

Washoe County Board of County Commissioners



**COMMUNITY
SERVICES DEPARTMENT**

WDCA23-0004 (Affordable Housing Package 1)

February 27, 2024

- First of four priority affordable housing packages
 - Strategic Plan priority
- Amendments cover four different topics:
 - Standards and permitting requirements for **accessory dwelling units (ADU's)**
 - Standards and permitting requirements for **accessory structures**
 - Standards for **manufactured housing** (response to State legislation)
 - Standards for **battery-charged fences** (response to State legislation)

ADU's—Background



- 145% increase in median home value from 2010 to 2022, 58% increase in median household income (source: United States Census Bureau)
- Lower development cost of ADU's makes them more affordable (TMRSHA pg. 70)
- Diversifies housing types and living possibilities
 - Supports seniors aging in place
 - Diversifies incomes in neighborhoods
 - Provides economic opportunities to homeowners
 - Supports multi-generational living

ADU's—Proposed Amendments



- Changes **NOT** applicable in Tahoe Planning Area
- In summary, amendments
 - Change permitting process for detached ADU's where they are allowed in some cases
 - Match maximum sizes for attached and detached ADU's
 - Change maximum ADU size in MDS from 800 to 1,200
 - Create minor ADU designation
- Purpose: lower barriers for property owners to put ADU on property by relaxing standards and making permitting process easier, cheaper, and faster.

ADU's—Permitting requirements



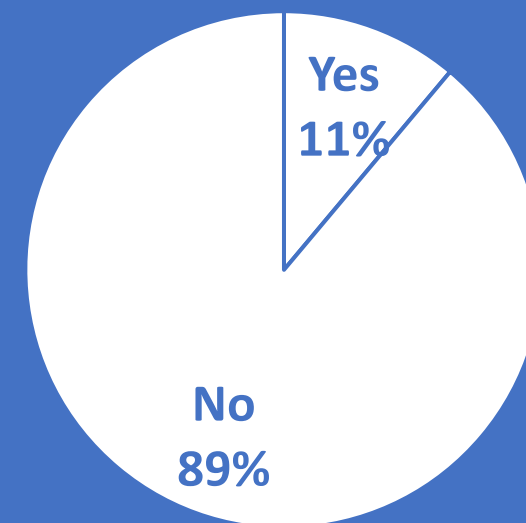
Table 110.302.05.1

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	AR	AR	AR	AR	S₂	--	--	--	--	--	--	--	--	--	--	--	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

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

PUBLIC COMMENT RECEIVED ON APPLICATIONS

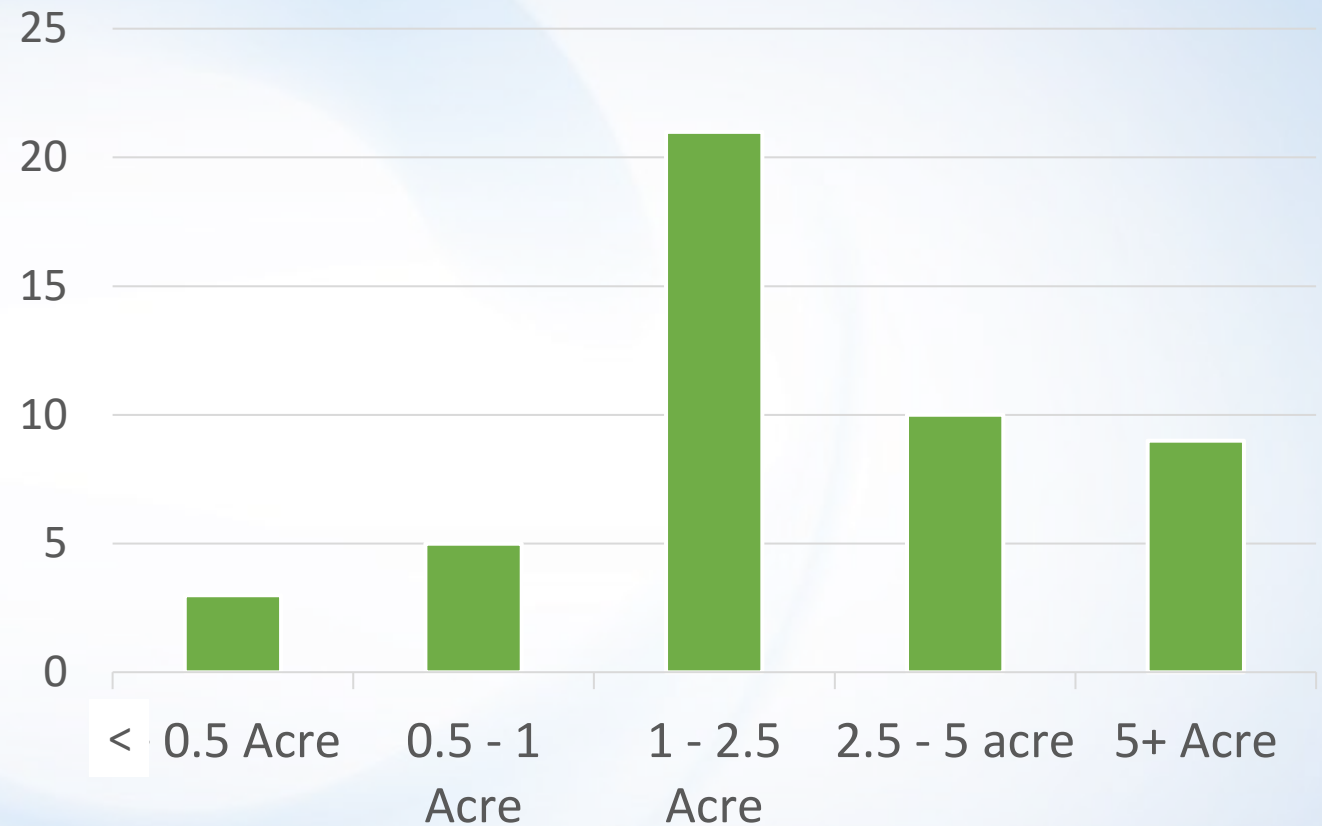


ADU's—Minor ADU Incentives



- Minor ADU less than 500 sf
- Minor ADU under 12 ft tall, 5 ft side and rear yard setbacks
- Potential to reduce parking requirements

ADU Permits by Lot Size



Detached Accessory Structures

- Detached accessory structures (e.g. sheds, garages, workshops, etc.)
- Currently, maximum accessory structure size without additional planning permit is determined by size/footprint of main dwelling
 - Result is that it's not always logical which DAS's require administrative permits
- Recognition that some large DAS's should require discretionary review
- Changing review trigger to be based on lot size
- More clarity on review considerations when a discretionary permit is required
- Purpose: increase regulatory consistency and make permitting more logical and efficient

Detached Accessory Structures (2)



	Allowed by right	Administrative Review (AR)	Administrative Permit (AP)
≤ ½ acre	≤1,200 sf	Up to 150% of by-right sf	More than 150% of by-right sf
½ acre —1 acre	≤2,500 sf		
1 acre—5 acres	≤5,000 sf		
>5 acres	≤7,500 sf		

(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.

Manufactured Housing



- In 2023, state law changed minimum square footage from 1,200 sf to 400 sf
- Changing Washoe County Code to match state law that is already in effect
- Deleting manufactured housing section that is no longer relevant
- Benefit: increases accessibility to smaller housing types, which are generally more affordable

Battery-charged fencing



- In 2023, law passed requiring local jurisdictions to adopt an ordinance with these amendments
- This will fulfill the requirements of that State law and most language is pulled directly from State law
- Benefit: alignment with State law

- Community workshops held on December 7th and 14th
- Each meeting attended by approximately 25 people
- Questions about potential impacts of ADU's, relevance to Tahoe Basin, and septic regulations for ADU's
- Received some written comments; had subsequent conversations with many commentors about their questions and concerns
- Have received many permitting requests in the interim that these code amendments will make easier

Thank you

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