

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

WDCA25-0001
(Housing Package 2.5a)

February 4, 2025

- Why are we back at the Planning Commission?
 - Minor changes to the development code amendment.
 - Best practice to bring entire package back to the PC.
 - Questions arose during the first reading at BCC regarding public hearing notices to the Citizen Advisory Boards (CABs).
 - The CABs were previously responsible for development review but dissolved in August 2021.
 - Neighborhood Meeting was established as a new pre-application process due to the dissolution of the CABs.
 - CABs were reconstituted under the same name but without development review responsibilities.
 - References in code to old CABs create uncertainty in noticing requirements.
 - CABs were noticed as a courtesy as part of this renewed process.

Amendments Do NOT



- Allow apartment complexes throughout the County
- Increase the number of houses that can be built in residential areas
- Change the zoning of any property
- Propose any development projects

Strategic & Long-Range Planning



	SERVICE LEVELS: Complete a fundamental review of service needs and programs to provide for the current community.
Meet the Needs of Our Growing Community	HOUSING SUPPLY/STREAMLINE PROCESSES: Streamline planning and permitting processes and soften standards that create unnecessary barriers.
	INCENTIVES: Explore voluntary pathways using incentives to spur the creation of affordable housing.

Figure 1: Washoe County Strategic Plan

- Washoe County Strategic Plan identifies **expanding appropriate housing options** across the community by **creating incentives** and **streamlining the planning and permitting processes**.
- Identified priority implementation item of Envision Washoe 2040: “Allow for more flexibility in the zoning...to **enable more housing types...**” (Population and Housing 3.1)

Background

- Housing affordability and attainability are identified priorities in Washoe County
 - Envision Washoe 2040
- Amendments identified by BCC on November 14, 2023
- **6,840 dwelling units** needed in unincorporated Washoe County to support population increase through 2042
- **7,350 affordable units** needed (TMRSHA)



FIGURE 6. WASHOE COUNTY MEDIAN HOUSEHOLD INCOME AND MEDIAN HOME VALUE

Median Home Value from \$215,700 to \$530,400

Median Household Income from \$50,556 to \$80,125

Housing Need (2)



- The National Association of Home Builders (NAHB) Housing Opportunity Index (% of population that can afford median priced home)
- In Q1 2014 **65%** could afford a median priced home and in Q3 2023 only **17.5%** could.

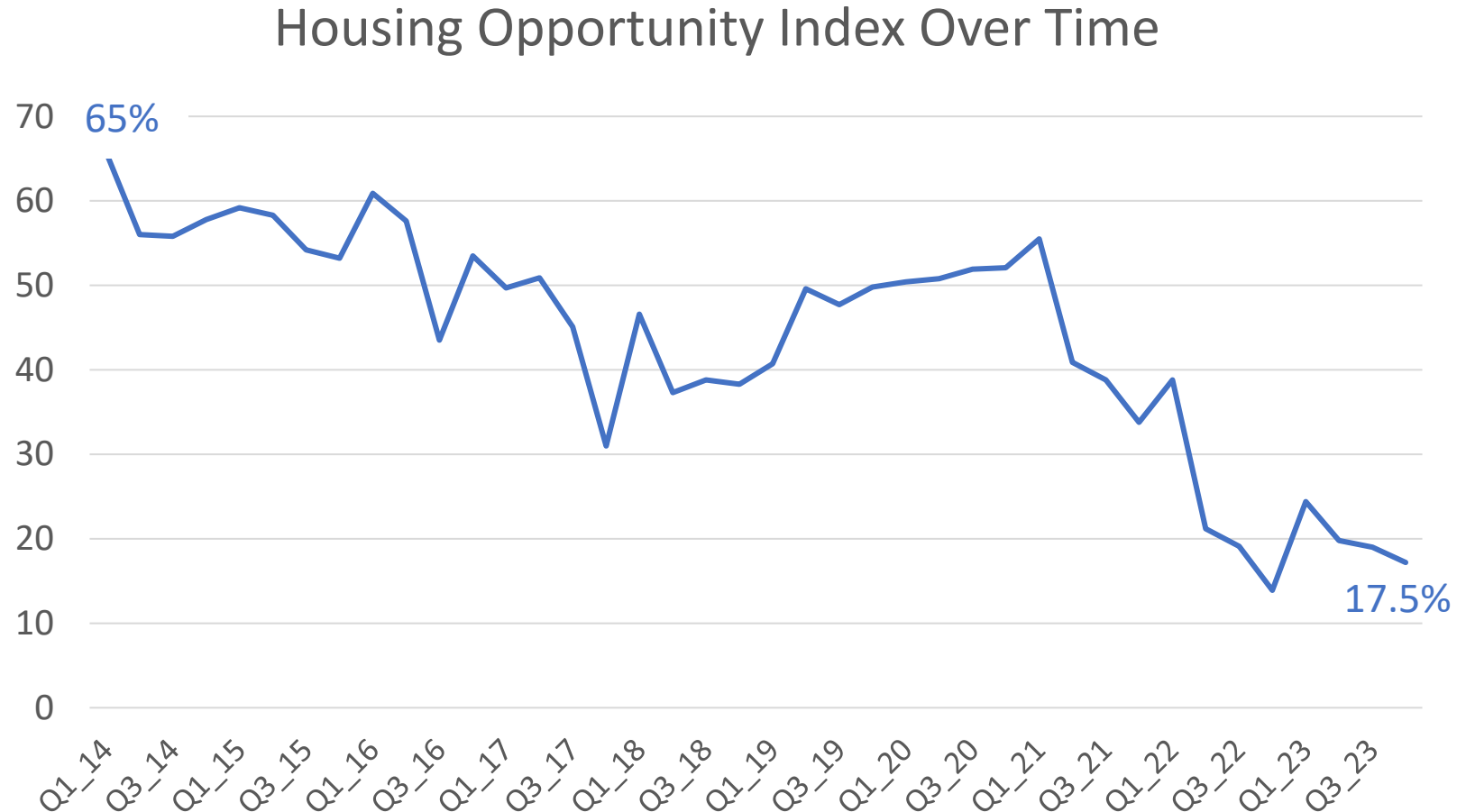
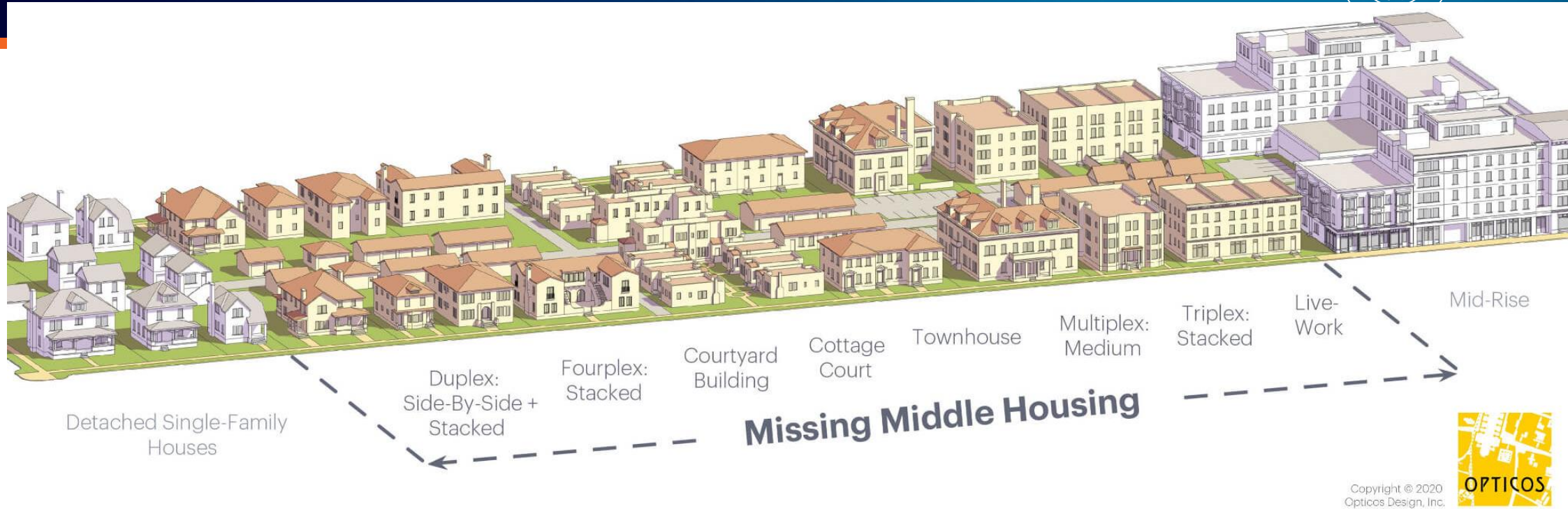


Figure 2: Housing opportunity index over time in Reno area.

Overview



- Focused on “missing-middle housing”: a range of house-scale buildings with multiple units that are compatible in scale with detached single-family housing
- New uses proposed to be allowed in suburban areas of Washoe County.

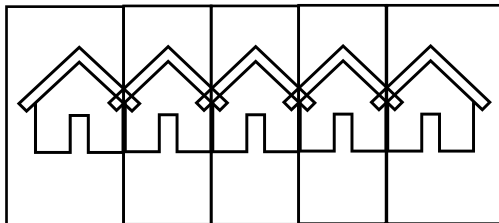
Density (# of Homes per acre)

- Housing types still must comply with underlying density
- Density limited by Regional Plan designations
- Example: Medium Density Suburban (MDS). Existing code allows 3 per acre for detached homes and 5 per acre for attached homes

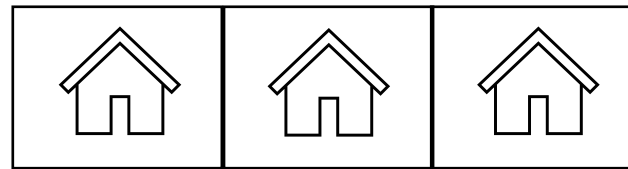
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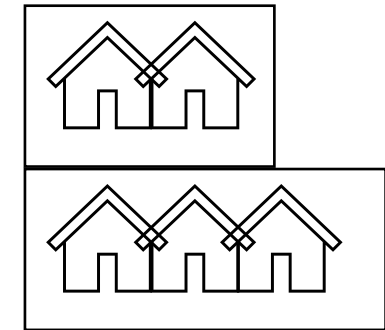
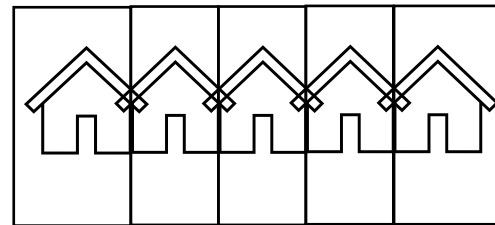
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Proposed



OR



- Maximum number of homes does not change

Overview (2)

- Add new housing types
- Add/modify standards for middle housing types and multifamily
- Clean ups to increase code clarity/consistency
- **No rezoning or development projects are part of these amendments**

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	--	--	--	--	--	--	P	P	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'	A'	A'	A'	AR	--	--	--	--	--	--	--	--	--	--	--	A'	A'
Detached Accessory Structure	A	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	--	--	--	--	--	--

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, A' = Administrative Review required on parcels half an acre or smaller.

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

Article 302—Allowed Uses



- Add triplex, quadplex, cottage court, guest quarters, minor ADU, and employee housing
- Split multi family into multi family and multi family minor (over 20 and 20 and under respectively)
- Change permitting process for duplexes and minor multifamily

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																		
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
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

Allowed Uses (2)



- Employee housing: dormitory style and traditional dwelling units
- Add regulations for existing use type, requiring a special use permit to ensure compatibility and allow only in commercial zones

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	
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	--	--	--	--	--	--	

Changes to support middle housing



- Updates to establish regulations for newly-defined housing types
 - Parking
 - Landscaping
- Updates to ensure high quality development
 - Common open space standards
- Update definitions

Article 306 – Accessory Uses and Structures



- Adds “Guest Quarters” use type, an accessory structure for semi-separate habitation without a kitchen.
- Direct response to public feedback.

Article 313 – Employee and Cottage Court Housing



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- Article 313 introduces newly established regulations for cottage courts and employee housing.
- **Cottage Court** regulations include:
 - Max dwelling unit square footage (1,000 sf)
 - Parking standards
 - Common open space requirements
 - Site orientation standards
- **Employee Housing** regulations include:
 - Prohibition of inoperable vehicle storage
 - Requirement for on-site property managers
 - Specifications for essential facilities such as kitchens and bathrooms
 - Common open space requirements



Cottage Court

Article 406 – Building Placement Standards



- Article 406 governs setbacks, lot width, lot area, height, and dwelling units per acre (du/ac).
- Package 2.5a is proposing to consolidate 6 tables into one table.
- Reduced minimum lot widths from the MDS, HDS, and all Urban regulatory zones.
- Align minimum lot area for all Urban regulatory zones.

Community Meetings



- **Meeting Schedule and Attendance**
 - **June 24, 2024** – Hybrid (In person/Remote via Zoom)
 - **Attendance:** 71 online; 14 in-person
 - **June 26, 2024** – Zoom Meeting Only
 - **Attendance:** 55 Online
 - **July 1, 2024** – In-person meeting at County Complex
 - **Attendance** – 41 In-Person
- **Survey Results**
 - 38 Residents completed the survey on Washoe County’s Neighborhood Meeting HUB page
 - Majority of respondents not in favor of the proposed code amendments

Changes Related to Public Input



- **Key Concerns:**
 - **Height Limit Removal:** Significant concerns in Spanish Springs
 - **Infrastructure:** Widespread concerns regarding the impacts on infrastructure
 - **Concerns regarding densities and apartments in rural areas:** Concern regarding increases to densities and allowances for apartments in rural areas
 - **Size of Package 2.5a:** Considerable feedback that the package was too large to be considered under one set of amendments
- **Staff Response:**
 - **Amendments removed:** Articles 208, 214, 216, 310, and 402 were removed from package 2.5a

Changes Related to Public Input (2)



- **Additional Changes:**

- Added minor ADUs to Article 302
- Renamed "bunkhouse" to "employee housing" for clarity regarding its use and character.
- Specified that cottages within a cottage court are located on a single parcel.
- Removed the term granny flats from ADU definitions
- Revised guest quarters definition to match the language in other ADU definitions
- Removed redundant language within ADU standards
- Aligned the maximum square footage for guest quarters with ADU's
- Broadened parking placement options for cottage court developments.
- Required that cottage court developments be served by sewer.
- Removed Spanish Springs specific changes from the proposed DCA.
- Removed North Valleys and Southwest Truckee Meadows planning area changes from the proposed DCA.

Changes Since WDCA24-0004



- The **guest quarters definition** has been modified to require a “bedroom **and** bathroom” rather than a bedroom or bathroom.
- 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.
- 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.”
- 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.
- 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 and text added to clarify densities and setbacks.
- **Various definitions in Art. 902 have been further modified.**
- **Various grammatical and typographical corrections** have been made to provide consistent punctuation and more clarity in code provisions.

Must make one (1) of the following findings:

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.

Recommended Motion - Approval



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).

Thank you

Chris Bronczyk, Senior Planner / Kat Oakley, Senior Planner
Washoe County CSD – Planning Division
cbronczyk@washoecounty.gov / koakley@washoecounty.gov
775-328-3612 / 775-328-3628



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Housing Need

- Housing affordability identified issue in Washoe County

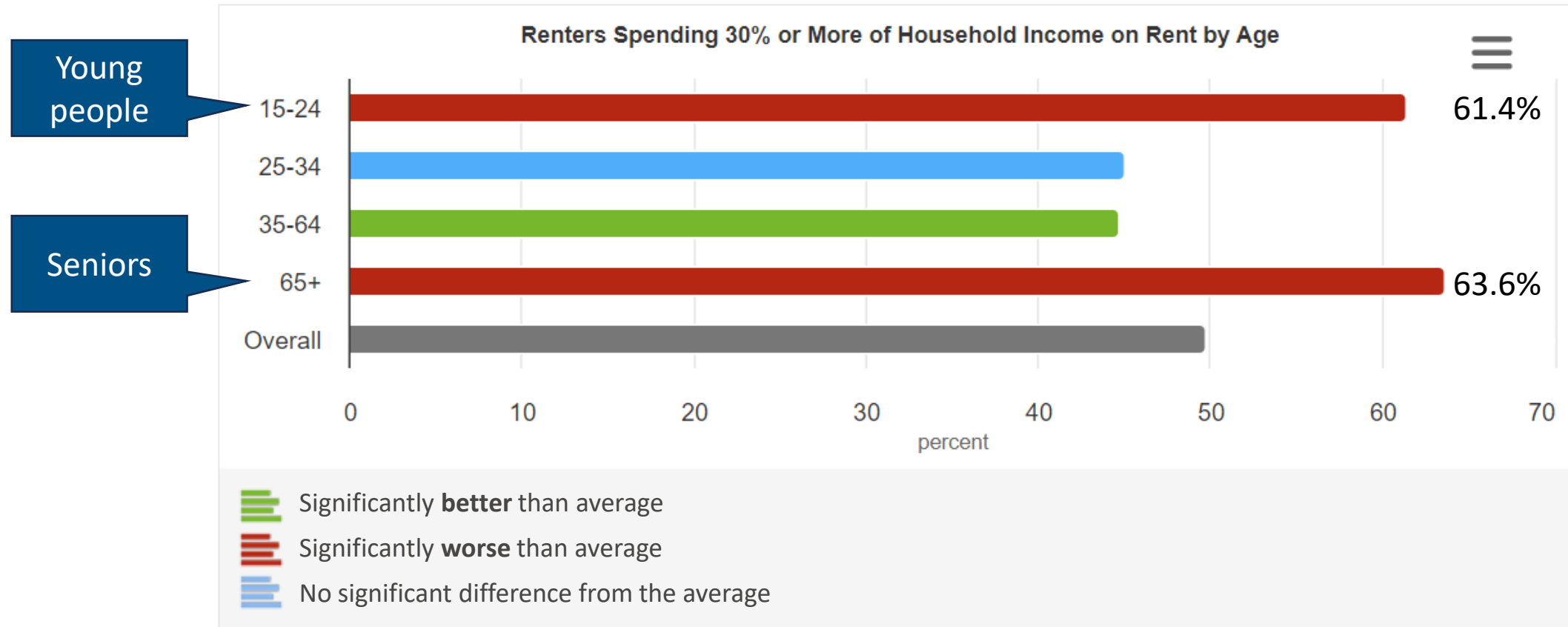


Figure 1: Percentage of cost-burdened renters by age.

Middle Housing Use Types

- (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.

Article 304 – Use Classification System



- The purpose of Article 304 is to define all use types referenced in Article 302.
- Included definitions: **guest quarters, multi-family minor, multi-family, group homes, employee housing, and middle housing.**
- Middle housing includes **duplex, triplex, quadplex, and cottage courts.**
- Updated terminology: replacing "families" with "households"
- Relocating specific code requirements from the use definitions to more appropriate sections within the development code.

Article 410 – Parking and Loading



- Adds new parking requirements for Middle Housing use types.
- Introduced new alleyway standards

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

Article 412 – Landscaping



- Currently single-family residential use types are exempt from landscaping requirements.
- Package 2.5a will also exempt **middle housing types**.
- Landscaping will continue to be required for employee housing, multi-family, and subdivisions.

Article 432 – Open Space Standards



- 110.432.15 identifies types of common open space that can be used within residential developments.
- Package 2.5a adds **two** new types of common open space
 - Dog Parks
 - Pocket Park
- Lowers the threshold for requiring common open space in multi-family developments from 12 dwelling units to 5 dwelling units.

Article 902 – Definitions



- Introduces new definitions related to middle housing types – which can be found in Article 304 and Article 902
- Updates master plan references to Envision Washoe 2040

Community Meetings (2)



- **Key Topics:**
 - **Removal of the two-story height limit in Spanish Springs and the North Valleys**
 - Types of housing included in the amendments
 - **Concerns regarding apartment potential in the rural areas**
 - **Infrastructure impacts on US 395, Pyramid Highway, schools, sewer and water**
 - Clarification on whether all height-restrictions would be removed
 - Discussion on bunkhouses (employee housing dormitories) and standards
 - Questions on AB213
 - Additional height restrictions being removed
 - Comments on Master Planning and the relationship with the Truckee Meadows Regional Plan
 - **Concerns on potential density increases in suburban and rural residential areas**