

Board of County Commissioners



COMMUNITY
SERVICES DEPARTMENT

WDCA25-0005 (Residential in Commercial Zoning)

May 12, 2026

WASHOE COUNTY STRATEGIC EFFORT TO INCREASE THE AVAILABILITY AND AFFORDABILITY OF DIVERSE HOUSING TYPES

- Housing affordability and attainability are identified priorities in Washoe County
 - Envision Washoe 2040
- A series of housing related code amendments have been undertaken.
- Progress on the entire series can be found at [Master Plan Implementation](#)

This amendment addresses the County Commission directive to explore allowing residential uses in commercial areas, and is consistent with:

Master Plan Goal 3.1. Allow for more flexibility in the zoning and land use regulations to enable more housing types.

State of Nevada Statutory Mandates from the 2025 legislative session.

- New housing legislation, commonly known as AB241, mandates Washoe County permit the “by-right” development of multi-family uses in commercial zoning districts (Neighborhood Commercial, General Commercial, and Tourist Commercial.)
- We may also include mixed-uses of both residential and commercial. The proposed standards include this option for mixed-use developments.

Summary of Proposed Standards



- Maximum densities of 9 du/ac in NC, and 14 du/ac in GC and TC.
- Minimum percentages for commercial use-types in mixed use projects.
- Maximum percentages for civic use-types in mixed use projects.
- Standards for parking and landscaping.
- A maximum height of 35' for residential and mixed-use projects without a special use permit; and
- A requirement for municipal water and waste-water services.

Proposed Standards



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	--	--	--	--	--	--	A	A	A	-A	S ₂ A	-A	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	S ₂	S ₂	A	-A	S ₂ A	-A	--	--	--	--	--	--

Proposed Standards



GC	General Commercial	10	10	10	80	N/A 14	10,000 sf	75
NC	Neighborhood Comm/Office	15	15	20	60	5/7/9 (f)	10,000 sf	75
TC	Tourist Commercial	20	10	10	45	N/A 14	10,000 sf	100

“Move to adopt Ordinance Number [insert Ordinance number provided by the County Clerk],, which is 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,

In making this motion, the Board is affirming the Planning Commission’s findings of fact included in the Planning Commission’s recommendation and included in Washoe County Code Section 110.818.15(e).”

Thank you

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