirements for detached accessory structures and guest quarters, to add accessory dwelling unit requirements for duplexes, triplexes, and quadplexes, and to add requirements for guest quarters; Article 310 Temporary Uses and Structures to add allowances for medical professionals other than doctors to sign affidavit for the Care of the Infirm use type and to specify the requirements for annual renewal; Article 313 Residential Uses to add development standards for cottage court developments and bunkhouses; Article 402 Density/Intensity Standards to add a density bonus for small units; Article 406 Building Placement Standards to modify minimum lot width, lot size, and rear yard setbacks for certain residential and urban regulatory zones, to modify residential densities for some housing types in some regulatory zones, and to add the lot coverage requirements from Article 306; Article 408 Common Open Space Development to add common open space restriction for drainage facilities and findings related to the benefit provided by common open space

development; Article 410 Parking and Loading, to update off-street parking requirements for middle housing types and bunkhouses, to modify existing parking requirements for duplexes, and to add alleyway standards; Article 412 Landscaping to exempt middle housing types from landscaping requirements; Article 432 Open Space Standards to add dog park and pocket park options for residential open space and to reduce the trigger for open space requirements from 12 units to 5 units; and Article 902 Definitions, to add definitions related to middle housing, to modify other housing definitions, and to correct references to the new master plan.

If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Kat Oakley, 775.328.3628, koakley@washoecounty.gov or Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.gov

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

This email was sent to lewissandd@charter.net

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Washoe County · 1001 E 9th Street · Reno, NV 89512 · USA

Oakley, Katherine

From: Tom Motherway <tjm2nd@gmail.com>
Sent: Thursday, June 20, 2024 1:10 PM
To: Oakley, Katherine
Subject: ArrowCreek

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hi Kat, will any of the proposed changes affect the densities in ArrowCreek? There are some lots that haven't been built on because of limits on overall densities under County restrictions, without regard to HOA limits. Thank you, tjm

T J M
Tom Motherway
C: 775-287-1807

Oakley, Katherine

From: Ned Bruen <contento555@icloud.com>
Sent: Thursday, June 20, 2024 11:31 AM
To: Oakley, Katherine
Subject: North Valleys Amendment regarding height limits!

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Are you serious? A community meeting to amend the two-story height limit for north valleys? I'm sure you have noticed at the foot of red rock Road the cluttered tenements have already doubled your so-called height restriction, who are you kidding? And have these builders and construction companies before they were approved told they must foot the bill to widen 395? And how about that offramp at red rock? Once those tenements are filled, that will be a mess, have the construction companies been told the offramp must be reconfigured and completed at their expense. We all know Washoe county will approve anything no matter how it will affect the poor saps who must contend with an impossible traffic situation as long as there are dollars involved for those who profit the most, which are definitely NOT the average citizen.

Oakley, Katherine

From: Marsy Kupfersmith <renotigertiger@yahoo.com>
Sent: Thursday, June 20, 2024 11:26 AM
To: Oakley, Katherine
Subject: Housing Affordability Package 2.5

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Ms. Oakley. I received two different dates for the Housing Affordability Package 2.5. Is it June 24 and June 26?

Thanks,
Marsy

Oakley, Katherine

From: renolil@nvcbell.net
Sent: Tuesday, June 18, 2024 5:59 PM
To: Oakley, Katherine

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Unfortunately I can't be at this meeting, but, rampant building has to stop! Reno is the fastest warming city in the nation (per the DRI) due to "urban sprawl". The zone changes encourage more and more building. Please prevent this.

Linda Colon

Oakley, Katherine

From: len cobelis <lencobelis1@hotmail.com>
Sent: Thursday, June 20, 2024 2:53 PM
To: Oakley, Katherine
Subject: North Valleys section 208

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

SOOOOOOOO, when the apartments at Red Rock Rd and 395 were approved and built, being wellllll over 2 stories, the approving authority and builder violated Section 208!?

If these changes were being accomplished in small parts, WE might all be able to understand what the He__ was happening and why!?

We became a big city over the past 10 - 12 years, with no thought of the people who already lived here and loved it here.

The freeway North 395 could and should have been widened years before, or at least during the BOOM of houses, apartments, people and those who now live on the side of roads in broken down trailers, RVs, and tents!?

We all love the fact that we became like all other cities in the country with vast amounts of homeless, since many are now priced out of a reasonable living!?

Please, try to do something that makes sense for all of us, not the crazy left which primarily affects middle and lower income folks in a destructive way!

Oakley, Katherine

From: Bronczyk, Christopher
Sent: Thursday, June 20, 2024 3:02 PM
To: Oakley, Katherine
Subject: FW: North Valley

FYI



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: len cobelis <lencobelis1@hotmail.com>
Sent: Thursday, June 20, 2024 3:00 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: North Valley

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Please, ask K Oakley for the e-mail I sent a few minutes ago, it is long and detailed.

One thing I forgot is a question of conscience, which is: Do you feel at all sorry for the vast numbers of people who the lack of planning and advanced thought has affected?

We have more people who are adversely affected with drugs, guns, knives, and death by varied means due to the lack of care and planning 10 - 12 years ago.

Please, do things with far more care!

Oakley, Katherine

From: kobehal <inmangregory@gmail.com>
Sent: Thursday, June 20, 2024 3:14 PM
To: Oakley, Katherine
Subject: buildings that are higher than two stories

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hi Kate,

I am too sick to make it to the "Housing Affordability" meeting. Having lived in downtown Reno since 2012, having more buildings that are higher than two stories will change the look and feel of our community. Thanks for keeping me posted.

Concerned Citizen,
Gregory R. Inman

DH by Gregorio

inmangregory@gmail.com

775-384-1888

Oakley, Katherine

From: Dane HILLYARD <daneo@me.com>
Sent: Thursday, June 20, 2024 3:06 PM
To: Oakley, Katherine
Subject: Washoe county land use changes

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Please keep me updated on anything to do with land use ordinance changes. Thank you!

Dane Hillyard
Greenstreet Development Inc.

Daneo@icloud.com

Oakley, Katherine

From: Stacie Huggins <shuggins@WoodRodgers.com>
Sent: Thursday, June 20, 2024 3:18 PM
To: Oakley, Katherine; Bronczyk, Christopher
Subject: FW: Housing Affordability Package 2.5 - public workshop

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Kat and Chris – can you please give me some background on what is driving the proposed changes noted below? I’m guessing it may have something to do with the changes to NRS during the last Legislature but I’d appreciate your feedback.

Thanks!

Begin forwarded message:

From: Washoe County <communications@washoecounty.gov>
Subject: Housing Affordability Package 2.5
Date: June 18, 2024 at 3:58:37 PM PDT
Reply-To: Washoe County <communications@washoecounty.gov>

NOTICE OF NEIGHBORHOOD MEETING

Washoe County has been notified of a new neighborhood meeting

You are invited to attend a community workshop to discuss possible changes to Washoe County's housing regulations. This is your opportunity to review proposed code changes, ask questions and provide feedback prior to submittal of a formal public hearing takes place.

Housing Affordability Package 2.5

Monday, June 24, 2024

5:00 PM - 6:00 PM PDT

1001 E 9th St, Reno, Nevada, 89512;

Human Resources Conference Room (Room A210),

Second Floor, at the top of the stairs in Building A

Project Description:

The proposed amendments will include amendments to Article 208 North Valleys Area, to remove the 2-story height limit; Article 214 Southwest Truckee Meadows Area, to remove the 2-story height limit for commercial structures; Article 216 Spanish Springs Area, to remove the 2-story height limit within commercial centers; Article 300 Regulations of Uses: Title and Contents to add Article 313 Residential Use Types; Article 302 Allowed Uses to add triplex, quadplex, cottage courts, multi-family minor, multi-family major, guest quarters, and bunkhouses to the use table, to modify allowances for duplexes, and to reorganize the residential use type table; Article 304 Use Classification System to add definitions of guest quarters, multi-family minor, multi-family major, middle housing, and bunkhouses, to modify the definitions of attached accessory dwelling unit, detached accessory dwelling unit, minor accessory dwelling unit, and detached accessory structure, and to reorganize the residential uses; Article 306 Accessory Uses and Structures to remove lot coverage requirements from 306 and relocate them to Article 406 to specify their applicability to all buildings, to modify deed restriction requirements for detached accessory structures and guest quarters, to add accessory dwelling unit requirements for duplexes, triplexes, and quadplexes, and to add requirements for guest quarters; Article 310 Temporary Uses and Structures to add allowances for medical professionals other than doctors to sign affidavit for the Care of the Infirm use type and to

specify the requirements for annual renewal; Article 313 Residential Uses to add development standards for cottage court developments and bunkhouses; Article 402 Density/Intensity Standards to add a density bonus for small units; Article 406 Building Placement Standards to modify minimum lot width, lot size, and rear yard setbacks for certain residential and urban regulatory zones, to modify residential densities for some housing types in some regulatory zones, and to add the lot coverage requirements from Article 306; Article 408 Common Open Space Development to add common open space restriction for drainage facilities and findings related to the benefit provided by common open space development; Article 410 Parking and Loading, to update off-street parking requirements for middle housing types and bunkhouses, to modify existing parking requirements for duplexes, and to add alleyway standards; Article 412 Landscaping to exempt middle housing types from landscaping requirements; Article 432 Open Space Standards to add dog park and pocket park options for residential open space and to reduce the trigger for open space requirements from 12 units to 5 units; and Article 902 Definitions, to add definitions related to middle housing, to modify other housing definitions, and to correct references to the new master plan.

Click [HERE](#) to access the proposed amendments and [HERE](#) to access the quick info guide.

If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Kat Oakley, 775.328.3628, koakley@washoecounty.gov or Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.gov

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

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Stacie Huggins | Principal Planner

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775.823.5258 Direct

775.250.8213 Mobile

775.823.4066 Fax

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Oakley, Katherine

From: Joe Arterburn <joesbobcat89@icloud.com>
Sent: Tuesday, June 18, 2024 4:43 PM
To: Oakley, Katherine
Subject: Housing affordability

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Just wanted to give you a quick e-mail to let you know I am absolutely against this amendment. Single family homes in the Spanish springs area only. When we moved to the Spanish springs area it was an acre minimum per lot. That slowly disappeared and now you're talking about sprawl. We don't need more "diversity" in our area. And we absolutely don't need apartments. Enough is enough!!

Joe Arterburn
(775) 742-4945

Oakley, Katherine

From: Steve Bridgman <winosteve5@gmail.com>
Sent: Thursday, June 20, 2024 2:01 PM
To: Oakley, Katherine
Subject: New Master Plan

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

What a load of horse shit! We are crowded enough! Neighborhoods are full and there is no place to park on our streets as it is. Do you want to allow motorhomes and trailers to park in front of people's homes? Think about the safety of children. Do you want to raise the height limit on buildings? We have mountains here to see. It would help if you built them a community somewhere north of Reno. The crime is getting so bad now that you will be adding more. You will also bring down property values. Two stories should be the limit for all buildings, except for downtown. Build as high as you want down there. Oh, wait a minute that would affect tourism. Yet you want to put low-income units in our backyards! Put them in Carson (the low-income units). There is plenty of vacant land that way. If these decisions were made by people who went to school here you might as well close them down and build there. I am a disabled veteran and am unable to attend these functions. Sure hope you can share my thoughts with the geniuses at the meeting. Now get out there and have a wonderful day.

Oakley, Katherine

From: Mike Evans <mevans@silveradohomes.com>
Sent: Friday, June 21, 2024 7:54 AM
To: Oakley, Katherine
Subject: Housing Affordability Package 2.5

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good Morning Kat,

I wanted to attend this workshop but unfortunately I am going to be traveling at the time it is held. Will the meeting be recorded and available for viewing afterwards?

Thank you.

Regards,

Mike Evans
VP Planning and Development
Silverado Homes Nevada, Inc.
5525 Kietzke Lane, Suite 102
Reno, NV 89511
P: 775-691-1535
E: mevans@silveradohomes.com

Oakley, Katherine

From: Scott Hutcherson <scotthutcherson@gmail.com>
Sent: Friday, June 21, 2024 6:00 AM
To: Oakley, Katherine
Subject: Housing Affordability Package 2.5

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good morning,

Is there a website available to review the entire proposal, where all the specific charges are listed in detail? For example, several building height restrictions may be removed but are they being replaced with higher restrictions?

You know better than I that this proposal will stir up a lot of interest and nothing wastes more time and energy than arguing about changes that aren't actually included in the proposal.

Thank you for your time.

Oakley, Katherine

From: Joe Arterburn <joesbobcat89@icloud.com>
Sent: Thursday, June 20, 2024 9:21 PM
To: Oakley, Katherine
Subject: Re: Housing affordability

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

So how does anything in this amendment address affordable housing then since it is called “housing affordability 2.5. And why would we want buildings taller than two story. How about addressing the quality of life that this proposal will have on the residents that live out here.

JOE'S BOBCAT
Landscaping & Excavation
Services
(775) 742-4945

> On Jun 20, 2024, at 3:52 PM, Oakley, Katherine <KOakley@washoecounty.gov> wrote:
>
> Hello,
>
> Thank you for reaching out about the proposed code amendments. We are available if you would like to discuss any of the proposed changes. There are no changes that would expand allowances for multifamily apartments in the Spanish Springs Planning Area, so hopefully that addresses one of your concerns.
>
> Best,
>
>
> Kat Oakley
> Senior Planner, Planning & Building Division | Community Services Department
> koakley@washoecounty.gov | Direct Line: 775.328.3628
> My working hours: Monday-Friday 8:00am to 5:00pm
> Visit us first online: www.washoecounty.gov/csd
> Planning Division: 775.328.6100 | Planning@washoecounty.gov
> CSD Office Hours: Monday-Friday 8:00am to 4:00pm
> 1001 East Ninth Street, Reno, NV 89512
>
> Have some kudos to share about a Community Services Department employee or experience?
> Submit a Nomination
>
>
> -----Original Message-----
> From: Joe Arterburn <joesbobcat89@icloud.com>
> Sent: Tuesday, June 18, 2024 4:43 PM

> To: Oakley, Katherine <KOakley@washoecounty.gov>

> Subject: Housing affordability

>

> [NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

>

> Just wanted to give you a quick e-mail to let you know I am absolutely against this amendment. Single family homes in the Spanish springs area only. When we moved to the Spanish springs area it was an acre minimum per lot. That slowly disappeared and now you're talking about sprawl. We don't need more "diversity" in our area. And we absolutely don't need apartments. Enough is enough!!

> Joe Arterburn

> (775) 742-4945

>

Oakley, Katherine

From: Gail Allison <gallison71@icloud.com>
Sent: Thursday, June 20, 2024 1:26 PM
To: Oakley, Katherine
Subject: Affordable housing

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Kate,
I was just going to volunteer to help with interior design if you need someone. I have been a designer for 30 years and thought I would like to help in that department if you needed any input.
Best,
Gail Allison
Sent from my iPhone

Oakley, Katherine

From: Planning Counter
Sent: Thursday, June 20, 2024 2:48 PM
To: Bronczyk, Christopher; Oakley, Katherine
Subject: FW: A new Service Request has been created [Request ID #165421] (Planning Commission/Board of Adjustment) - Washoe County, NV

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Thursday, June 20, 2024 2:44 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #165421] (Planning Commission/Board of Adjustment) - Washoe County, NV

Good day,

Can you provide some clarity for this citizen?

Respectfully,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Thursday, June 20, 2024 9:35 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #165421] (Planning Commission/Board of Adjustment) - Washoe County, NV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Washoe County, NV

A new service request has been filed.

Service Request Details	
ID	165421
Date/Time	6/20/2024 9:35 AM
Type	Planning Commission/Board of Adjustment
Address	750 QUINTERO LN, Sparks
Origin	Control Panel
Comments	Re: Housing Affordability Package 2.5 Spanish Springs Area, to remove the 2-story height limit within commercial centers; Article. Which area in Spanish Springs, streets, nearby are we talking about? Sent from Outlook
Submitter	Chutter, Melody 750 quintero Ln. Sparks, NV 89441 775-425-0829 sealion20@hotmail.com

[View in QAlert](#)

Washoe County, NV

Oakley, Katherine

From: Bronczyk, Christopher
Sent: Thursday, June 20, 2024 3:43 PM
To: Oakley, Katherine
Subject: FW: A new Service Request has been created [Request ID #165485] (Planning Commission/Board of Adjustment) - Washoe County, NV

I misspoke on this one, I have not responded to this yet – this one may be better suited for you to respond to?



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: Planning Counter <Planning@washoecounty.gov>
Sent: Thursday, June 20, 2024 3:23 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #165485] (Planning Commission/Board of Adjustment) - Washoe County, NV



Eric M. Young. Senior Planner.
Planning & Building | Community Services Department
eyoung@washoecounty.us | Office: 775.328.3613
Visit us first online: www.washoecounty.us/csd
For Building call (775) 328-2020
For Planning call (775) 328-6100
Email: Building@washoecounty.us
Email: Planning@washoecounty.us

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Thursday, June 20, 2024 3:17 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #165485] (Planning Commission/Board of Adjustment) - Washoe County, NV

Good day,

Below, please find the service request received by Washoe311. Let us know if we can provide additional information.

Respectfully,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Washoe311 <Washoe311@washoecounty.gov>

Sent: Thursday, June 20, 2024 3:03 PM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: A new Service Request has been created [Request ID #165485] (Planning Commission/Board of Adjustment) - Washoe County, NV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Washoe County, NV

A new service request has been filed.

Service Request Details

ID	165485
Date/Time	6/20/2024 3:03 PM
Type	Planning Commission/Board of Adjustment
Address	Area - Washoe County
Origin	Control Panel
Comments	Re: Housing Affordability Package 2.5 - June 26, 2024

Hello... just a general question: how will adding more large apartment buildings and types of housing that allow more population density solve the housing affordability problems in Washoe county? The cost per unit of these new apartments, duplexes and townhomes still remains prohibitively high. More new

construction that adds to areas that are already becoming overburdened doesn't seem to be a good solution.

Sent from my iPhone

Submitter Washoe County, NV
paulsen.kimberly@gmail.com

[View in QAlert](#)

Washoe County, NV

Oakley, Katherine

From: Ben Nelson <ben.nelson@kidder.com>
Sent: Friday, June 21, 2024 10:26 AM
To: Oakley, Katherine
Cc: Ted Stoever
Subject: Housing Affordability Meeting

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Kat,

Ted Stoever and I would like to attend this meeting on Monday 6/24, do we have to register or anything?

Thanks!

Ben Nelson, ccim
Senior Vice President | Shareholder

KIDDER MATHEWS
50 West Liberty Street, Suite 900, Reno, NV 89501
T 775.470.8873 | C 775.741.6260 | LIC N° S.0170734
ben.nelson@kidder.com | [vcard](#) | [profile](#) | kidder.com



Oakley, Katherine

From: RC <unolabrat@gmail.com>
Sent: Friday, June 21, 2024 10:33 AM
To: Oakley, Katherine; Bronczyk, Christopher
Subject: Housing Affordability Package 2.5

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,
Can you please send me a link or title I can search on the internet as to where I can locate the Articles listed of this Housing Affordability Package 2.5 so that I can read the Articles this is referenceing please?
Thank you,
Reva Crump

Oakley, Katherine

From: Sea Lion <sealion20@hotmail.com>
Sent: Friday, June 21, 2024 11:57 AM
To: Oakley, Katherine
Subject: Re: Spanish springs commercial center question (Washoe 311 #165421)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

The zoning limits the heights, We already fought the apartment complex at the calle De plata and pyramid hwy, We will fight it again, the removal of heights will allow people to put in apartments which we fought with an attorney, it is stated and stipulated from the past meetings and it was stopped. You are destroying our area for more crime, We have water usage drying up, The crowding of cars this is turning into Downtown LA. Noisy traffic, this is interfering with our nature, wildlife preservation.

Sent from [Outlook](#)

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Friday, June 21, 2024 5:26 PM
To: sealion20@hotmail.com <sealion20@hotmail.com>
Cc: Washoe311 <Washoe311@washoecounty.gov>
Subject: Spanish springs commercial center question (Washoe 311 #165421)

Hello,

We received your question about commercial centers in Spanish Springs. Commercially zoned land in Spanish Springs is generally where commercial centers are allowed. That land can be found near the intersection of Pyramid Hwy and Eagle Canyon Dr, the intersection of Pyramid Hwy and Calle de la Plata, and the intersection of Pyramid Hwy and Ingenuity Dr. All regulatory zoning districts have underlying height limits as well, so if the two story height limit is removed for that use type, the height limit for the zoning district will still apply. Let me know if I can assist with anything else.

Thank you,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

Oakley, Katherine

From: Claire Evans <cevens@summitnv.com>
Sent: Friday, June 21, 2024 10:59 AM
To: Oakley, Katherine
Subject: Neighborhood meeting

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Kat! I got the emails about the housing affordability 2.5 package but am slightly confused about the neighborhood meeting on Monday.. The first email on Wednesday listed a conference room, but on Thursday we got a zoom link. Is it going to be hybrid or just a zoom meeting?

Thanks!
Claire

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

Claire Evans P.E., WRS, CFM
Associate | Engineer

t: 775-787-4324



Oakley, Katherine

From: Washoe311
Sent: Friday, June 21, 2024 10:42 AM
To: Planning Counter
Subject: FW: A new Service Request has been created [Request ID #165440] (Planning Commission/Board of Adjustment) - Washoe County, NV

Good day,

Below, please find the citizen feedback received by Washoe311. Let us know if we can provide additional information.

Respectfully,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Thursday, June 20, 2024 11:28 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #165440] (Planning Commission/Board of Adjustment) - Washoe County, NV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Washoe County, NV

A new service request has been filed.

Service Request Details

ID 165440

Date/Time 6/20/2024 11:28 AM

Type Planning Commission/Board of Adjustment

Address Area - Washoe County

Origin Control Panel

Comments Re: Housing Affordability Package 2.5

This should not be an option at all. Force rent rates to be capped . Although it's too late. The middle class has no where in northern Nevada anymore. I am a fourth generation Nevada who cannot buy or rent due to the housing issue and all this will do is make more low income housing who h most people who work won't qualify for. As well as open the door for more OUT of STATE development companies to destroy our housing market further . It now cost more to live in Northern Nevada than norther. California. This will only make things worse !

Submitter Washoe County, NV
sheene1985@yahoo.com

[View in QAlert](#)

Washoe County, NV

Oakley, Katherine

From: Washoe311
Sent: Friday, June 21, 2024 10:42 AM
To: Planning Counter
Subject: FW: A new Service Request has been created [Request ID #165428] (Planning Commission/Board of Adjustment) - Washoe County, NV

Good day,

Below, please find the citizen feedback received by Washoe311. Let us know if we can provide additional information.

Respectfully,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Thursday, June 20, 2024 9:44 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #165428] (Planning Commission/Board of Adjustment) - Washoe County, NV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Washoe County, NV

A new service request has been filed.

Service Request Details

ID 165428
Date/Time 6/20/2024 9:44 AM
Type Planning Commission/Board of Adjustment
Address Area - Washoe County
Origin Control Panel
Comments Re: Housing Affordability Package

But this won't override existing HOA restrictions
on Guest units...right?
Submitter Washoe County, NV
ali.fidd@gmail.com

View in QAlert

Washoe County, NV

Oakley, Katherine

From: Washoe311
Sent: Friday, June 21, 2024 10:43 AM
To: Planning Counter
Subject: FW: A new Service Request has been created [Request ID #165426] (Planning Commission/Board of Adjustment) - Washoe County, NV

Good day,

Below, please find the citizen feedback received by Washoe311. Let us know if we can provide additional information.

Respectfully,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Thursday, June 20, 2024 9:43 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #165426] (Planning Commission/Board of Adjustment) - Washoe County, NV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Washoe County, NV

A new service request has been filed.

Service Request Details

ID 165426

Date/Time 6/20/2024 9:43 AM

Type Planning Commission/Board of Adjustment

Address Area - Washoe County

Origin Control Panel

Comments Re: Housing Affordability Package 2.5

Do we have better things to do besides than to change definitions and wordage? What does this have to do with affordability? Try actually making our housing affordable rather than playing word games at the taxpayers expense?

Submitter Washoe County, NV
rbyrns514@gmail.com

View in QAlert

Washoe County, NV

Oakley, Katherine

From: Washoe311
Sent: Friday, June 21, 2024 10:43 AM
To: Planning Counter
Subject: FW: A new Service Request has been created [Request ID #165424] (Planning Commission/Board of Adjustment) - Washoe County, NV


Good day,

Below, please find the citizen feedback received by Washoe311. Let us know if we can provide additional information.

Respectfully,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Thursday, June 20, 2024 9:42 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #165424] (Planning Commission/Board of Adjustment) - Washoe County, NV

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Washoe County, NV

A new service request has been filed.

Service Request Details

ID 165424
Date/Time 6/20/2024 9:42 AM
Type Planning Commission/Board of Adjustment
Address 582 SPRING MEADOWS DR, Sparks
Origin Control Panel
Comments Re: Housing Affordability Package 2.5

None of that helps but it will California residents.
How bout taking care of the locals first but
money is more important. Part of the problem not
solution.
Submitter Buster, Cory
582 Spring Meadows Dr
Sparks, NV 89434
775-303-0320
metsguy75@gmail.com

View in QAlert

Washoe County, NV

Oakley, Katherine

From: Washoe311
Sent: Friday, June 21, 2024 10:43 AM
To: Planning Counter
Subject: FW: A new Service Request has been created [Request ID #165420] (Planning Commission/Board of Adjustment) - Washoe County, NV


Good day,

Below, please find the citizen feedback received by Washoe311. Let us know if we can provide additional information.

Respectfully,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Thursday, June 20, 2024 9:34 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #165420] (Planning Commission/Board of Adjustment) - Washoe County, NV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Washoe County, NV

A new service request has been filed.

Service Request Details

ID 165420

Date/Time 6/20/2024 9:34 AM

Type Planning Commission/Board of Adjustment

Address Area - Washoe County

Origin Control Panel

Comments Re: Housing Affordability Package 2.5

I vote NO NO NO to all of it!! We don't need more growth with no room for infrastructure! Any commissioner voting for this crap is an enemy to the citizens living here!!

Submitter Washoe County, NV
bpalica@yahoo.com

View in QAlert

Washoe County, NV

Oakley, Katherine

From: Judith Miller <pupfarm1@gmail.com>
Sent: Friday, June 21, 2024 3:07 PM
To: Oakley, Katherine
Subject: Proposed revisions to the development code (housing affordability package)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Ms. Oakley,

- 1) Are there any documents containing draft language for the proposed amendments? If so can you please advise how I can obtain them?
- 2) Since the TRPA Tahoe Area Plan now contains land use, density and other provisions for development in the area, do any of these proposed regulations apply (other than perhaps setting precedents) to parcels within the Tahoe Area Plan boundaries?

Thank you for your assistance.

Best regards,

Judith Miller

Oakley, Katherine

From: Dan Telliano <d00ver@ymail.com>
Sent: Thursday, June 20, 2024 5:40 PM
To: Oakley, Katherine
Subject: Re: Housing restrictions

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

The north valleys as limited shopping, food and entertainment. For the volume of people up here those type of zones and building encouragement would be welcome. Giant ware houses just block views and add more large trucks to roads that are already overwhelmed. Not sure if any of the people who do planning/ development for this area actually live up here. High density housing (especially with almost no amenities) will lead to even worse road and safety issues. Housing up her should be restricted to a max of 1 home per 1/4 acre. I've heard some developers want 10 per acre that is irresponsible development. Historically 1/3, 1/2, 1, 5, and 10 acre parcels are the norm. That should be maintained. There are not enough jobs up here to justify further large apartment complex's without getting better roads and more amenities to justify that. Downtown and other metro areas are better for those buildings as rapid transit, jobs, and walking are all much better options. Up here you drive everywhere. Please do not allow that type of building up here other than greed and profit it doesn't make sense to put that up here. Large warehouse buildings should be capped at this point. It's not conducive to the rural lifestyle that this area has always been and as far as I know it still is.

Thank you for your time.

Sent from my iPhone

> On Jun 20, 2024, at 4:23 PM, Oakley, Katherine <KOakley@washoecounty.gov> wrote:
>
> Hello,
>
> Thank you for reaching out and for your interest in the code amendments. The proposed changes won't expand any commercial zoning or allowances in North Valleys, nor will it expand them into the rural residential area. Based on your email, it sounds like you're interested in more retail type commercial uses. Is it large warehouses that you would like to see limited? Let me know if you'd like to discuss the amendments further; we'd be interested in hearing your thoughts and understanding them better.
>
> Best,
>
>
> Kat Oakley
> Senior Planner, Planning & Building Division | Community Services Department
> koakley@washoecounty.gov | Direct Line: 775.328.3628
> My working hours: Monday-Friday 8:00am to 5:00pm
> Visit us first online: www.washoecounty.gov/csd

> Planning Division: 775.328.6100 | Planning@washoecounty.gov

> CSD Office Hours: Monday-Friday 8:00am to 4:00pm

> 1001 East Ninth Street, Reno, NV 89512

>

> Have some kudos to share about a Community Services Department employee or experience?

> Submit a Nomination

>

>

> -----Original Message-----

> From: Dan Telliano <d00ver@ymail.com>

> Sent: Thursday, June 20, 2024 11:07 AM

> To: Oakley, Katherine <KOakley@washoecounty.gov>

> Subject: Housing restrictions

>

> [NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

>

> I am against removing height restrictions over two stories in North Valleys. We already have much to much large commercial buildings with no road improvements, not to mention this is still considered rural residential. Please stop putting these huge buildings up here. Keep them in USA parkway corridor where they belong. Let's make north valleys a nice place to live not huge warehouses with a scattering of mobile homes, no retail and high density housing. Affordable housing should be pushed into the city. This sprawl that seems to be going on is not sustainable. Please stop this.

> Sent from my iPhone

>

Oakley, Katherine

From: ANN BURGESS <annburgess47@gmail.com>
Sent: Friday, June 21, 2024 8:20 PM
To: Oakley, Katherine
Subject: Affordable Housing

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello, I don't see what any of the discussion has to do with affordable housing. Something has to be done for the folks that are paying outrageous amounts at Siegel Suites and get yelled at when they go to RENO HOUSING AUTHORITY for help.

Thank you, ann burgess

Sent from my iPad

Oakley, Katherine

From: Kenneth Krater <ken@kcgnev.com>
Sent: Saturday, June 22, 2024 8:17 AM
To: Oakley, Katherine
Subject: httpswww.washoecounty.govcsdplanning_and_developmentboard_commissionplanning_commission2024Files61724_redline_WDCA24-0

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Why not 20' alley? That is what was historically used.

8:15 AM Sat Jun 22

39 of 67

Come Farm

Produce Sales

Sources: Sedway Cooke

**Section 110.410.32 Alleyways
provide rear access to homes
requirements:**

(a) Twenty-six (26)-foot

(b) Refer to Article 436

Ken

Oakley, Katherine

From: Kenneth Krater <ken@kcgmv.com>
Sent: Saturday, June 22, 2024 8:12 AM
To: Oakley, Katherine
Subject: httpswww.washoecounty.govcsdplanning_and_developmentboard_commissionplanning_commission2024Files61724_redline_WDCA24-0

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

And on density bonuses, what if a portion of the units on a project meet the density bonus size requirements. For example, a 100 unit project where say 20 units are less than 1,200 sq ft?

As a side note, developers seldom take advantage of density bonuses because they have a certain product segmentation in mind and maximize the number of these units such that no room is left for additional units.

To me, you need to mandate say 10% ADU's for larger lot single family (1/4 acre or larger lots). Controversial for sure, but this is the best way in my opinion to generate more affordable housing with minimal impacts to a community.

Ken

8:05 AM Sat Jun 22

through the special use perm
per the number of employees

Article 402 Density/Intensity

Section 110.402.15 Small Unit Density
and create more attainable housing,
residential and middle housing devel
Table 110.406.05.1.

- (a) 30 percent density increase w
- (b) 40 percent density increase w
- (c) 50 percent density increase w
- (d) In no case may these density
overall density increase great

Article 406 Building Placeme

*Note (not included in ordinance)

Ken

Oakley, Katherine

From: Kenneth Krater <ken@kcgnev.com>
Sent: Saturday, June 22, 2024 8:04 AM
To: Oakley, Katherine
Subject: httpswww.washoecounty.govcsdplanning_and_developmentboard_commissionplanning_commission2024Files61724_redline_WDCA24-0

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Kat, on cottages, I'd delete the 4' sidewalk reference and just mandate compliance with ADA requirements.

On parking, not sure your intent but I think your language will be problematic in trying to provide parking on many sites.

Thanks!

Ken

8:01 AM Sat Jun 22

- space shall be completed prior to the construction of the cottage. The common open space shall:
 - (1) Have a minimum average width of 10 feet.
 - (2) Be composed of one or more of the following amenities are also permitted:
 - (i) Shaded seating area
 - (ii) Shared garden area
- (e) A minimum of 60% of the cottage shall be facing common open space.
- (f) Pedestrian pathways four (4) feet wide shall be provided to connect parking to the cottage.
- (g) Parking shall not be placed between the cottage and development is accessed or left.

Section 110.313.10 Bunkhouse Development
following standards:

- (a) Bunkhouses shall be located near employment, or transportation. Specific transportation will be specific

Ken

Oakley, Katherine

From: Ron Aryel <Ron@Renocenterforhealth.com>
Sent: Monday, June 24, 2024 6:27 PM
To: Oakley, Katherine; Bronczyk, Christopher; Hill, Alexis; Clara Andriola; Garcia, Mariluz C.; Brown, Eric P.
Subject: Housing Affordability Package 2.5 presentation tonight

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Kat and Cris, Legislators, Manager Brown,

I attended the Housing Affordability 2.5 Zoom meeting today. Kat, thank you for your thorough presentation and for fielding questions about a rather complex topic.

I support these proposals as a means for increasing the number of housing units as well as diversifying them by size, which will introduce housing at lower rent.

I think these proposals are sensible and are unlikely to change the nature or character of the neighborhoods. Increasing the number of housing units would also make the neighborhood more transit-friendly, even though density does not appreciably change. Raising the number of floors within a 35 foot height limit will not have deleterious effects. I would argue that you should raise the height limit from 35 feet to 65 feet, especially along commercial thoroughfares.

I have lived in neighborhoods that have changed density significantly and the quality of life did not worsen at all.

I agree that we need to invest in more infrastructure (water, sewer, gas, electricity) but the proposed changes are not large enough to make a difference. As density increases in the future, that may change. Some commenters seem not to have understood that existing infrastructure in the North Valleys was built in anticipation of housing that has not yet been built.

I would like to see more investments in public transportation in the area, and I commend the speaker who first brought it up.

I do have a concern. Kat, you specifically mentioned that Homeowners Associations can enforce restrictions that are more stringent than the county's. I asked during the meeting if that could lead to Homeowners' Associations passing regulations to essentially, to veto the County's decision and intent. Could homeowners defy the County by forming an HoA? Is an ordinance needed to prevent this? You replied, correctly, that a lawyer would have to answer these questions. I think it is important that this be addressed. It is not appropriate for a private party (HoA) to veto a governmental decision, reflecting the interests and will of the people acting through our government.

Thank you,

Ron M. Aryel, M.D., M.B.A.

35 Livermore Drive
Reno NV 89519-2122
816-769-3583.

Oakley, Katherine

From: Chris <ldukesparks@charter.net>
Sent: Monday, June 24, 2024 5:33 PM
To: Oakley, Katherine
Subject: Meeting

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

What about traffic for the bunk houses? What is the parking requirements?
Medical for RV? This seems wide open based on the requesting persons "needs". What definition is used for this "need"
Sent from my iPhone

Oakley, Katherine

From: Steve Metcalf <srm666@gmail.com>
Sent: Monday, June 24, 2024 5:07 PM
To: Oakley, Katherine
Subject: Washoe County Planning Commission & Community Hearings should be on the Washup County YouTube Channel.

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Kat, why are today's meeting and the Washoe County Planning Commission on 6 August not being broadcast on the Washoe County YouTube channel at <https://youtube.com/@washoecountytv> •? Changes in housing regulations in one area affect all areas of the city given the mobility in living situations of our citizens.

Steve Metcalf
Reno, NV 89509
srm666@gmail.com

Oakley, Katherine

From: Davi Burke <burkedavi@yahoo.com>
Sent: Tuesday, June 25, 2024 10:34 AM
To: Oakley, Katherine
Subject: Proposed Amendments Spanish Spring & North Valleys

Dear Ms. Oakley,

Could you please send me the map you were presenting in your meeting yesterday or your presentation so I can review the impact on our communities.

Thank you,
Davi Burke

Sent from Yahoo Mail. [Get the app](#)

Oakley, Katherine

From: Teresa Gearhart <wmgsmom@yahoo.com>
Sent: Monday, June 24, 2024 6:23 PM
To: Oakley, Katherine; Bronczyk, Christopher
Subject: Zoom - Washoe County Density Question

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I'm sorry but my iPhone would not allow me to unmute.

If more dense housing is allowed in the county will it make it ripe for incorporation into the city?

Infrastructure will not expand immediately.

Police and fire are already strained.

Will density be mixed where different income levels are living in the same neighborhood.

Why is the county feeling responsible for providing affordable housing.

Nothing will change with developers. They want to make \$\$\$.

Thank you.

Teresa Gearhart

[Sent from Yahoo Mail for iPhone](#)

Oakley, Katherine

From: Kevin Goss <kgoss@rangefrontwheels.com>
Sent: Thursday, June 27, 2024 7:58 AM
To: Oakley, Katherine
Subject: Housing Affordability Package 2.5 - June 26, 2024

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Report Suspicious

Hi Kat:

Thanks for putting on the neighborhood meeting last night. My screen computer locked up when the second question was being asked. Not sure if that was a Zoom issue or something local. Anyway, I have a question about the area covered by the changes. When Chris answered the first question he said the changes did not impact the city of Reno area. I have a map from the county website of the Southwest Truckee area but it is not clear to me which part is in the city and which part is unincorporated Washoe County. Will you point me to a map that shows the distinction?

Thanks,
Kevin



Kevin Goss

Owner

Mobile 775-384-7241

Web <http://www.rangefrontwheels.com>

Email kgoss@rangefrontwheels.com

1031 Railroad Street Suite 102B, Elko, NV
89801



Oakley, Katherine

From: Planning Counter
Sent: Wednesday, June 26, 2024 11:18 AM
To: Oakley, Katherine; Bronczyk, Christopher
Subject: FW: A new Service Request has been created [Request ID #165862] (Planning Commission/Board of Adjustment) - Washoe County, NV

FYI



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Wednesday, June 26, 2024 10:59 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #165862] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the inquiry submitted to Washoe311. Let us know if we can provide additional information.

Thank you,

Respectfully,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Wednesday, June 26, 2024 10:58 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #165862] (Planning Commission/Board of Adjustment) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details

ID	165862
Date/Time	6/26/2024 10:58 AM
Type	Planning Commission/Board of Adjustment
Address	Area - Washoe County
Origin	Control Panel
Comments	RE: Housing Affordability Package 2.5 - July 1, 2024 I am interested in the proposed change of height restriction for buildings in the North Valleys. I want residential areas to remain residential. That is, single story remain single story. Please send me the change language for this change, and any explanatory diagrams. (I could not attend the workshop scheduled for 6/24/24.) --Nancyann Leeder
Submitter	Leader, Nancyann Washoe County, NV 775-972-1093 npleeder@charter.net

[View in QAlert](#)

Washoe County, NV

Oakley, Katherine

From: Planning Counter
Sent: Wednesday, June 26, 2024 11:17 AM
To: Oakley, Katherine; Bronczyk, Christopher
Subject: FW: A new Service Request has been created [Request ID #165860] (Planning Commission/Board of Adjustment) - Washoe County, NV

FYI



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

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CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Wednesday, June 26, 2024 10:47 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #165860] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,

Respectfully,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Wednesday, June 26, 2024 10:46 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #165860] (Planning Commission/Board of Adjustment) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details	
ID	165860
Date/Time	6/26/2024 10:46 AM
Type	Planning Commission/Board of Adjustment
Address	201 CRAMPTON ST, Reno
Origin	Control Panel
Comments	Re: Housing Affordability Package 2.5 - July 1, 2024 Is this the best format you could come up with for the project description? If your intention is to get residents to ignore it, you've succeeded.
Submitter	Iratcabal, Gary 201 Crampton Street Reno, NV 89502 775-771-8919 iratcabalg@gmail.com

[View in QAlert](#)

Washoe County, NV

Oakley, Katherine

From: Planning Counter
Sent: Wednesday, June 26, 2024 9:07 AM
To: Bronczyk, Christopher; Oakley, Katherine
Subject: FW: A new Service Request has been created [Request ID #165839] (Planning Commission/Board of Adjustment) - Washoe County, NV

FYI



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

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CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Wednesday, June 26, 2024 8:48 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #165839] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,

Respectfully,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Wednesday, June 26, 2024 8:40 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #165839] (Planning Commission/Board of Adjustment) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details	
ID	165839
Date/Time	6/26/2024 8:40 AM
Type	Planning Commission/Board of Adjustment
Address	2130 KINNEY LN, Reno
Origin	Control Panel
Comments	Re: Housing Affordability Package 2.5 - July 1, 2024 Regardless of what the actual people want you will do as you so choose. So by changing the existing guidelines you want to "propose" rather than adopt changes you have already decided to adopt.
Submitter	LILLEY, CHARLES S 2130 KINNEY LN RENO, NV clilley317@comcast.net

[View in QAlert](#)

Washoe County, NV

Oakley, Katherine

From: len cobelis <lencobelis1@hotmail.com>
Sent: Tuesday, June 25, 2024 4:07 PM
To: Oakley, Katherine
Subject: Re: North Valley response

I do greatly appreciate your time and your responses. They do help me learn, even at 72!?

Are there any coordination efforts between the city and county to ensure that what is being built makes some semblance of sense beyond ArtTown?

I wrote to the city when they asked for comments on the 395 Red Rock Road apartment projects. I got no response from anyone and they were built as a danger and an eyesore!
The other major problem with the location of building is that the hill IMMEDIATELY next to the apartments has burned twice in the past few years. The fire danger to these low income residents will be horrendous and terrifying! I grew up in a low income area of Philly, PA (The City of No Brotherly Love) and most low income folks can't afford any insurance, let alone all that they have being burned!

Perhaps you can send this to the city folks - Where is any semblance of care for these no artsy folks when the city permits small low income apartments in a fire hazard area.

Thanks again for the responses!

Len

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Friday, June 21, 2024 4:00 PM
To: len cobelis <lencobelis1@hotmail.com>
Cc: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: RE: North Valley response

Hello,

Diversity in this context refers to having a wider variety of housing types. Right now, the code defines single family attached and detached, duplex, and multifamily. Part of the proposal is to add housing types such as triplex, quadplex, and cottage courts, which diversifies the housing types we allow. It's not related to income restricted affordable housing or any characteristics of the residents.

The City of Reno and unincorporated Washoe County have separate planning jurisdictions, which is standard across the country. You can find their planning website here: [Planning and Engineering Applications | City of Reno](#).

“Middle housing” refers to housing types in between single family detached and multifamily—including duplexes, triplexes, quadplexes, and cottage courts—that tend to be less expensive than single family detached homes but compatible with that style of development. Enabling more of these housing types can help increase their supply and thus broaden the range of housing opportunities for county residents.

The meetings next week are one opportunity to engage with us. Chris and I are also available to meet with people individually or correspond via email to answer any questions people might have and to talk through the amendments.

Best,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

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Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

From: len cobelis <lencobelis1@hotmail.com>
Sent: Friday, June 21, 2024 8:47 AM
To: Oakley, Katherine <KOakley@washoecounty.gov>
Subject: North Valley response

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

What does "DIVERSITY" have to do with housing?

I can understand that low income housing is quite necessary: yet, putting low income folks out this far from Reno and jobs makes no sense whatsoever!

Can these lower income folks afford the gas and vehicle wrecks in the winter (N395 is famous for winter wrecks with a freeway that isn't being fixed in totality)!

Aren't we all God's Children?

Soooo, the city of Reno doesn't have to comply with Washoe County Regulations! WHY????? Aren't they within Washoe County?

Please, be specific and tell me specifically how the City Of Reno doesn't have to comply with Washoe County Laws / Regs.

If you have seen the apartments recently built at Red Rock Rd and 395 you might ask "why are the colors so awful compared to the rest of that area?"!

Bottom Line:

Apartments like those at 395 and Red Rock Road aren't going to fix the problems of diversity or low income when they are so far out of range of the Reno job markets.

I have read some the changes and they don't solve the problems of "missing-middle housing" at all. Perhaps you can be specific and specifically tell how they help the lower and middle income levels.

As I said in my 1st e-mail to you:

1. What is the point of having meetings, or me going to meetings, when all of the changes are so many and so diverse that it would take weeks for the average person and your staff to go into all of those changes. A few hours of meetings is absolutely absurd!
2. The changes also cover virtually all of Washoe County which is huge. If just 10 people from each area came to your meetings, they all wouldn't be able to ask questions and get reasonable answers in a few hours, or fit in anything other than a relatively large hall!

I still wonder how the City of Reno can violate Washoe County regs / laws?

Please, if you don't answer anything else, tell me how diversity is affected by housing!?

Low and middle income folks have always had tough times with housing, which is why we have some many people living in broken down RVs, cars and tents as far north as Red Rock Rd.

The problems they have aren't new and unless the City of Reno, or Washoe County takes over some empty warehouses or the like, these folks still won't have a place to call home!

All building expenses are way above the norm of past decades now.

The problems are Bidens with his energy policies. Everything on this planet moves on fossil fuels, especially for the low and middle income folks! They can't afford EVs as many of us higher income earners can't afford them!

Oakley, Katherine

From: tammy holt <tholt1212@sbcglobal.net>
Sent: Thursday, June 27, 2024 4:26 PM
To: Oakley, Katherine; Bronczyk, Christopher
Subject: Housing Affordability Package 2.5

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I believe this Idea is too invasive for the North Valley's especially Lemmon Valley.

Our traffic is HORRINDOUS, most the time it takes 45 90 minutes to minutes to get to from Lemmon Valley to Reno or reverse in the evening.
Lemmon Valley was always designated as RURAL and DARK SKIES. That will render both those designations null and void

278.160 is about the development restrictions after a population of 700,000 residents. Meaning open space and preservation of wetlands plus other items. I believe the number is extremely high with the consumption of and massive development in the current years by City of Reno, Sparks and Washoe County and then they can say well we didn't know. There needs to be better checks and balance on the approval process by the Cities and County.

We need open space all there is WAY TOO much development at current.

High Desert mean droughts... where will all the water come from. Currently maxed from the Truckee.

Reclamation facilities are at max capacity

Time to stop the stupidity!!!

Oakley, Katherine

From: Babs H. W. <bmhwhisman@gmail.com>
Sent: Thursday, June 27, 2024 6:53 PM
To: Oakley, Katherine
Subject: BAD Proposed zoning changes

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We found it very difficult to get the notices & get on the web site, to join the citizen opposition to ALL your planned changes!

We are opposed to any changes to the code. SHAME ON YOU; ILLEGAL;

Harris Ranch; 1 EMERGENCY EXIT for to be 1450 cars+; 650 homes. Dangerous added conjection; in or out

1 lane each direction & on Pyramid!

YEALD sign vs STOP @ ALAMOSA DR & KINGS RIVER (How did they change & annex our Road, Put their Harris signs on our private property?)

30 RESIDENTS Vs 1450!

Too much leaneancy to builders with out providing in advance, required safety added infrastructure, open spaces, +. You leave it to us to fight for funds to get it much later. SADLY

1 death per day on Pyramid now!

In 5 yrs, 10 acer min desired rural COUNTRY RANCHES became now incroaching; 5, 2, 1, & now LESS THAN 1/4 acer, SINGLE FAMILY

NOT MULTI "CA STAC N PAC" MULTI FAMILY LOW income, (Section 8, illegals. Parolees, +) RESIDENCES, dogs + !!

AND NOW WE PAY FOR THEIR INFRASTRUCTURE, DUST, LITES & NOISE?! Screwed in Retirement also? NO more corruption!

Low cost housing this far out without public transportation is deliberate unwise homogenizing our Hi end Country (no longer) homes!

WE DONT WANT IT HERE!

MORE DANGER, CRIME & CONJESTION

We BOTH were career & still in SERVICE, stood for JUSTICE, investigated/JAILED thefts. SWORN TO FOLLOW LAW, CARRIED guns & stood before to PROTECT as public SERVANS.

☆☆WHY DO YOU/ THEY, SERVE BUILDERS INSTEAD ??☆☆

Additionally look at Silver Springs STEAD, flooding " water Management " to see why we're opposed to pumping into & out of our aquifers.

VOTE NO MORE IN SPANISH SPRINGS!

Ret. LCDR CARL & INVEST. MRS Barb Hallanger- WHISMAN

925 683 6105

Oakley, Katherine

From: Breena Conlin <conlin.breena@gmail.com>
Sent: Friday, June 28, 2024 12:20 PM
To: Oakley, Katherine
Subject: Housing Affordability Package 2.5

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Kat,

I didn't hear this is the session, but maybe I missed it. Is there any incentives for home owners? I have a detached 368 square foot home on my property with it's own address. It has a bathroom and kitchen. It was rented out, but the tennant passed and really thrashed the home. it has been vacant for over a year as I can't afford to remodel it. I would, but it's currently just a shell.

It sounded like it was geared to open up opportunities for commercial builders, just wondered if there are incentives for residential owners.

Thanks,

Breena

Oakley, Katherine

From: Richard Fennimore <richardfennimore@yahoo.com>
Sent: Saturday, June 29, 2024 2:49 PM
To: Oakley, Katherine; Richard Fennimore; Bronczyk, Christopher; Jeanies527@Yahoo.com
Subject: Re: Housing Affordability 2.5

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Hi Kat,

Thanks for the explanation and information on those who would be reviewers and approvers of this amendment. It sounds like the increase in density from these changes will not be significant ("**the is no increase in the density**") except in larger projects which will have their own review process. In my mind this amendment could potentially increase the density by 15-20% which would overburden any existing system.

Best regards, Richard and Gloria

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Friday, June 28, 2024 12:11 PM
To: Richard Fennimore <richard.fennimore1950@outlook.com>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Jeanies527@Yahoo.com <jeanies527@yahoo.com>; Richard Fennimore <richardfennimore@yahoo.com>
Subject: RE: Housing Affordability 2.5

Hi Richard and Gloria,

Thank you for attending the meeting earlier this week and for reaching out with your questions and concerns. We know that infrastructure is a big concern for many residents of Washoe County, which is why we made sure to discuss the proposed changes with all of our partner agencies who provide and regulate infrastructure. Because there is no increase in the density allowed by each zoning district, and because any big developments will still be required to have a site-specific discretionary review, all agencies we spoke to said they did not have any concerns about the amendments. They have planned for the residential densities reflected by the current zoning, and any increases from things like the small unit density bonus with either be so small as to have a negligible impact (on the order of one or two units), or they would be part of a bigger development that would have a dedicated review.

In terms of people who you can talk to about the adequate consideration of infrastructure, I would point you towards the Washoe County Planning Commission, who is the first body to review and vote on whether or not the amendments should be approved and adopted. You can find information on the Planning Commissioners here: [Planning Commission \(washoecounty.gov\)](https://www.washoecounty.gov/planning). I hope this is helpful and let us know if we can provide any other information.

Best,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

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CSD Office Hours: Monday-Friday 8:00am to 4:00pm

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Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

From: Richard Fennimore <richard.fennimore1950@outlook.com>

Sent: Wednesday, June 26, 2024 2:38 PM

To: Oakley, Katherine <KOakley@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Jeanies527@Yahoo.com; Richard Fennimore <richardfennimore@yahoo.com>

Subject: Housing Affordability 2.5

To: Washoe County Senior Planners:

Dear Kat and Chris,

June 26, 2024

I wanted you to know I enjoyed the zoom meeting last Monday.

I asked a question (messaging) on infrastructure concerns with regard to the impact of the code amendments proposed. It seems like the issues have not been fully addressed. It is importance since it will impact the quality and financial life in the Spanish Springs area. There are many parts of the existing infrastructure that cannot be upgraded to accommodate additional population density: sewage / wastewater, water, gas, electrical (depending on the existing transmission lines), neighborhood streets, to name just some of them.

So as not to negatively impact those neighborhoods and the community as a whole, these all need to be studied as a complete system to determine limiting factors which would make nice neighborhoods into a nightmare. This is probably my biggest concern that this type of study has not been evaluate as a system and presented to the affected communities for review input and approval.

We have lived in Spanish Springs for over 21 years now. We have brought up our children here. Today, many of us who live in the Spanish Springs area fight the traffic daily which has become a nightmare. The solution is in process but the final the solution is years away from relieving this burden. The impact of the code amendments will make that issue even worse and may overwhelm even the "solution" presently in process.

What I am looking for is someone to appeal this issue to make sure it is considered and reviewed before the implementation of the code amendments. Who is the best candidate(s) for this presentation? County Commissioners, state representatives, governor, ?

Let me know. I know I am not alone in this concern.

Kindest regards, Rich Fennimore

Richard & Gloria Fennimore

795 Encanto Drive
Sparks, NV
89441
cell phone: 775-527-1228

Oakley, Katherine

From: Pat Davison <pat.davison@att.net>
Sent: Tuesday, July 2, 2024 2:30 PM
To: Oakley, Katherine; Bronczyk, Christopher
Subject: davison comments/questions for your review

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Hi Kat and Chris - thanks for the presentation last night. Here are some questions/thoughts for your consideration - a couple of these I touched on in my verbal comments at the microphone:

Questions:

- Does the County have any approved triplexes or quadplexes?
- How many 5 unit developments has the County approved in the last five years?
- Can you add a statement to the staff report that indicates development costs may increase as a result of the new open space requirement for projects with five units or more?
- Do you see more triplexes and quadplexes being built to avoid the open space requirement that will kick in at 5 units?
- Can 2-4 unit cottage courts be exempt from the open space requirement to match the proposed general open space requirement that now kicks in at 5 units? This is what I was trying to say last night, not sure it was very clear. Reasons are consistency, fairness, keep costs down.
- Can a Tiny House housing type (detached, **primary** dwelling unit less than 500 SF) be in Missing Middle housing as its own type and not as an accessory dwelling unit?
- Can Single Family (detached, smaller size) also fit into Missing Middle - would depend on project description from developer as to which code sections apply?
- Can "second units" be added to definition for Attached Accessory Dwelling Unit? See proposed code section 110.304.15(c)(1) - page 14 of the pdf. It is shown in the definition for Detached Accessory Dwelling Units 110.304.15 (c)(2) but not in (c)(1).
- Definition for Tiny House in Article 902 (page 64 of pdf) says 400 SF or less but isn't a Tiny House less than 500 SF?
- When are definitions for income levels going to be added to article 902?

Please confirm these statements if accurate or correct them if wrong:

- these Dev Code changes apply to market rate housing - not for subsidized housing. Code changes for subsidized housing (first time home buyer assistance, developer incentives, deed restrictions, etc.) will be done in the future.
- duplex in LDS and HDU see no change to required approval process
- duplex in MDS, HDS, LDU, MDU, NC is being changed with process becoming easier
- Current Multi-family definition incorporates triplex and quadplex even though not specifically mentioned in Table 110.302.05.1 or described in text for section 110.304.15 (a)(5)
- Proposed Common Open Space types (Dog Park and Pocket Park) are not open to the public

Please confirm hierarchy/organization of Table 110.302.05.1 shown on pages 4-5 of pdf plus a couple of questions:
Family Residential - 3 types

- Multi-Family Minor
- Multi-Family Major
- Single Family Detached

Missing Middle - 5 types

- Duplex
- Triplex
- Quadplex
- Cottage Court
- Single Family Attached

Accessory Residential - 5 types in text but only 4 are shown on Table????

- Attached Accessory Dwelling Unit
- Detached Accessory Dwelling Unit
- Minor Accessory Dwelling Unit
- Detached Accessory Structure
- Guest Quarters

Short Term Rental - 3 types

- Tier 1
- Tier 2
- Tier 3

Bunkhouse - 1 type

Manufactured Home parks - 1 type

Group Home - 1 type

Non-Municipal Air Strips & Glider Ports - why is it here? shown in Table but not in text

Personal Landing Field - why is it here? shown in Table but not in text

That's it from me - let me know if you need more explanation for anything and hope you both are staying cool! pat

Oakley, Katherine

From: Pat Davison <pat.davison@att.net>
Sent: Thursday, July 11, 2024 2:43 PM
To: Bronczyk, Christopher; Oakley, Katherine
Subject: Re: davison comments/questions for your review

This Message Is From an External Sender

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Report Suspicious

Hi Kat - thanks so much for the info. Wow - I am very surprised that only two multi-family projects have been approved in the last five years outside the Tahoe Basin and no tris or quads. Had some follow-ups - see those in [blue](#).

Also went through the density bonus changes - please correct me if my calculations are wrong - I only used MDS at the 800 SF and 1000 SF sizes:

MDS Density (Dev Code Table 110.406.05.1) = 3 du/ac if detached
5 du/ac if attached

3 du/ac detached @ 800 SF per unit with 50% DB = 1.5 additional du = total allowed 4.5 du/ac
5 du/ac attached @ 800 SF per unit with 50% DB = 2.5 additional du = total allowed 7.5 du/ac

3 du/ac detached @ 1000 SF per unit with 40% DB = 1.2 additional du = total allowed 4.2 du/ac
5 du/ac attached @ 1000 SF per unit with 40% DB = 2.0 additional du = total allowed 7.0 du/ac

I have heard developers say that density bonus are so much trouble with public opposition that they ignore them and seek other types of incentives (reduce parking, fee deferral/reduction, etc). I am very supportive of the County creating other incentives to motivate developers and not rely on density bonuses and look forward to more of that in the future.

Hope this all makes sense. please let me know if you have any questions for me. pat

On Thursday, July 11, 2024 at 11:37:05 AM PDT, Oakley, Katherine <koakley@washoecounty.gov> wrote:

Hi Pat,

Hope you're surviving the heat okay. Some responses to your questions are below in red. Please let me know if you want to call to discuss anything.

Best,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

From: Pat Davison <pat.davison@att.net>
Sent: Tuesday, July 2, 2024 2:30 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: davison comments/questions for your review

Hi Kat and Chris - thanks for the presentation last night. Here are some questions/thoughts for your consideration - a couple of these I touched on in my verbal comments at the microphone:

Questions:

OK - Does the County have any approved triplexes or quadplexes? **There are some housing types of this variety in the Tahoe Basin but none that we know of in the Valley.**

OK - How many 5 unit developments has the County approved in the last five years? **No specific 5 unit developments have been approved, however the following multi-family projects have been approved: Ridges at Sun Valley and Chocolate Drive, both of which**

are affordable housing developments of 200 and 240 units respectively. There have also been a couple of approved multifamily projects in the Tahoe Basin, one of which was condominiums (attached single family), and the other which was condominiums and some multifamily affordable housing as part of the Waldorf Astoria development.

THANK YOU! - Can you add a statement to the staff report that indicates development costs may increase as a result of the new open space requirement for projects with five units or more? **Yes, we can address the costs vs benefits of the change.**

Now I understand. Very important note that multi-family is only allowed in the Urban regulatory zone, I did not realize that! - Do you see more triplexes and quadplexes being built to avoid the open space requirement that will kick in at 5 units? **We doubt that will be a big factor. Any development with 5 or more units on a parcel that isn't a cottage court is multifamily, and multifamily is only allowed in the Urban Regulatory zones. There are very few on-the-ground urban regulatory zones in the county, and they are generally developed as multifamily or manufactured home parks. I don't recall having seen a multifamily development of less than 200 units either. Triplexes and quadplexes, in contrast, would be allowed in some of the suburban zones, where multifamily can't be developed.**

Still a little concerned that 2-4 cottage court developments will be deterred but willing to watch and see what happens after this change is approved - Can 2-4 unit cottage courts be exempt from the open space requirement to match the proposed general open space requirement that now kicks in at 5 units? This is what I was trying to say last night, not sure it was very clear. Reasons are consistency, fairness, keep costs down. **We include an open space requirement for all cottage court developments because the open space is an essential part of the development style. Without the shared open space, cottage courts would just be a bunch of houses on one parcel. By requiring open space, we support the community feel and also general provision of yard/recreation space. We don't anticipate this will be a barrier, because a 2 unit cottage court development would require a lot size with ample space for the open space. The open space doesn't need to be super developed; a grassy area, picnic area, etc could qualify.**

I stand corrected. Saw the change from earlier this year that describes a Minor Accessory Dwelling Unit, is detached "under 500 square feet" (110.304.15(a)(8)) so thought the under 500 SF was standard cutoff for tiny home but now understand that it is not per your reference to NRS. People see tiny houses on HGTV, read about them in the media, or see the ads for tiny homes by storage building sellers. Like to capitalize on/use an idea that has public recognition and positive appeal plus can be a quicker and more cost effective solution than traditional stick built. Some attention to this in the future to somehow incorporate detached tiny homes as primary dwellings without making the tiny home dependent on an RV park zoning sounds great to me. Have some concerns about density bonus, see above - Can a Tiny House housing type (detached, **primary** dwelling unit less than 500 SF) be in Missing Middle housing as its own type and not as an accessory dwelling unit? **Tiny homes are defined in NRS as a home under 400 sf. It is essentially a type of stick built housing per the state definition, which we're trying to be consistent with. A tiny home as most people think of it actually falls under the definition of recreational vehicle under Nevada State Law, and we can't treat them differently than that. For that reason, future amendment packages may modify our regulations for recreational vehicle parks, because any tiny home development would necessarily fall in that category. We are trying to get at the small unit idea through the small unit density bonus, which would include "tiny homes" (aka small stick built homes). I think what you're suggesting would be defining tiny home as a middle use type, which we have discussed, but we thought the density bonus could provide a similar benefit while not further confusing the subject of what a "tiny home" is in Washoe County. Interested to hear your thoughts on why you think making it a use type in its own right would be a better approach.**

I give high praise to whomever at your end thought of the "missing middle" concept to generate developer interest and remove barriers. The public opposition could also be lessened with a better understanding that not all single family detached units will be McMansions or other unaffordable units at the high end of the market. My concern is that even a project with smaller single family detached units gets viewed negatively right off the bat because the County is not calling it a "missing middle" project. I could see where a developer may want to plan and promote their project as filling the "missing middle" shortage with smaller, detached single family units but is corrected by the County every time they say that and then the public is confused. This is a point I will probably bring up at the Planning Commission meeting - Can Single Family (detached, smaller size) also fit into Missing Middle - would depend on project description from developer as to which code sections apply? **We thought about this too. Fundamentally, missing middle is in the middle of detached single family and multifamily, so it default excludes that. However, we recognize that small single family dwellings—or "starter homes"—could be an important part of our housing strategy and have been discussing options to support them. The density bonus is the first step in that direction. What we've heard from talking to consultants who work in the development world is that the barriers to small lot development are not actually density, but rather are the cost and space requirements of infrastructure such as road, drainage, etc. We are looking into options for addressing that barrier, but it is very complicated and not something that we'll be able to include in this set of amendments.**

OK - Can "second units" be added to definition for Attached Accessory Dwelling Unit? See proposed code section 110.304.15(c)(1) - page 14 of the pdf. It is shown in the definition for Detached Accessory Dwelling Units 110.304.15 (c)(2) but not in (c)(1). **I don't see a problem with doing that. Ultimately, the list of possibilities are just examples, but we like to be consistent when possible.**

YES now I understand what is going on with the NRS definition and treatment as an RV - Definition for Tiny House in Article 902 (page 64 of pdf) says 400 SF or less but isn't a Tiny House less than 500 SF? **The definition we put in our code is directly from NRS.**

Agree that the current aff hous def is fine as is, was thinking of the income levels (extremely low, very low, low, moderate, above moderate) - When are definitions for income levels going to be added to article 902? **The definition of affordable housing is currently in 902 and consistent with state law. We reviewed it and did not think any changes were necessary.**

Please confirm these statements if accurate or correct them if wrong: **THANK YOU for the answers!**

- these Dev Code changes apply to market rate housing - not for subsidized housing. Code changes for subsidized housing (first time home buyer assistance, developer incentives, deed restrictions, etc.) will be done in the future. **These changes can apply to market rate or deed restricted housing. Amendments specifically supporting deed restricted affordable housing will be done in the future, that is correct.**

- duplex in LDS and HDU see no change to required approval process **Correct.**

- duplex in MDS, HDS, LDU, MDU, NC is being changed with process becoming easier **Correct.**

- Current Multi-family definition incorporates triplex and quadplex even though not specifically mentioned in Table 110.302.05.1 or described in text for section 110.304.15 (a)(5) **Correct.**

- Proposed Common Open Space types (Dog Park and Pocket Park) are not open to the public **They can be private or publicly accessible. They are not dedicated as county maintained public facilities.**

Please confirm hierarchy/organization of Table 110.302.05.1 shown on pages 4-5 of pdf plus a couple of questions: **THANK YOU for the answers and adding Minor ADU!**

Family Residential - 3 types **Correct**

- Multi-Family Minor
- Multi-Family Major
- Single Family Detached

Missing Middle - 5 types **Correct**

- Duplex
- Triplex
- Quadplex
- Cottage Court
- Single Family Attached

Accessory Residential - 5 types in text but only 4 are shown on Table???? **Correct. I believe Minor ADU is not in 302 since it is technically a sub-type of detached ADU, but we see no problem adding it and will do so for clarity/consistency.**

- Attached Accessory Dwelling Unit
- Detached Accessory Dwelling Unit
- Minor Accessory Dwelling Unit
- Detached Accessory Structure
- Guest Quarters

Short Term Rental - 3 types **correct**

- Tier 1
- Tier 2
- Tier 3

Bunkhouse - 1 type **correct**

Manufactured Home parks - 1 type **correct**

Group Home - 1 type **correct**

Non-Municipal Air Strips & Glider Ports - why is it here? shown in Table but not in text **This is a part of the code that has been there for a long time and we aren't familiar with the exact history of it. There is one airplane-oriented subdivision in Washoe County with landing strips and all, so I suspect it's related to that. It's strange that they aren't in 304, but it falls far enough outside of the scope of our amendments that we aren't intending to address it at this time, to maintain the focus of the amendments.**

Personal Landing Field - why is it here? shown in Table but not in text **Same as above.**

That's it from me - let me know if you need more explanation for anything and hope you both are staying cool! pat

Oakley, Katherine

From: Sea Lion <sealion20@hotmail.com>
Sent: Tuesday, July 23, 2024 9:21 PM
To: Oakley, Katherine
Cc: Mullin, Kelly D.; Bronczyk, Christopher
Subject: Re: County housing package 2

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Report Suspicious

After doing research on this. We the people of Spanish Springs, and the word is getting around fast. WE DON'T WANT THIS!
We didn't move out here and this is going to be a major affect. Your removal of cap and other things, is opening a can of worms.
And the discrepancies involved here, that is all I am going to say at this time. But we have thousand and thousands on board, that do not want this.

Sent from Outlook

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Monday, July 15, 2024 11:43 PM
To: Sea Lion <sealion20@hotmail.com>
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: RE: County housing package 2

Hello,

Please see the attached map of Spanish Springs with blue and orange outlines (the lines are hand drawn and approximate). The blue denotes the areas that are medium density suburban, low density suburban, and low density rural. These areas, with the change for housing package 2, would be subject to the more streamlined review process for mother-in-law units that are in place for most of the County. The orange areas show the neighborhood commercial zoning, which would be changed to align with the rest of neighborhood commercial in Washoe County and allow residential uses with approval of a special use permit. Major streets are labeled on the map. I hope this provides some clarity on the applicability of the Package 2 amendments.

Best,

From: Sea Lion <sealion20@hotmail.com>
Sent: Monday, July 15, 2024 3:10 PM
To: Mullin, Kelly D. <KMullin@washoecounty.gov>; Washoe 311 Public Records Requests <washoe311-PRR@washoecounty.gov>; Munoz, Julie <JMunoz@washoecounty.gov>; Stockton, Howard <HStockton@washoecounty.gov>; Davi Burke <burkedavi@yahoo.com>
Subject: Fw: County housing package 2

We want the boundary lines by street that is legible on a map. Not a generic color coded map that is too vague to tell. People did not receive the notice about the 2.0 this has been misleading to the public that is going to be talked about tomorrow

We want the boundary lines by street that is legible on a map. Not a generic color coded map that is too vague to tell.

People did not receive the notice about the 2.0 this has been misleading to the public that is going to be talked about tomorrow along with the 2.5. We asked for the boundary lines which we did not get promptly and it appears we are getting the runaround.

We need the boundary lines by street in clear details, if you cannot do this, then please get someone whom is able to do this in a timely manner. like today.

Sent from Outlook

From: Davi Burke <burkedavi@yahoo.com>
Sent: Monday, July 15, 2024 9:56 PM
To: Sea Lion <sealion20@hotmail.com>
Subject: Fw: County housing package 2

Sent from Yahoo Mail. Get the app

----- Forwarded Message -----

From: Mullin, Kelly D. <kmullin@washoecounty.gov>
To: burkedavi@yahoo.com <burkedavi@yahoo.com>
Sent: Friday, July 12, 2024 at 04:40:22 PM PDT
Subject: County housing package 2

Davi, thank you for your time this afternoon. Here's the link to the staff report and other materials for Housing Package 2 (agenda item 23 on Tuesday's Board meeting). If you're interested in the redlines, they're in Exhibit A. (I've also attached a PDF of the staff report for easier reference.)

[https://urldefense.com/v3/ https://washoe-nv.legistar.com/LegislationDetail.aspx?ID=6779759&GUID=4CF5011D-65E7-42EA-9DC5-28E3CD41E2AE&Options=&Search= ;!!KDQzAAmjlQ!Y7Q745sgJ5qMCfecT_Jn9WNI PSD1INHy9hOi3B7r2-HWu0Ntgw6ZltoKAKRGZIMRkkQ3jjSdeyUjR0qqghCZYEzM6ro\\$](https://urldefense.com/v3/https://washoe-nv.legistar.com/LegislationDetail.aspx?ID=6779759&GUID=4CF5011D-65E7-42EA-9DC5-28E3CD41E2AE&Options=&Search=;!!KDQzAAmjlQ!Y7Q745sgJ5qMCfecT_Jn9WNI PSD1INHy9hOi3B7r2-HWu0Ntgw6ZltoKAKRGZIMRkkQ3jjSdeyUjR0qqghCZYEzM6ro$)

If you have any questions or would like to chat further, please don't hesitate to reach out.

Have a great weekend.
Kelly

Visit us online at <http://www.washoecounty.us/csd>
For Building, call 775.328.2020 or email building@washoecounty.gov
For Planning, call 775.328.6100 or email planning@washoecounty.gov

Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a WASHOE STAR.

From: [Sea Lion](#)
To: [Bronczyk, Christopher](#)
Subject: Re: County housing package 2. I DONT READ ITS BEEN TAKING OFF THE TABLE?????
Date: Tuesday, August 27, 2024 4:30:36 PM
Attachments: [image002.png](#)
[image003.png](#)

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We do not want this around calle de plata/pyramid hwy where apartments are to still be built, We were told this wasn't going to happen and yet we are getting different stories. We fought this before and we still don't want it then and we don't want it now. This time we have the whole area with a lot more people against this than the last time.

Sent from [Outlook](#)

From: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Sent: Tuesday, August 27, 2024 11:26 PM
To: Sea Lion <sealion20@hotmail.com>
Subject: RE: County housing package 2. I DONT READ ITS BEEN TAKING OFF THE TABLE?????

Article 302 is the overall use tables allowed within the County. It only specifically touches on what uses are allowed within specific regulatory zones. I'm not entirely sure what you mean by purple area being mapped out and needing to be removed?



There are commercially zoned areas within the Spanish Springs planning area which show up as purple on a map, maybe this is what you are referring to?



Chris Bronczyk

Senior Planner, Planning & Building Division | Community Services Department

cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

From: Sea Lion <sealion20@hotmail.com>

Sent: Tuesday, August 27, 2024 4:22 PM

To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>

Subject: Re: County housing package 2. I DONT READ ITS BEEN TAKING OFF THE TABLE?????

also there is a concern about the 302 which there is going to be a meeting about this as we were told we are mapped out in our area calle de plata/pyramid so this purple area also need to be removed.

Sent from [Outlook](#)

From: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Sent: Tuesday, August 27, 2024 11:11 PM
To: Sea Lion <sealion20@hotmail.com>; Oakley, Katherine <KOakley@washoecounty.gov>; Davi Burke <burkedavi@yahoo.com>; Davi Burke <burkedavi@yahoo.com>
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>
Subject: RE: County housing package 2. I DONT READ ITS BEEN TAKING OFF THE TABLE?????

Hello,

Kat is currently out of office until Thursday this week, and has been out of office for some time now.

Article 216 is not part of Package 2.5. It has been removed and is not part of the proposal at all.



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

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Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: Sea Lion <sealion20@hotmail.com>
Sent: Tuesday, August 27, 2024 4:06 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>; Davi Burke <burkedavi@yahoo.com>; Davi Burke <burkedavi@yahoo.com>
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: Re: County housing package 2. I DONT READ ITS BEEN TAKING OFF THE TABLE?????

Everytime I call kat message machine says out of the office, no one has responded to my last email or calls.

Sent from [Outlook](#)

From: Sea Lion <sealion20@hotmail.com>
Sent: Tuesday, August 27, 2024 10:58 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>; Davi Burke <burkedavi@yahoo.com>
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>

Subject: Re: County housing package 2. I DONT READ ITS BEEN TAKING OFF THE TABLE?????

https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/2024/Files/WDCA24-0004_Housing2.5_sr.pdf

Where does it say 216 in 2.5 been taken off the table? I see proposed. Where does it say it has been removed????

also the 302, it doesn't say what was discussed on this about it being map out in our area.

There are a lot of discrepancies

here. I need to see in writing as I don't find this.

Sent from Outlook

From: Oakley, Katherine <KOakley@washoecounty.gov>

Sent: Monday, July 15, 2024 11:43 PM

To: Sea Lion <sealion20@hotmail.com>

Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>

Subject: RE: County housing package 2

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Best,

From: Sea Lion <sealion20@hotmail.com>

Sent: Monday, July 15, 2024 3:10 PM

To: Mullin, Kelly D. <KMullin@washoecounty.gov>; Washoe 311 Public Records Requests <washoe311-PRR@washoecounty.gov>; Munoz, Julie <JMunoz@washoecounty.gov>; Stockton, Howard <HStockton@washoecounty.gov>; Davi Burke <burkedavi@yahoo.com>
Subject: Fw: County housing package 2

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We need the boundary lines by street in clear details, if you cannot do this, then please get someone whom is able to do this in a timely manner. like today.

Sent from Outlook

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Sent: Monday, July 15, 2024 9:56 PM
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Subject: Fw: County housing package 2

Sent from Yahoo Mail. Get the app

----- Forwarded Message -----

From: Mullin, Kelly D. <kmullin@washoecounty.gov>
To: burkedavi@yahoo.com <burkedavi@yahoo.com>
Sent: Friday, July 12, 2024 at 04:40:22 PM PDT
Subject: County housing package 2

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easier reference.)

<https://washoe-nv.legistar.com/LegislationDetail.aspx?ID=6779759&GUID=4CF5011D-65E7-42EA-9DC5-28E3CD41E2AE&Options=&Search=>

If you have any questions or would like to chat further, please don't hesitate to reach out.

Have a great weekend.

Kelly

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For Building, call 775.328.2020 or email building@washoecounty.gov

For Planning, call 775.328.6100 or email planning@washoecounty.gov

Have some kudos to share about a Community Services Department employee or experience?

Submit a nomination for a WASHOE STAR.

From: [Sea Lion](#)
To: [Oakley, Katherine](#); [Mullin, Kelly D.](#); [Bronczyk, Christopher](#); [Davi Burke](#)
Subject: 2.5 changes still has 302 in it
Date: Wednesday, August 21, 2024 8:14:27 AM
Attachments: [purple circle on the map.png](#)

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2.5 only 216 has been changed/removed, not the 302, People wanted this off the table as well 302 needs to be removed, I asked for you to send the comment link for people to oppose this, or do I have them bombard on all your emails. I have no problem everyone is waiting for the words from us. As they want the 302 removed. We don't want these permits or whatever wording you want to use to allow apartments in our area. I have sent you the links showing we didn't want this when we fought this as Village of the Peak, and we don't want this now. I need to know about the September 3 planning commission meeting, as WE HAVE SOOO MANY PEOPLE NOW that talking about filling the room against the 302 the majority of our area do not want 302. We have not changed our minds from years ago to now. WE DO NOT WANT THIS! this is going to be a a major backlash as there are a lot of people very upset about this.

I NEED TO HAVE THE COMMENT LINK TO THIS 302. WHEN YOU SAID THE 2.5 WAS OFF THE TABLE IT WAS NOT ENTIRELY CORRECT THE 302 WAS PART OF THAT 2.5 THAT NEEDS TO BE OFF THE TABLE AS WELL AND NOT PRESENTED EITHER FOR FUTURE PROJECT!!! You are going to end up with the whole Spanish Spanish Springs knowing about this as more and more people is passing this information.

We fought this when the case was Village of the Peak

The county speaking out of both sides of their mouth.

[https://urldefense.com/v3/___https://www.google.com/search?client=firefox-b-1-d&q=2014*MPA12-001*village*at*the*peak*___;KysrKysr!!KDQzAAmjIQ!YHR-0fsXUOrjDwCqSrwSWKkawVAqXTGt_479rijs0MAVgl3ejb4dwWL-os05nre55U6yxClvSABv1UfxH9wUYqRmw5987Q\\$](https://urldefense.com/v3/___https://www.google.com/search?client=firefox-b-1-d&q=2014*MPA12-001*village*at*the*peak*___;KysrKysr!!KDQzAAmjIQ!YHR-0fsXUOrjDwCqSrwSWKkawVAqXTGt_479rijs0MAVgl3ejb4dwWL-os05nre55U6yxClvSABv1UfxH9wUYqRmw5987Q$)

on the same page there is another statement also that says multi-use family were expressly prohibited in spanish springs area plan.

You might let the attorney know we have fought against the apartments when we

were called Village at the Peak back in 2013? 2014
against the developer who wanted to put apartments/condos there. The county knew
we didn't want this then, and know we still don't want this.
It is on record. We fought this back then, it is already on record and the washoe
county needs to be reminded of this that we still don't want this.

30. Appeal Case No. AX12-003: Appeal of the Planning Commission Action of no
approval for Master Plan Amendment Case No. MPA12-001 (Village at the Peak). To
consider an appeal of the Planning Commission's decision in case number MPA12-
001 (Village at the

[https://urldefense.com/v3/__https://washoe-nv.granicus.com/MediaPlayer.php?view_id=6&clip_id=1213_!!KDQzAAmjlQ!YHR-0fsXUOrjDwCqSrwSWKkawVAqXTGt_479rijs0MAVgl3ejb4dwWL-os05nre55U6yxClvSABv1UfxH9wUYqT4aFXPvg\\$](https://urldefense.com/v3/__https://washoe-nv.granicus.com/MediaPlayer.php?view_id=6&clip_id=1213_!!KDQzAAmjlQ!YHR-0fsXUOrjDwCqSrwSWKkawVAqXTGt_479rijs0MAVgl3ejb4dwWL-os05nre55U6yxClvSABv1UfxH9wUYqT4aFXPvg$)

https://www.washoecounty.gov/bcc/board_committees/2013/clerk_minutes/BCC%20-%202013-02-12%20R%20Minutes.pdf
My statement on page 47

[https://urldefense.com/v3/__https://washoe-nv.granicus.com/MediaPlayer.php?view_id=6&clip_id=1618_!!KDQzAAmjlQ!YHR-0fsXUOrjDwCqSrwSWKkawVAqXTGt_479rijs0MAVgl3ejb4dwWL-os05nre55U6yxClvSABv1UfxH9wUYqTyyj0b4Q\\$](https://urldefense.com/v3/__https://washoe-nv.granicus.com/MediaPlayer.php?view_id=6&clip_id=1618_!!KDQzAAmjlQ!YHR-0fsXUOrjDwCqSrwSWKkawVAqXTGt_479rijs0MAVgl3ejb4dwWL-os05nre55U6yxClvSABv1UfxH9wUYqTyyj0b4Q$)

https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_four/mpa12-001_2014.pdf

https://www.washoecounty.gov/bcc/board_committees/2013/clerk_minutes/BCC%20-%202013-02-12%20R%20Minutes.pdf
My statement on page 47
Dan herman also statement on the same page.

PAGE 48 FEBRUARY 12, 2013

Dan Herman said he did not receive notice of this meeting, even though he
had been on the mailing list for the last 15 years. He stated multi-use family dwellings
were expressly prohibited in the Spanish Springs Area Plan. He said he was offended
by
the developer's request to change/alter the character statement in the Spanish
Springs
area because the community should drive any changes, not a developer. He stated
this
was a huge change from the existing standards of three houses per acre up to nine
houses
per acre for the Applicant's property. He said the project was not in compliance with
the
Regional Plan. He said the project was located in the unincorporated area of Washoe
County, but it would be more appropriate for the Cities of Sparks or Reno. He said the

request to change the Spanish Springs Master Plan would set a precedent for any developer to make changes in all of the other area Master Plans. He said there was no transitional zone with other properties, there was little compatibility with the surrounding properties, and the project tripled the allowed density

https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/2014/files/091614agam2.pdf

Sent from Outlook

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Thursday, August 15, 2024 8:42 PM
To: Sea Lion <sealion20@hotmail.com>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Davi Burke <burkedavi@yahoo.com>
Subject: RE: changes to the 2.5. Please put in writing what was discussed

Hello,

Yes, no problem. As I said on the phone, the changes in package 2.5 will apply to all areas of the county based on regulatory zoning district. In general, most changes in terms of allowed uses are happening in the suburban regulatory zones and the neighborhood commercial regulatory zone. These regulatory zoning districts exist throughout Washoe County, including in Spanish Springs. The change specific to the two-story height limit of commercial centers in Spanish Springs has been removed from consideration and will not move forward.

Regarding neighborhood commercial specifically, right now people can build triplexes, quadplexes, and multifamily in neighborhood commercial with approval of a special use permit. If package 2.5 were adopted, people could build up to a fourplex on a parcel without a special use permit. Any division of land or bigger multifamily development would continue to require a discretionary review, such as a special use permit. I didn't mention this on the phone, but the maximum residential density in neighborhood commercial is 5 dwelling units per acre. That is true now and would not

change with the adoption of package 2.5.

Best,

From: Sea Lion <sealion20@hotmail.com>
Sent: Thursday, August 15, 2024 1:15 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Davi Burke <burkedavi@yahoo.com>
Subject: changes to the 2.5. Please put in writing what was discussed

Please put in writing what we discussed on the phone about the tri plexes, 4 plexes and the modification of the 2. 5 to our Spanish Springs area please. . Sent from Outlook From: Oakley, Katherine <KOakley@ washoecounty. gov> Sent: Wednesday,

Please put in writing what we discussed on the phone about the tri plexes, 4 plexes and the modification of the 2.5 to our Spanish Springs area please..

Sent from Outlook

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Wednesday, August 14, 2024 7:57 PM
To: Sea Lion <sealion20@hotmail.com>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: RE: Affordable housing 3.0 and 3.5

In the Washoe County Development Code, almost all regulations apply to the entire county. Only articles within Division Two, Area Plan Regulations, have rules specific to different areas of the county such as Spanish Springs. When I say changes will apply county-wide, what I mean is that they will be made to the regulations that apply to all areas of the county, not just one area in particular.

Hope this helps,

From: Sea Lion <sealion20@hotmail.com>
Sent: Wednesday, August 14, 2024 12:51 PM

To: Oakley, Katherine <KOakley@washoecounty.gov>; Mullin, Kelly D.
<KMullin@washoecounty.gov>; Bronczyk, Christopher
<CBronczyk@washoecounty.gov>
Subject: Re: Affordable housing 3.0 and 3.5

what does that mean? I like more clarification, Sent from Outlook From: Oakley,
Katherine <KOakley@washoecounty.gov> Sent: Wednesday, August 14, 2024 7:49
PM To: Sea Lion <sealion20@hotmail.com>; Mullin, Kelly D. <KMullin@
washoecounty.gov>;
what does that mean? I like more clarification,

Sent from Outlook

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Wednesday, August 14, 2024 7:49 PM
To: Sea Lion <sealion20@hotmail.com>; Mullin, Kelly D.
<KMullin@washoecounty.gov>; Bronczyk, Christopher
<CBronczyk@washoecounty.gov>
Subject: RE: Affordable housing 3.0 and 3.5

Changes under package 3, as with the majority of previous housing-related code
amendments, will be to regulations that apply county-wide.

From: Sea Lion <sealion20@hotmail.com>
Sent: Wednesday, August 14, 2024 12:38 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>; Mullin, Kelly D.
<KMullin@washoecounty.gov>; Bronczyk, Christopher
<CBronczyk@washoecounty.gov>
Subject: Re: Affordable housing 3.0 and 3.5

Spanish Springs is not going to be included on that correct???????? Sent from
Outlook From: Oakley, Katherine <KOakley@washoecounty.gov> Sent: Wednesday,
August 14, 2024 7:37 PM To: Sea Lion <sealion20@hotmail.com>; Mullin, Kelly
Spanish Springs is not going to be included on that correct????????

Sent from Outlook

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Wednesday, August 14, 2024 7:37 PM
To: Sea Lion <sealion20@hotmail.com>; Mullin, Kelly D.
<KMullin@washoecounty.gov>; Bronczyk, Christopher
<CBronczyk@washoecounty.gov>
Subject: RE: Affordable housing 3.0 and 3.5

Hello,

Package 3 and other future housing-related code amendments are being developed. There is currently no draft language. When those amendments are ready to move forward, there will be a public outreach process similar to that for Package 2.5. You can keep an eye out for upcoming public workshops here: Neighborhood Meetings (arcgis.com). Public notice will also be sent out to those who have signed up for county email lists.

Best,

From: Sea Lion <sealion20@hotmail.com>
Sent: Wednesday, August 14, 2024 12:31 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: Affordable housing 3.0 and 3.5

I need to know about checking on this 3.0 and 3.5 affordable housing please. What the information on this?? Sent from Outlook From: Oakley, Katherine <KOakley@washoecounty.gov> Sent: Wednesday, August 14, 2024 3:44 PM To: Sea Lion <sealion20@hotmail.com>;
I need to know about checking on this 3.0 and 3.5 affordable housing please. What the information on this??

Sent from Outlook

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Wednesday, August 14, 2024 3:44 PM
To: Sea Lion <sealion20@hotmail.com>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: RE: County housing package 2

Hello,

In terms of the Spanish Springs-specific change originally proposed as part of Package 2.5, no, it is not being considered for a future amendment as part of the housing-related code amendment series. And yes, the proposed amendments would allow employee housing through approval of a special use permit. The special use permit is discretionary and goes through a public hearing process. During this process, potential impacts to things such as traffic, water, and sewer are assessed, and mitigated as appropriate. The Board of Adjustment would be able to approve or deny the permit request based on considerations such as facilities impacts.

Hope this is helpful,

From: Sea Lion <sealion20@hotmail.com>
Sent: Tuesday, August 13, 2024 4:03 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: Re: County housing package 2

Ok, here some questions. You left this open for the future? as we did not want this now and we don't want this in the future either for consideration? I notice employee housing could be approved in special session? this will increase traffic
Ok, here some questions. You left this open for the future? as we did not want this now and we don't want this in the future either for consideration?
I notice employee housing could be approved in special session? this will increase traffic water and sewer needs?

Sent from Outlook

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Tuesday, August 13, 2024 10:11 PM
To: Sea Lion <sealion20@hotmail.com>; Davi Burke <burkedavi@yahoo.com>
Subject: RE: County housing package 2

Hello,

I'm not sure I understand your question. Are you asking if there are other Spanish Springs-specific items? If that is the case, there are not. Let me know if there is something else you are wondering about.

Best,

From: Sea Lion <sealion20@hotmail.com>
Sent: Tuesday, August 13, 2024 2:29 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>; Davi Burke <burkedavi@yahoo.com>
Subject: Re: County housing package 2

Thank you for the removal of that two story heigh limit and we like to not have to deal

with this in the future either. There are way too many people that will be keeping an eye on this, so I need more clarification if there were any other things
Thank you for the removal of that two story heigh limit and we like to not have to deal with this in the future either. There are way too many people that will be keeping an eye on this, so I need more clarification if there were any other things that was on this that needs to be removed.

Sent from Outlook

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Tuesday, August 13, 2024 9:13 PM
To: Sea Lion <sealion20@hotmail.com>
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: RE: County housing package 2

Hello,

Attached is a document summarizing the changes we made to Package 2.5 based on public input. One of the changes is that the proposed amendment regarding the two-story height limit in Spanish Springs for commercial centers has been removed from consideration. Package 2.5 therefore now contains no changes specific to the Spanish Springs area. Please let us know if you have any questions about the changes.

Best,

From: Sea Lion <sealion20@hotmail.com>
Sent: Tuesday, August 13, 2024 6:16 AM
To: Oakley, Katherine <KOakley@washoecounty.gov>
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: Re: County housing package 2

We need the updated revised 2.5, and we had a meeting, you have just gave something the people whom are very very upset about this. We have thousands going into the millions that is not happy with what you guys are doing. Send a copy, but you

We need the updated revised 2.5, and we had a meeting, you have just gave something the people whom are very very upset about this.
We have thousands going into the millions that is not happy with what you guys are doing. Send a copy, but you are have upset the whole valleys every single one of them, Washoe county, you have gotton soo many people by the thousands, and it getting bigger very upset about this what you are doing.

Sent from Outlook

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Friday, August 2, 2024 10:40 PM
To: Sea Lion <sealion20@hotmail.com>
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: RE: County housing package 2

Hello,

The grey stripes on the Spanish Springs zoning map indicate that a city has planning jurisdiction over it. That means that those parcels are subject to the city's zoning regulation rather than to ours. For the rules and regulations on those parcels in Spanish Springs where you're seeing the striped lines, you would need to reach out to the city of Sparks. We (Washoe County) have no jurisdiction over allowed land uses and developments on those parcels.

Hope this is helpful,

From: Sea Lion <sealion20@hotmail.com>
Sent: Friday, August 2, 2024 3:30 PM
To: Oakley, Katherine <KOakley@washoecounty.gov>
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: Re: County housing package 2

I am asking what are the strip grey line in the areas mean. what does it mean when it says area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction. I see a lot of this all over Spanish Springs. Want to know the answer on this please.
I am asking what are the strip grey line in the areas mean. what does it mean when it says

area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction. I see a lot of this all over Spanish Springs. Want to know the answer on this please.

Sent from Outlook

From: Sea Lion <sealion20@hotmail.com>
Sent: Wednesday, July 24, 2024 4:20 AM
To: Oakley, Katherine <KOakley@washoecounty.gov>
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: Re: County housing package 2

After doing research on this. We the people of Spanish Springs, and the word is getting around fast. WE DON'T WANT THIS!
We didn't move out here and this is going to be a major affect. Your removal of cap and other things, is opening a can of worms.
And the discrepancies involved here, that is all I am going to say at this time. But we have thousand and thousands on board, that do not want this.

Sent from Outlook

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Monday, July 15, 2024 11:43 PM
To: Sea Lion <sealion20@hotmail.com>
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: RE: County housing package 2

Hello,

Please see the attached map of Spanish Springs with blue and orange outlines (the lines are hand drawn and approximate). The blue denotes the areas that are medium density suburban, low density suburban, and low density rural. These areas, with the change for housing package 2, would be subject to the more streamlined review process for mother-in-law units that are in place for most of the County. The orange areas show the neighborhood commercial zoning, which would be changed to align with the rest of neighborhood commercial in Washoe County and allow residential uses with approval of a special use permit. Major streets are labeled on the map. I hope this provides some clarity on the applicability of the Package 2 amendments.

Best,

From: Sea Lion <sealion20@hotmail.com>
Sent: Monday, July 15, 2024 3:10 PM
To: Mullin, Kelly D. <KMullin@washoecounty.gov>; Washoe 311 Public Records Requests <washoe311-PRR@washoecounty.gov>; Munoz, Julie <JMunoz@washoecounty.gov>; Stockton, Howard <HStockton@washoecounty.gov>; Davi Burke <burkedavi@yahoo.com>
Subject: Fw: County housing package 2

We want the boundary lines by street that is legible on a map. Not a generic color coded map that is to vague to tell. People did not recieve the notice about the 2.0 this has been misleading to the public that is going to be talked about tomorrow
We want the boundary lines by street that is legible on a map. Not a generic color coded map that is to vague to tell.

People did not recieve the notice about the 2.0 this has been misleading to the public that is going to be talked about tomorrow along with the 2.5. We asked for the boundary lines which we did not get promptly and it appears we are getting the runaround.

We need the boundary lines by street in clear details, if you cannot do this, then please get someone whom is able to do this in a timely manner. like today.

Sent from Outlook

From: Davi Burke <burkedavi@yahoo.com>
Sent: Monday, July 15, 2024 9:56 PM
To: Sea Lion <sealion20@hotmail.com>
Subject: Fw: County housing package 2

Sent from Yahoo Mail. Get the app

----- Forwarded Message -----

From: Mullin, Kelly D. <kmullin@washoecounty.gov>
To: burkedavi@yahoo.com <burkedavi@yahoo.com>
Sent: Friday, July 12, 2024 at 04:40:22 PM PDT
Subject: County housing package 2

Davi, thank you for your time this afternoon. Here's the link to the staff report and other materials for Housing Package 2 (agenda item 23 on Tuesday's Board meeting). If you're interested in the redlines, they're in Exhibit A. (I've also attached a PDF of the staff report for easier reference.)

https://urldefense.com/v3/https://washoe-nv.legistar.com/LegislationDetail.aspx?ID=6779759&GUID=4CF5011D-65E7-42EA-9DC5-28E3CD41E2AE&Options=&Search=_.!!KDQzAAmjlQ!f7VKeeqN3IXBEq3itszuk9sGFfP-1pr8XIBUig8ScEdMGatYPtqtTgpXp6btqhr8VV_tsGKZFGSrG_39gy0hCKC7iYS

If you have any questions or would like to chat further, please don't hesitate to reach out.

Have a great weekend.
Kelly

Visit us online at <http://www.washoecounty.us/csd>

For Building, call 775.328.2020 or email building@washoecounty.gov

For Planning, call 775.328.6100 or email planning@washoecounty.gov

Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a WASHOE STAR.

Oakley, Katherine

From: karen luna <karenama62@gmail.com>
Sent: Wednesday, June 26, 2024 4:36 PM
To: Oakley, Katherine
Subject: Housing Affordability Package 2.5

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

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Hello,

I don't see anywhere to provide comments on the proposed changes to the development of future housing. especially the Spanish Springs area so I am emailing them to you. Please pass them on to the Planning Commission.

I have read the Planning Division proposed changes to WDCA24-0004 and offer the below comments:

My comments are directed to the proposed changes on pages 11, 12, 13, 14, 15, 16 and 17 of the Washoe County ordinance WCA24-0004 Community Development for the Planning Commission.

The proposed revisions to development changes is a life long idea for an economic problem and not an affordable housing issue. Interest rates are too high and potential homebuyers can NOT afford to make the house payments.

The modification of dwelling units will increase the density and sizes which changes the Nevada lifestyle, which is open spaces, everything is bigger in Nevada, spread out and allows for homes to have privacy and not be on top of each other. The proposed changes will negatively impact the Nevada Lifestyle, it is large, spread out and embraced by its residents, Spanish Springs in particular. Kiley Ranch area (Lennar) already builds homes practically on top of each other, short driveways, small street fronts, with limited parking opportunities, if ADUs are allowed, how much more congestion can neighborhoods such as this safely accommodate? Larger residential additions no matter the lot size or zone or density of the community will have a negative impact on the existing neighborhood. There are numerous homes/apartments that have been built and are being constructed and planned. I also know if detached accessory structures are going to be modified to be habitable it is another blight on the neighborhoods as far as safety, congestion and overall impact on the surrounding areas. To allow the change in the ordinances will not provide affordable housing. **The high interest rates are what make it impossible for most of the new home buyers to successfully buy a home. By adopting the proposed revisions Washoe County is adopting a permanent situation to a non-permanent problem, interest rates make homes unaffordable.**

The developers are the winners of the proposed ordinance changes as it allows more units on smaller lots or larger apartment complexes on smaller lots for higher density and higher profit. The congestion

the changes make will impact the safety of the neighborhoods and streets (especially for children at play or walking to/from school) it is the beginning of the end of the Nevada lifestyle. I don't see how any of these changes make housing more affordable.

I oppose the density increases in ADU sizes, apartment/condominium densities, and single family dwelling construction as proposed in Article 402 Density/Intensity Standards for the rural Spanish Springs area.

This is a big mistake that will change Northern Nevada forever. The answer is not in lowering the quality of life for current Nevadans and bringing the failures of other States to ours. Maybe consideration should be given to stop the influx of new residents by limiting the number of new corporations of manufacturing and processing plants? If we can't accommodate our current residents' how do we accommodate more without permanently damaging the current lifestyle of Northern Nevada.

Thank you for your consideration of my families concerns.

Respectfully,

Karen Luna

Spanish Springs Resident

Oakley, Katherine

From: Chisholm, Kyle W <Kyle.Chisholm@WashoeSchools.net>
Sent: Wednesday, August 7, 2024 9:12 AM
To: Bronczyk, Christopher; Oakley, Katherine
Cc: Searcy, Adam T
Subject: WDCA24-0004

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This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

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Hello Chris and Kat,

Thank you both for the opportunity to discuss and comment on this code amendment proposal. Hopefully this email suffices, but if not, please let me know.

WCSD's Board recently approved its 15-year, +/- \$2.1B Facilities Modernization Plan (FMP), which is aimed at addressing aging infrastructure and creating equity at WCSD facilities County-wide through methods such as reconstruction, renovation, repurposing, and long term trade-up. This plan is already in motion with facilities such as the Vaughn Middle School replacement and the new Stead Elementary School.

As such, repurposed school site(s) could potentially be identified for some type of housing that would benefit the community and help alleviate the current housing situation. This could be in the form of community housing, affordable housing, workforce housing, employee housing, etc. However, many school sites are zoned PSP and do not currently allow housing of any type or density, which could result in long and arduous rezoning processes that could hinder potential development of community housing projects on many WCSD properties. WCSD recommends that the County consider allowing workforce/employee and affordable housing in PSP. WCSD also recommends a streamlined process for these uses due to the restricted timelines and federal requirements for many affordable housing projects.

WCSD does not have any concerns currently with the remainder of the code changes or the potential housing that may result. Generally, enrollment rates are trending down and WCSD has the Capital Funding necessary to accommodate growth so no school capacity concerns are apparent at this time. However, WCSD reserves its right to comment on development projects as they occur and in accordance with NRS Chapter 278 and as an agency partner.

Please let me know if you have any questions or would like further discussion on this.

Thank you,

Kyle Chisholm
School Property Planning Manager

Washoe County School District, Capital Projects

Office: (775) 789-3810

Email: Kyle.Chisholm@WashoeSchools.Net



Oakley, Katherine

From: deanna bragg <deannabragg@att.net>
Sent: Thursday, August 29, 2024 10:01 PM
To: Bronczyk, Christopher; Mullin, Kelly D.; Oakley, Katherine; Lloyd, Trevor; Gustafson, Jennifer
Subject: WDCA24-0004 (Housing Affordability Package 2.5)

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To all it concerns

As a resident of the Spanish Springs area in Washoe County, Nevada, I am very concern with the growth in my area. Last week, I had the very horrible experience of needing to drive south on Pyramid Way as I had 8:00 AM appointments not once but twice and because of the horrible traffic, I was late for both appointments. Normally the drive time would have been 15 minutes for one of the appointments and 30 minutes for the other. I left my house 45 minutes earlier than usual and one hour for the other. By your continuing to approve more homes and business, this will only get worse. Now let's talk about our schools. These schools are already overcrowded and you want to add more homes and multifamily homes?? What about the sewer treatment plant that is running at capacity?

Please note, that we are and will continue to make notes on who is continuing to approve all these projects without the proper infrastructure and we will become more and more vocal as your time to be replaced gets closer! We will also be doing the same with the County Commissioners that continue to appoint those that are not representing our communities but lining their pockets!

DeAnna Bragg
2300 Contrail St
Sparks, NV

Oakley, Katherine

From: Sea Lion <sealion20@hotmail.com>
Sent: Thursday, August 29, 2024 9:33 PM
To: Bronczyk, Christopher; Mullin, Kelly D.; Oakley, Katherine; Lloyd, Trevor; Gustafson, Jennifer
Subject: OPPOSED TO THE 302 IN THE 2.5a

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This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

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A statement that I understand by you or Mr. Trevor Lloyd mentioned; Mr. Lloyd said that the only applications the County has received for these neighborhood commercial parcels are for commercial uses. If you recall and it is documented, back during VILLAGE OF THE PEAK! We fought against a developer who wanted to put apartments right where Calle De Plata/Pyramid Hwy also Apartments. Do you remember this Mr. LLOYD?

We didn't want it then, We don't want it now or in the future. We have the same people then and a lot more people that opposes this. No matter what you call it or how you put it, WE DON'T WANT IT!

Oakley, Katherine

From: Bronczyk, Christopher
Sent: Friday, August 30, 2024 9:27 AM
To: Oakley, Katherine
Subject: FW:



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: Ronald Lynch <lynchranch@att.net>
Sent: Friday, August 30, 2024 9:26 AM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject:

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I highy DISAPPROVE o 302. Do not do this to us !

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [cindy gilbert](#)
To: [Bronczyk, Christopher](#)
Subject: Against 302 apartments
Date: Saturday, August 31, 2024 12:12:07 PM

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As a concerned homeowner in the Spanish Springs area, I am writing to you to say that I don't want 302 apartments in the 2.5a. This would cause a huge increase in traffic with no infrastructure in place. It would also "ugly up" our area, which we chose for a reason. We don't want 3-story apartments at the end of our road. It's bad enough they are on Pyramid near the new ER and Winco. Keep them out of our neighborhood.

Sincerely, Cindy Gilbert

From: [Judy Sweitzer](#)
To: [Bronczyk, Christopher](#)
Subject: 302 from 2.5a apartments
Date: Saturday, August 31, 2024 12:36:08 PM

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I live in Spanish Springs and strongly oppose this proposal for apartments in front of our development in Spanish Springs. Not only will it bring more traffic on an already congested road but it will detract and diminish the value of our homes in this area and will make accessing our homes more difficult.

Judy Sweitzer

From: [rosalie.ogburn](#)
To: [Bronczyk, Christopher](#)
Subject: 302 in the 2.5a
Date: Saturday, August 31, 2024 4:36:22 PM

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As ocal 20-years home owners in the Spanish Springs area, we absolutely do NOT want another ugly large apartments complex in our neighborhood. Please do not approve any more 302 apartments.

Cimarron East Home Owners

From: [Sharon Schneider](#)
To: [Bronczyk, Christopher](#); [Mullin, Kelly D.](#); [Oakley, Katherine](#); [Lloyd, Trevor](#); [Gustafson, Jennifer](#)
Subject: Please vote "NO" on Ordinance 302 in the 2.5a
Date: Monday, September 2, 2024 11:30:32 AM

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Spanish Springs is a small, quiet community that is being quickly overtaken by apartments and houses. The traffic and congestion has not been taken into account (regardless of the improvements done on Pyramid).

Sincerely,

Sharon Schneider
2450 View Point Dr.
Sparks, NV 89441
Schnei2010@gmail.com

From: [Catie Van Dyke](#)
To: [Bronczyk, Christopher](#)
Subject: No on 302
Date: Monday, September 2, 2024 1:47:49 PM

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Hello -

I am a resident of Spanish Springs ranches and I'm writing to you to oppose 302 from the 2.5a. My father, KOZZ/KTHX DJ Bruce Van Dyke, bought this property as a connection to remote living in Northern Nevada and would be sad to see it's transformation into a dense urban living area especially when there are so few apartment complexes and high density planning closer to town.

Zoning laws exist to protect citizens from careless building. They also exist because they make sense. Apartment highrises should be located next to shopping areas with easy connection to public transportation. They should also be near areas that are easy to access via walking. Putting high rises and dense urban living in rural areas doesn't make sense for the residents who would live there nor does it make sense for the residents who already live there.

I am also concerned about long term access to water. We are on a well that is 700' down. Putting high density housing in this area without it being connected to city water is damaging to my only source. With climate change, I am not confident that the amount of water we have now will be maintained even at its current rate of use let alone adding high density housing.

I support high density housing and modern development of Sparks but urban sprawl is not the answer. It is not smart, it is not a good use of resources and it does not make sense for the future of Sparks.

Urban renewal is crucial. Let us learn from the mistakes of central/desert communities of California who are now running out of water due to poor planning. Please say NO to these zoning changes!

Thank you

Catie Van Dyke
303-378-6368
Spanish Springs Resident at 685 Alamosa Dr.

From: [Russell Family](#)
To: [Bronczyk, Christopher](#)
Subject: Ordinance 302
Date: Monday, September 2, 2024 1:49:20 PM

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My name is Robert Russell and am a resident of Spanish Springs off of La Posada in the northern sector.

The intent of this email is to voice my opposition to Ordinance 302 as part of the 2.5. My wife and I are opposed to large scale apartment complexes being built in rural neighborhoods. Having experienced and lived with such developments as former CA residents, we can attest to the fact that such developments:

- Overwhelm critical natural resources such as water, natural gas and electricity
- Negatively impact highway and road infrastructures with increased traffic. And are built before the existence of rapid or local transit options are provided.
- Increase noise and air pollution due to density
- Overcrowd schools and classrooms

Such complexes lack architectural style. The complexes that exist in downtown Sparks look exactly like the same square boxes, with the same exterior colors, we saw built in Fullerton, Irvine, Anaheim, and other CA cities. They all look like 60's communist housing blocks with "lipstick". Better suited to downtowns with already available transit options. Not rural areas such as Spanish Springs and the northern sector of Sparks.

Requesting your opposition to 302.

Regards,

Robert Russell

From: [latentn](#)
Subject: OPPOSE ORDINANCE 302 IN THE 2.5a. Meeting Sept 3, 2024
Date: Monday, September 2, 2024 7:47:37 PM

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Thank you.
E. Gers
Reno, NV 89523

Oakley, Katherine

From: lisa lomas <lisalomas@ymail.com>
Sent: Saturday, August 31, 2024 12:58 PM
To: cbronzk@washoecounty.gov; Mullin, Kelly D.; Oakley, Katherine; Lloyd, Trevor; Gustafson, Jennifer
Cc: lisa lomas
Subject: OPPOSE TO PLANNING 302 IN THE 2.5a

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STOP THIS.....

WE OPPOSE TOT HE PLANNING 302 IN THE 2.5a IMMEDIATELY

From: [Dave](#)
To: [Bronczyk, Christopher](#)
Subject: Ordinance 302 A
Date: Saturday, August 31, 2024 11:10:19 AM

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Please vote against Ordinance 302 A in the 2.5a ! In Spanish Springs

Thanks Dave Morby
Cell 775-762-0431

Sent from Dave's iPad

September 3, 2024

Washoe County Planning Commission
1001 East Ninth Street
Reno, NV 89512

RE: WDCA24-0004 (Housing Affordability Package 2.5a)

Hello again Chair Pierce and Commissioners:

Thank you for this opportunity to comment on proposed changes which focus on our gap – the lack of attainable middle income housing types and diversity – as we seek solutions to our housing shortage. Kudos to staff for including the five examples in the staff report. That was a great way to show the impacts of proposed changes.

As I see it, middle income housing types are designed to meet the needs of those residents who make too much money to use subsidized low income housing but not enough money to afford a market rate unit. Staff describes these housing types as “more economically accessible” (page 9). These housing types can serve the “missing middle” of our population. Federal assistance programs are all about the lower income brackets with little emphasis given to the higher income brackets. Let’s focus on the County residents who are not served by the Federal programs but who desperately want to find an economically accessible house or apartment.

Here are my comments on several specific changes:

Multifamily – SUPPORT making two categories based on size, was a broad category of 3 or more units, now Minor Multi Family = 5-20 units (zoning remains the same, is only allowed in the 3 urban zones and NC), and Multi Family = 21+ units (zoning remains the same, is only allowed in 3 urban zones and NC)

Duplex – SUPPORT proposed regulatory relief: MDS was P (Admin Permit) now AR (Admin Review)
HDS was P (Admin Permit) now A (Allowed)
LDU + MDU were P (Admin Permit) now A (Allowed)
NC was S₂ (Board of Adjustment SUP) now A (Allowed)

Triplex (3 units) and Quadplex (4 units) single structure on one parcel – SUPPORT because these design and configuration changes allow for diversity of housing types in MDS and HDS where Multifamily (5 or more units) can’t be developed, MDS requires Administrative Review, triplex and quadplex not allowed in LDS or rural zones (GR, GRA, LDR, MDR, HDR)

Cottage Court (2-12 units) on one parcel – SUPPORT because these help to diversify housing types, LDS requires Administrative Permit, MDS requires Administrative Review, must be served by sewer, cottage court not allowed in rural zones (GR, GRA, LDR, MDR, HDR)

Employee Housing (NC, GC, TC zones) on one parcel – SUPPORT because these also help to diversify housing types and have employer engagement, requires Special Use Permit, employee housing dormitories not allowed in Residential zones

Open Space requirement for 5 units or more – some CONCERN that this may result in more projects of four units or less to avoid this requirement, warrants monitoring once adopted

Those who are concerned about additional growth have valid questions about law enforcement, schools, roadway infrastructure, sewer and water supply. I encourage all those here tonight and those watching to become involved in the advance planning for these government services.

If residential development on a specific parcel is not desired, buy it at fair market value to respect the owner's property rights and then dedicate it to permanent open space. This has a direct negative impact on housing however because it further reduces the available land supply, which creates its own set of problems.

If quality of life brought you here, some of the things that can be used to balance growth with a defined quality of life include night sky ordinances to reduce light pollution, more trails to access the BLM and County open space and recreation areas, and landscape berms and buffers to reduce road noise.

The big question is: how do we keep the door open to newcomers who want the same things we all want and still maintain a certain quality of life? Instead of stopping growth, managing or directing growth to accommodate newcomers is a better way to go, in my opinion. That takes involvement in the planning process but the outcome is worth it.

I got involved in the housing issue because I was concerned about the existing need for 7,350 dwelling units in unincorporated Washoe County as well as the future need for more than 6,000 dwelling units (although we don't know how many of these need to be affordable). Where are all these County residents going to live? We as a community have a fundamental problem, a basic problem – there is not enough economically accessible housing already on the ground and the future may not provide enough unless steps are taken to increase that economically accessible supply. These Development Code changes may take years to realize a benefit – they are not overnight solutions – but they are potential solutions that deserve your support.

Thanks for listening. I am happy to answer any questions you may have.


Pat Davison

Oakley, Katherine

From: Chisholm, Kyle W <Kyle.Chisholm@WashoeSchools.net>
Sent: Wednesday, August 7, 2024 9:12 AM
To: Bronczyk, Christopher; Oakley, Katherine
Cc: Searcy, Adam T
Subject: WDCA24-0004

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Hello Chris and Kat,

Thank you both for the opportunity to discuss and comment on this code amendment proposal. Hopefully this email suffices, but if not, please let me know.

WCSD's Board recently approved its 15-year, +/- \$2.1B Facilities Modernization Plan (FMP), which is aimed at addressing aging infrastructure and creating equity at WCSD facilities County-wide through methods such as reconstruction, renovation, repurposing, and long term trade-up. This plan is already in motion with facilities such as the Vaughn Middle School replacement and the new Stead Elementary School.

As such, repurposed school site(s) could potentially be identified for some type of housing that would benefit the community and help alleviate the current housing situation. This could be in the form of community housing, affordable housing, workforce housing, employee housing, etc. However, many school sites are zoned PSP and do not currently allow housing of any type or density, which could result in long and arduous rezoning processes that could hinder potential development of community housing projects on many WCSD properties. WCSD recommends that the County consider allowing workforce/employee and affordable housing in PSP. WCSD also recommends a streamlined process for these uses due to the restricted timelines and federal requirements for many affordable housing projects.

WCSD does not have any concerns currently with the remainder of the code changes or the potential housing that may result. Generally, enrollment rates are trending down and WCSD has the Capital Funding necessary to accommodate growth so no school capacity concerns are apparent at this time. However, WCSD reserves its right to comment on development projects as they occur and in accordance with NRS Chapter 278 and as an agency partner.

Please let me know if you have any questions or would like further discussion on this.

Thank you,

Kyle Chisholm
School Property Planning Manager

Washoe County School District, Capital Projects

Office: (775) 789-3810

Email: Kyle.Chisholm@WashoeSchools.Net



Oakley, Katherine

From: deanna bragg <deannabragg@att.net>
Sent: Thursday, August 29, 2024 10:01 PM
To: Bronczyk, Christopher; Mullin, Kelly D.; Oakley, Katherine; Lloyd, Trevor; Gustafson, Jennifer
Subject: WDCA24-0004 (Housing Affordability Package 2.5)

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To all it concerns

As a resident of the Spanish Springs area in Washoe County, Nevada, I am very concern with the growth in my area. Last week, I had the very horrible experience of needing to drive south on Pyramid Way as I had 8:00 AM appointments not once but twice and because of the horrible traffic, I was late for both appointments. Normally the drive time would have been 15 minutes for one of the appointments and 30 minutes for the other. I left my house 45 minutes earlier than usual and one hour for the other. By your continuing to approve more homes and business, this will only get worse. Now let's talk about our schools. These schools are already overcrowded and you want to add more homes and multifamily homes?? What about the sewer treatment plant that is running at capacity?

Please note, that we are and will continue to make notes on who is continuing to approve all these projects without the proper infrastructure and we will become more and more vocal as your time to be replaced gets closer! We will also be doing the same with the County Commissioners that continue to appoint those that are not representing our communities but lining their pockets!

DeAnna Bragg
2300 Contrail St
Sparks, NV

Oakley, Katherine

From: Sea Lion <sealion20@hotmail.com>
Sent: Thursday, August 29, 2024 9:33 PM
To: Bronczyk, Christopher; Mullin, Kelly D.; Oakley, Katherine; Lloyd, Trevor; Gustafson, Jennifer
Subject: OPPOSED TO THE 302 IN THE 2.5a

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A statement that I understand by you or Mr. Trevor Lloyd mentioned; Mr. Lloyd said that the only applications the County has received for these neighborhood commercial parcels are for commercial uses. If you recall and it is documented, back during VILLAGE OF THE PEAK! We fought against a developer who wanted to put apartments right where Calle De Plata/Pyramid Hwy also Apartments. Do you remember this Mr. LLOYD?

We didn't want it then, We don't want it now or in the future. We have the same people then and a lot more people that opposes this. No matter what you call it or how you put it, WE DON'T WANT IT!

Oakley, Katherine

From: Bronczyk, Christopher
Sent: Friday, August 30, 2024 9:27 AM
To: Oakley, Katherine
Subject: FW:



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: Ronald Lynch <lynchbranch@att.net>
Sent: Friday, August 30, 2024 9:26 AM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject:

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I highly DISAPPROVE o 302. Do not do this to us !

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [cindy gilbert](#)
To: [Bronczyk, Christopher](#)
Subject: Against 302 apartments
Date: Saturday, August 31, 2024 12:12:07 PM

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As a concerned homeowner in the Spanish Springs area, I am writing to you to say that I don't want 302 apartments in the 2.5a. This would cause a huge increase in traffic with no infrastructure in place. It would also "ugly up" our area, which we chose for a reason. We don't want 3-story apartments at the end of our road. It's bad enough they are on Pyramid near the new ER and Winco. Keep them out of our neighborhood.

Sincerely, Cindy Gilbert

From: [Judy Sweitzer](#)
To: [Bronczyk, Christopher](#)
Subject: 302 from 2.5a apartments
Date: Saturday, August 31, 2024 12:36:08 PM

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I live in Spanish Springs and strongly oppose this proposal for apartments in front of our development in Spanish Springs. Not only will it bring more traffic on an already congested road but it will detract and diminish the value of our homes in this area and will make accessing our homes more difficult.

Judy Sweitzer

From: [rosalie.ogburn](#)
To: [Bronczyk, Christopher](#)
Subject: 302 in the 2.5a
Date: Saturday, August 31, 2024 4:36:22 PM

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As ocal 20-years home owners in the Spanish Springs area, we absolutely do NOT want another ugly large apartments complex in our neighborhood. Please do not approve any more 302 apartments.

Cimarron East Home Owners

From: [Sharon Schneider](#)
To: [Bronczyk, Christopher](#); [Mullin, Kelly D.](#); [Oakley, Katherine](#); [Lloyd, Trevor](#); [Gustafson, Jennifer](#)
Subject: Please vote "NO" on Ordinance 302 in the 2.5a
Date: Monday, September 2, 2024 11:30:32 AM

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Spanish Springs is a small, quiet community that is being quickly overtaken by apartments and houses. The traffic and congestion has not been taken into account (regardless of the improvements done on Pyramid).

Sincerely,

Sharon Schneider
2450 View Point Dr.
Sparks, NV 89441
Schnei2010@gmail.com

From: [Catie Van Dyke](#)
To: [Bronczyk, Christopher](#)
Subject: No on 302
Date: Monday, September 2, 2024 1:47:49 PM

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Hello -

I am a resident of Spanish Springs ranches and I'm writing to you to oppose 302 from the 2.5a. My father, KOZZ/KTHX DJ Bruce Van Dyke, bought this property as a connection to remote living in Northern Nevada and would be sad to see it's transformation into a dense urban living area especially when there are so few apartment complexes and high density planning closer to town.

Zoning laws exist to protect citizens from careless building. They also exist because they make sense. Apartment highrises should be located next to shopping areas with easy connection to public transportation. They should also be near areas that are easy to access via walking. Putting high rises and dense urban living in rural areas doesn't make sense for the residents who would live there nor does it make sense for the residents who already live there.

I am also concerned about long term access to water. We are on a well that is 700' down. Putting high density housing in this area without it being connected to city water is damaging to my only source. With climate change, I am not confident that the amount of water we have now will be maintained even at its current rate of use let alone adding high density housing.

I support high density housing and modern development of Sparks but urban sprawl is not the answer. It is not smart, it is not a good use of resources and it does not make sense for the future of Sparks.

Urban renewal is crucial. Let us learn from the mistakes of central/desert communities of California who are now running out of water due to poor planning. Please say NO to these zoning changes!

Thank you

Catie Van Dyke
303-378-6368
Spanish Springs Resident at 685 Alamosa Dr.

From: [Russell Family](#)
To: [Bronczyk, Christopher](#)
Subject: Ordinance 302
Date: Monday, September 2, 2024 1:49:20 PM

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My name is Robert Russell and am a resident of Spanish Springs off of La Posada in the northern sector.

The intent of this email is to voice my opposition to Ordinance 302 as part of the 2.5. My wife and I are opposed to large scale apartment complexes being built in rural neighborhoods. Having experienced and lived with such developments as former CA residents, we can attest to the fact that such developments:

- Overwhelm critical natural resources such as water, natural gas and electricity
- Negatively impact highway and road infrastructures with increased traffic. And are built before the existence of rapid or local transit options are provided.
- Increase noise and air pollution due to density
- Overcrowd schools and classrooms

Such complexes lack architectural style. The complexes that exist in downtown Sparks look exactly like the same square boxes, with the same exterior colors, we saw built in Fullerton, Irvine, Anaheim, and other CA cities. They all look like 60's communist housing blocks with "lipstick". Better suited to downtowns with already available transit options. Not rural areas such as Spanish Springs and the northern sector of Sparks.

Requesting your opposition to 302.

Regards,

Robert Russell

From: [latentn](#)
Subject: OPPOSE ORDINANCE 302 IN THE 2.5a. Meeting Sept 3, 2024
Date: Monday, September 2, 2024 7:47:37 PM

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Thank you.
E. Gers
Reno, NV 89523

Oakley, Katherine

From: lisa lomas <lisalomas@ymail.com>
Sent: Saturday, August 31, 2024 12:58 PM
To: cbronzk@washoecounty.gov; Mullin, Kelly D.; Oakley, Katherine; Lloyd, Trevor; Gustafson, Jennifer
Cc: lisa lomas
Subject: OPPOSE TO PLANNING 302 IN THE 2.5a

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STOP THIS.....

WE OPPOSE TOT HE PLANNING 302 IN THE 2.5a IMMEDIATELY

From: [Dave](#)
To: [Bronczyk, Christopher](#)
Subject: Ordinance 302 A
Date: Saturday, August 31, 2024 11:10:19 AM

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Please vote against Ordinance 302 A in the 2.5a ! In Spanish Springs

Thanks Dave Morby
Cell 775-762-0431

Sent from Dave's iPad

11-17-24

Hello Commissioners:

My comments for Tuesday's agenda item #26 don't deal with size, coverage, common areas, parking, etc. My comments do focus on diversifying housing types to benefit the missing middle of our population. I created a five page chart for you (attached) that shows the current density and current housing types plus proposed housing types in 16 regulatory zones. I support these changes as part of an overall effort to increase the supply of smaller size detached and attached housing units for those who are today, or in the future, overpaying for housing, living in substandard housing, or unable to find attainable/accessible housing close to where they work.

Proposed changes improve definitions, classification, and consistency. Proposed changes make uses like a triplex or quadplex explicit instead of being contained in a generic multifamily text definition or incorporated into a footnote. Being explicit is always a better way to go in my opinion. **My chart doesn't look at any proposed density because the density is NOT increasing except for employee housing in two Commercial zones.** However you may want to know exactly how the new housing types fit into the existing density rules. The five samples in the Planning Commission staff report are great illustrations of how density and size of the parcel dictate what can happen. If there isn't enough acreage and the zoning's not right, some housing types can't be built.

Other limits were included with this package of changes – here are five worth mentioning:

- Only one ADU or guest quarters is allowed per parcel with a duplex, triplex, or quadplex
- Parcels with cottage court or multifamily developments cannot have an ADU or guest quarters
- Cottage court (2-12 units) must be on sewer
- Employee Housing dormitories are not permitted in residential regulatory zones
- Employee Housing density is capped at 14 dwelling units/acre if the density is not already established

It has been almost a year from when you as the Board unanimously directed staff to pursue Development Code amendments to “spur the creation of affordable housing... including streamlining associated permitting processes, removing unnecessary regulatory barriers, and establishing incentives.” A variety of possible changes were mentioned during your discussion that day. Staff brought up the discretionary permit process and hearing required for a duplex in many areas and “questioned whether that made sense.” (11-14-23 Minutes, page 50). You will see that process change is one of the items included in this package.

If the current set of proposed changes spur development to happen a little quicker than continuing with the status quo, then I would say these changes have accomplished your goals. But all that is an unknown right now. That is why I have commented before about close monitoring – be acutely aware of what is happening - or NOT happening - after you approve any change in policy or procedure.

Your action at that Board meeting a year ago was in response to the housing shortage that was causing numerous direct and indirect negative impacts on residents. That shortage has not gone away. Please support the package of changes in front of you to address the known problem. If these changes are not to your liking, please suggest other changes that might be a catalyst for increasing the supply of missing middle and workforce housing.

Thanks for listening!

Pat Davison
288

Washoe County Density and Housing Types as shown in the current Development Code (Table 110.302.05.1 + Table 110.406.05.1) and proposed Housing Types in Housing Affordability Package 2.5a

Prepared by P. Davison 11-17-24

SF = Single Family

MF = Multifamily (for both current and proposed LDU, MDU, HDU)

DU = dwelling unit

ADU = Accessory Dwelling Unit

NOTE: Housing Affordability Package 2.5a DOES NOT increase the allowed density in any residential regulatory zone (8-13-24 “Changes to Housing Package 2.5 Due to Public Input,” page 2 and 9-3-24 Planning Commission Staff Report, page 7)

The current definition and standards consider Multifamily (MF) as 3 or more units. This chart does not show the proposed renaming/reclassification of MF into Minor (5 to 20 units) and Major (21+ units). The proposed change puts triplexes (3 units) and quadplexes (4 units) into two new use types, which are shown in this chart.

Similarly, the proposed change creates two new residential use types: Cottage Court and Guest Quarters. Cottage Court allows between 2-12 SF detached DU based on zoning. Cottage Court is not considered MF. Cottage Court does not increase allowed density. Guest Quarters is an accessory dwelling space like an ADU but has no kitchen. Guest Quarters does not increase allowed density.

And a form of detached ADU - Minor ADU (less than 500 square feet) - was approved months ago in Housing Package 1 but was not clearly or consistently shown in text and table. The proposed change is simply a cleanup item. This chart mentions it to help describe what we already have vs. proposed.

RURAL Master Plan land use designation

<i>Regulatory Zone</i>	<i>Current Allowed # of Dwelling Units per gross acre</i>	<i>Current Allowed Housing Types (level of review varies)</i>	<i>Proposed Additional Housing Types</i>
GR	0.025 or 25/1000 1 SF DU per 40 acres	SF - Detached ADU - Attached or Detached/Minor	Guest Quarters
GRA	0.025 or 25/1000 1 SF DU per 40 acres	SF - Attached or Detached ADU - Attached or Detached/Minor	Guest Quarters

RURAL RESIDENTIAL Master Plan land use designation

<i>Regulatory Zone</i>	<i>Current Allowed # of Dwelling Units per gross acre</i>	<i>Current Allowed Housing Types (level of review varies)</i>	<i>Proposed Additional Housing Types</i>
LDR	0.1 or 1/10 1 SF DU per 10 acres	SF - Detached ADU - Attached or Detached/Minor	Guest Quarters
MDR	0.2 or 2/10 1 SF DU per 5 acres	SF - Detached ADU - Attached or Detached/Minor	Guest Quarters
HDR	0.4 or 4/10 1 SF DU per 2.5 acres	SF - Detached ADU - Attached or Detached/Minor	Guest Quarters

SUBURBAN Master Plan land use designation

<i>Regulatory Zone</i>	<i>Current Allowed # of Dwelling Units per gross acre</i>	<i>Current Allowed Housing Types (level of review varies)</i>	<i>Proposed Additional Housing Types</i>
LDS	1 SF DU per 1 acre	SF - Attached or Detached ADU - Attached or Detached/Minor Duplex	Cottage Court Guest Quarters
LDS 2	2 SF DU per 1 acre	SF - Attached or Detached ADU - Attached or Detached/Minor Duplex	Cottage Court Guest Quarters
MDS	3 SF Detached DU per 1 acre OR 5 SF Attached DU per 1 acre And some Manuf Home Parks	SF - Attached or Detached ADU - Attached or Detached/Minor Duplex	Triplex and Quadplex Cottage Court Guest Quarters
MDS 4	4 SF Detached DU per 1 acre OR 5 SF Attached DU per 1 acre And some Manuf Home Parks	SF - Attached or Detached ADU - Attached or Detached/Minor Duplex	Triplex and Quadplex Cottage Court Guest Quarters
HDS	7 SF Detached DU per 1 acre OR 9 SF Attached DU per 1 acre And Mobile Home Parks	SF - Attached or Detached ADU - Attached Duplex	Triplex and Quadplex Cottage Court Guest Quarters

URBAN Master Plan land use designation

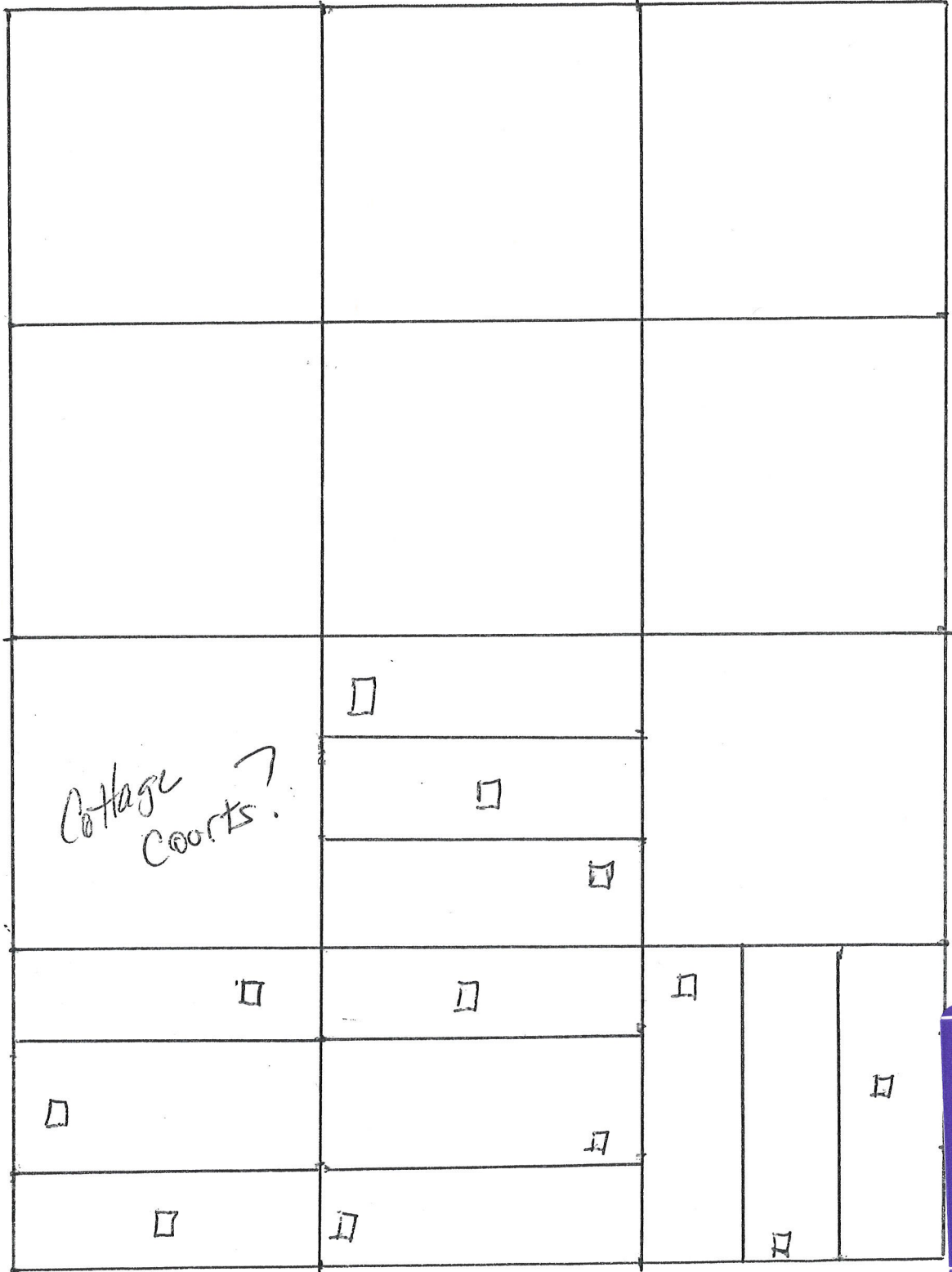
<i>Regulatory Zone</i>	<i>Current Allowed # of Dwelling Units per gross acre</i>	<i>Current Allowed Housing Types (level of review varies)</i>	<i>Proposed Additional Housing Types</i>
LDU	10 SF Detached DU per 1 acre OR 14 MF DU per 1 acre 12 DU for Mobile Home Parks	SF - Attached or Detached ADU - Attached Duplex MF	Triplex and Quadplex Cottage Court Guest Quarters
MDU	21 MF per 1 acre	SF - Attached or Detached ADU - Attached Duplex MF	Triplex and Quadplex Cottage Court Guest Quarters
HDU	42 MF per 1 acre	SF - Attached or Detached ADU - Attached Duplex MF	Triplex and Quadplex Cottage Court Guest Quarters

COMMERCIAL Master Plan land use designation

NOTE: Adding Employee Housing to the GC and TC zones could be a potential increase in density

<i>Regulatory Zone</i>	<i>Current Allowed # of Dwelling Units per gross acre</i>	<i>Current Allowed Housing Types (level of review varies)</i>	<i>Proposed Additional Housing Types</i>
GC	not allowed	not allowed	Employee Housing
NC	5 DU per 1 acre	SF - Attached or Detached Duplex MF	Triplex and Quadplex Cottage Court Employee Housing
TC	not allowed	not allowed	Employee Housing

LDS Proposed

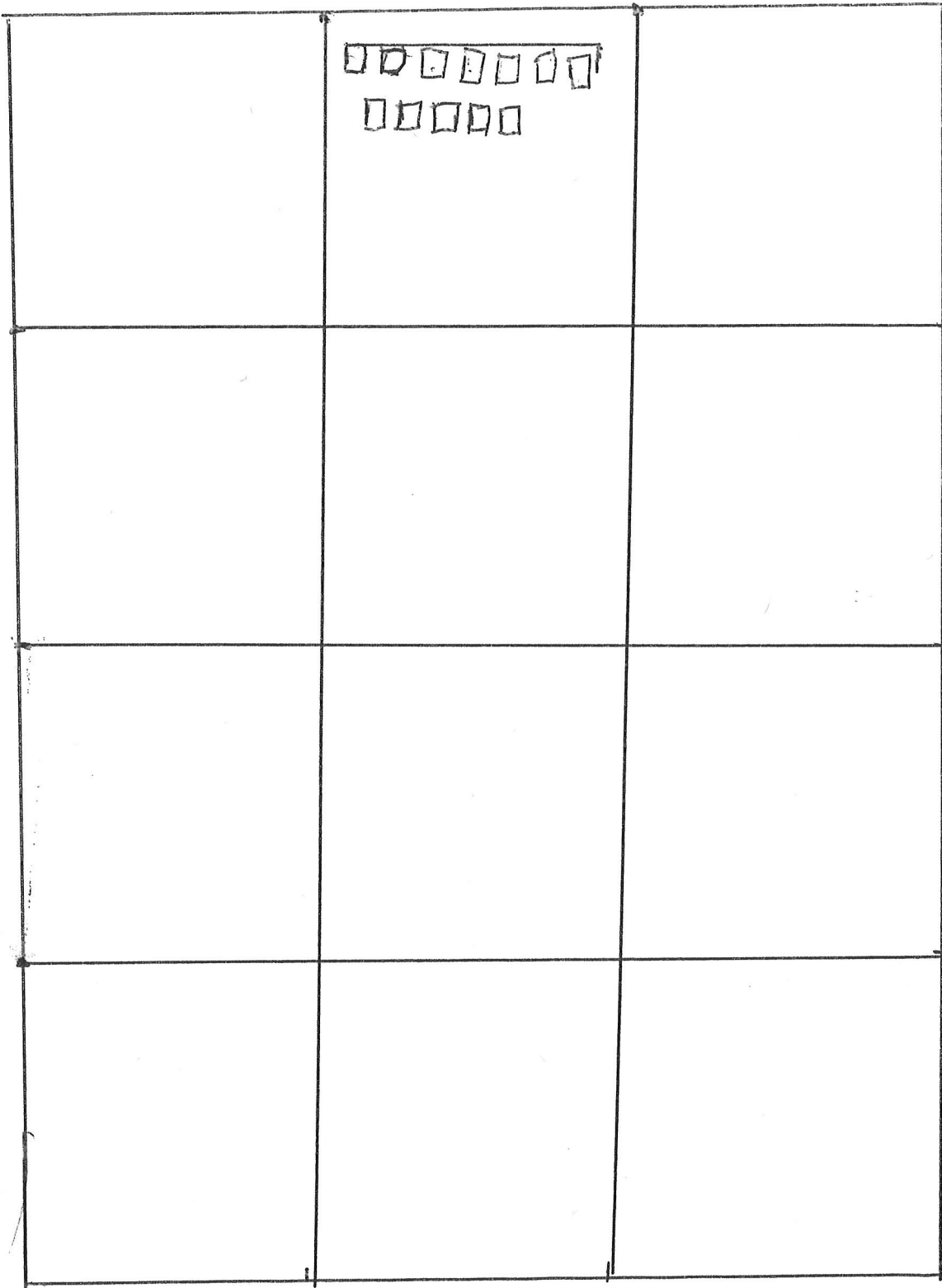


Parcel = 12 acres. 1 acre = 43,560 sq Ft

1 dwelling unit per acre
~~1000+~~ 33' 1000+ sq Ft per lot

LDS
Cottage Courts?

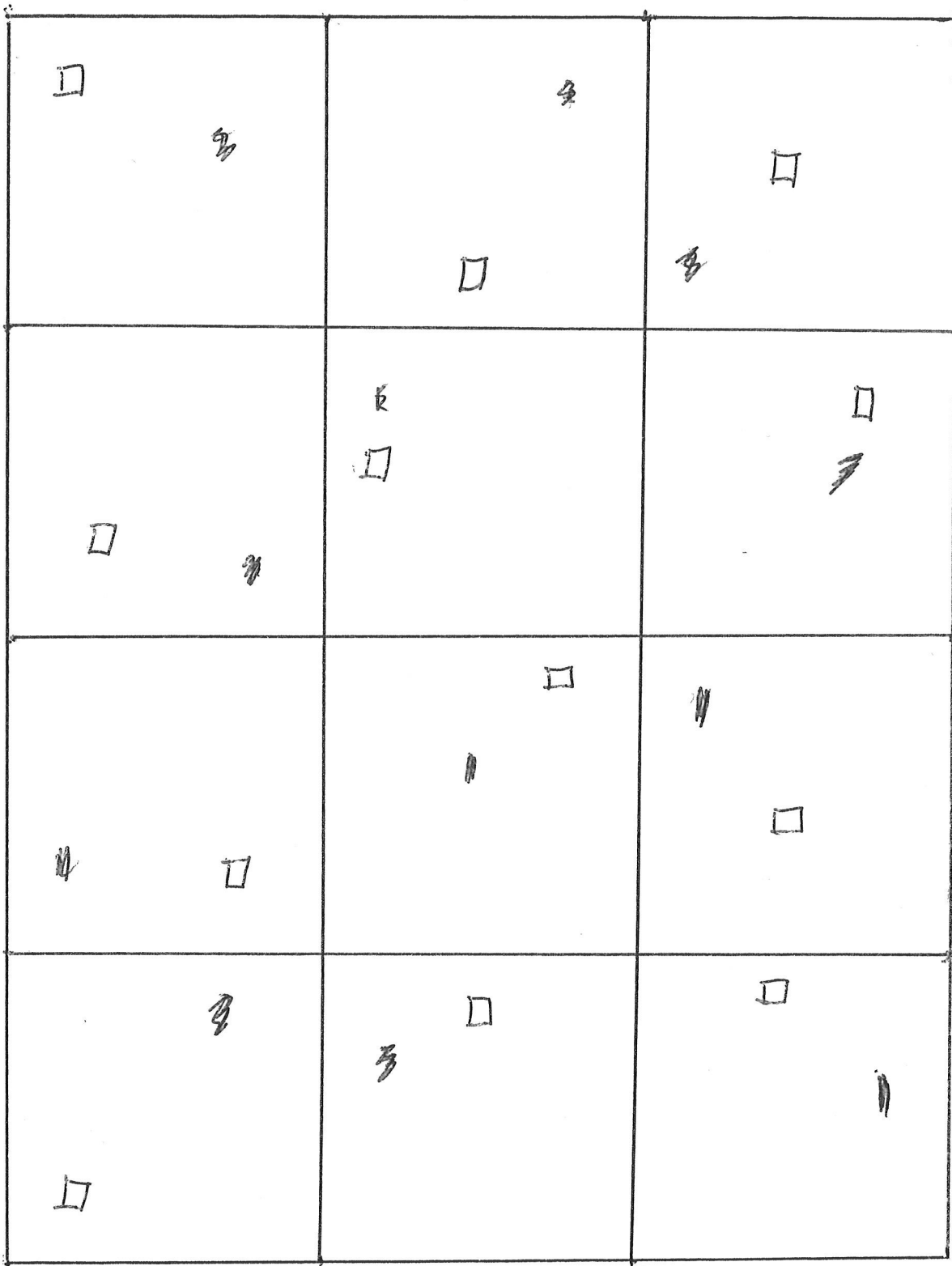
Proposed



Parcel = 12 acres. 1 acre = 43,560 sq ft
1 dwelling unit per acre

LDS

NOW



Parcel = 12 acres 1 acre = 43,560 sq ft
1 dwelling unit per acre