



Planning Commission Action Order

Development Code Amendment Case Number WDCA25-0005 (Residential in Commercial)

Decision: **Approval with Signed Resolution**
Decision Date: **February 3, 2026**
Mailing/Filing Date: **February 17, 2026**
Applicant: **Washoe County**
Staff Planner: Eric Young, Senior Planner
Phone: 775.328.3613
E-Mail: EYoung@washoecounty.gov

Development Code Amendment Case Number WDCA25-0005 (Residential in Commercial) – For hearing, discussion and possible action to initiate an amendment and approve a resolution to amend Washoe County Code Chapter 110 (Development Code) within article 302 allowed uses and article 406 building placement standards, and creating article 403 residential uses in commercial regulatory zones, to allow multi-family residential use types in commercial regulatory zones with the application of multi-family development standards, to establish standards for mixed-use including a minimum percentage for commercial use-type square footage, a maximum square foot percentage for civic use-types, a ground floor height and façade transparency standards, site development standards for parking, landscaping and other similar standards, a standard for multi-modal and pedestrian safety, and a requirement for municipal water and wastewater services; 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: Eric Young, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3613
- E-mail: EYoung@washoecounty.gov

Notice is hereby given that the Washoe County Planning Commission recommends approval of the above referenced case number to the Board of County Commissioners, as modified by the Planning Commission. The Planning Commission struck sections d, e and h from Section 110.403.15 of the proposed amendment. Additionally, the proposed

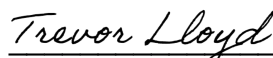
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development code amendment was modified to include a structure height limitation of 35 feet in Section 110.403.15, with height exceeding 35 feet allowable only with the approval of a special use permit. The recommendation to approve the development code amendment, as modified, was based on the ability to make all four findings in accordance with Washoe County Code Article 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.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, contact Planning staff at Planning@washoecounty.gov or by phone at 775-328-6100. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/EY/BR

Attached: Signed Resolution



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

Initiating and recommending approval of an ordinance amending Washoe County Code Chapter 110 (Development Code) within article 302 allowed uses and article 406 building placement standards, and creating article 403 residential uses in commercial regulatory zones, to allow multi-family residential use types in commercial regulatory zones with the application of multi-family development standards, to establish standards for mixed-use including a minimum percentage for commercial use-type square footage, a maximum square foot percentage for civic use-types, site development standards for parking, landscaping and other similar standards, a height restriction, and a requirement for municipal water and waste-water services; and all matters necessarily connected therewith and pertaining thereto.

Resolution Number 26-01

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 302 Regulation of Uses, Article 406, Building Placement Standards, and establishing Article 403, Residential uses In Commercial zones, on February 4, 2026, as fully described in Exhibit A-1 to this resolution; and
- C. Development Code Amendment Case Number WDCA25-0005 came before the Washoe County Planning Commission for a duly noticed public hearing on February 4, 2026; 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 WDCA25-0005:
 - 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.

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, 2026.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:



Trevor Lloyd, Secretary



Daniel Lazzareschi, Chair