



# Planning Commission Staff Report

Meeting Date: September 3, 2024

Agenda Item: 8D

DEVELOPMENT CODE AMENDMENT CASE NUMBER:	WDCA24-0004 (Housing Affordability Package 2.5)
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: <a href="mailto:cbronczyk@washoecounty.gov">cbronczyk@washoecounty.gov</a> ; <a href="mailto:koakley@washoecounty.gov">koakley@washoecounty.gov</a>

## 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 residential table of uses to include middle housing types, 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 the uses in that table; update the residential use type 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 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 as an exemption; modify 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 WDCA24-0004, to amend Washoe County Code Chapter 110 (Development Code) within Articles 300, 302, 304, 306, 406, 408, 410, 412, 432, and 902, and 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 all four findings set forth in Washoe County Code Section 110.818.15(e).

*(Motion with Findings on Page 38)*

**Staff Report Contents**

Development Code Amendments ..... 5

Background and Proposed Amendments ..... 5

Article 300 Regulation of Uses: Title and Contents ..... 7

Article 302 Allowed Uses ..... 7

Article 304 Use Classification System ..... 9

Article 306 Accessory Uses and Structures..... 9

Article 313 Employee and Cottage Court Housing .....10

Article 406 Building Placement Standards.....10

Article 408 Common Open Space Development .....10

Article 410 Parking and Loading .....11

Article 412 Landscaping .....11

Article 432 Open Space Standards .....12

Article 902 Definitions .....12

Proposed Amendments.....12

Article 300 Regulation of Uses: Title and Contents .....12

Article 302 Allowed Uses .....13

Article 304 Use Classification System .....14

Article 306 Accessory Uses and Structures.....19

Article 313 Residential Uses .....23

Article 406 Building Placement Standards.....25

Article 410 Parking and Loading .....29

Article 412 Landscaping .....30

Article 432 Open Space Standards .....31

Article 902 Definitions .....32

Master Plan Evaluation .....33

Community Meetings .....34

Public Input Response .....35

Findings .....36

Public Notice .....37

Recommendation .....38

Motion .....38

Appeal Process .....38

**Attachment Contents**

Resolution.....Exhibit A  
Proposed Ordinance .....Exhibit A-1  
Community Meeting Summaries .....Exhibit B  
Neighborhood Meeting HUB Page Results .....Exhibit B-1  
Scenario Examples ..... Exhibit C

### **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.

### **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. US Census data indicates that between 2010 and 2022 there was a 145% increase in median home value and only a 58% increase in median home income. 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. 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). 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.

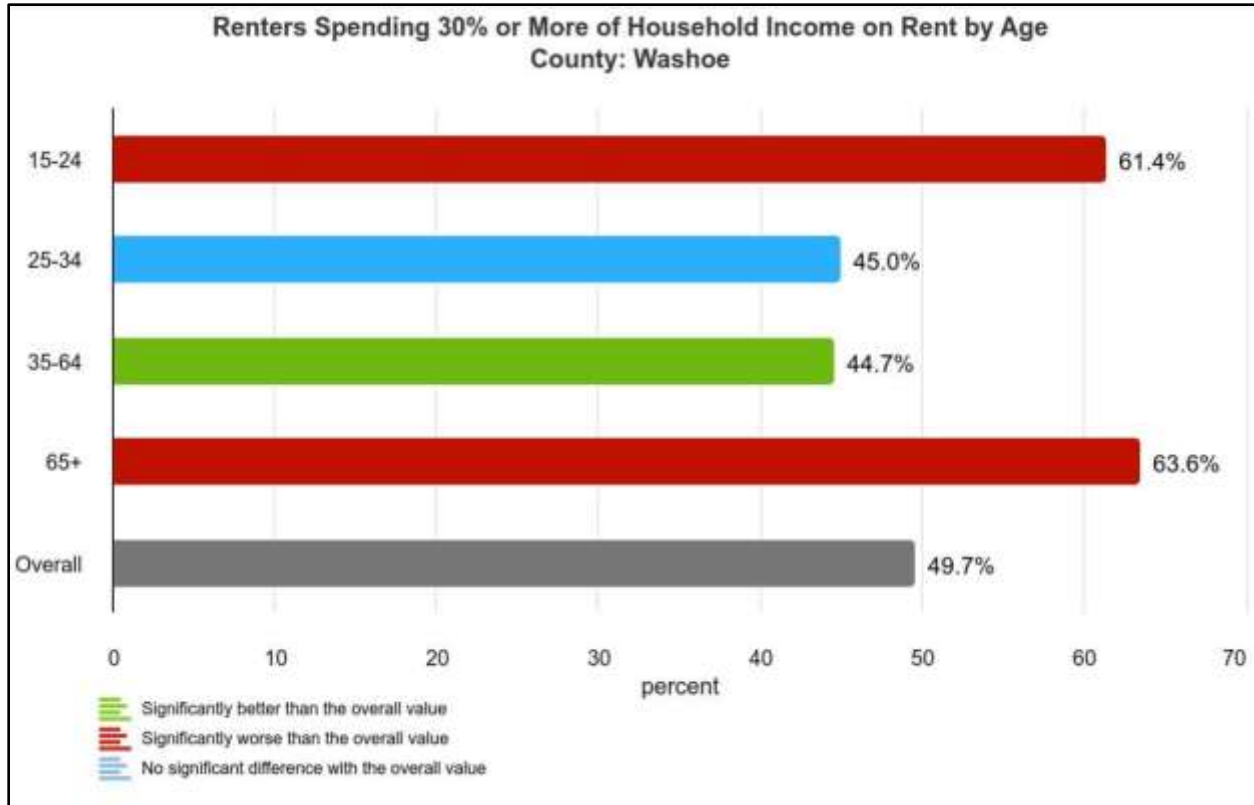


Figure 1: Cost Burdened Households by Age

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 Affordability 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
<b>Duplex</b>	P	AR	A	A	A	A	A						
<b>Triplex</b>		AR	A	A	A	A	A						
<b>Quadplex</b>		AR	A	A	A	A	A						
<b>Cottage Court</b>	P	AR	A	A	A	A	A						



<b>Single Family, Attached</b>	A	A	A	A	A	A	S2	P					A
<b>Guest Quarters</b>	A	A	A	A	A	A			A	A	A	A	A
<b>Minor Accessory Dwelling</b>	A	AR							A	A	A	A	A

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

	<b>NC</b>	<b>GC</b>	<b>TC</b>
<b>Employee Housing</b>	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
<b>Duplex</b>	1 per dwelling unit, which must be in an enclosed covered
<b>Triplex</b>	1 per dwelling unit, which must be in an enclosed covered
<b>Quadplex</b>	1 per dwelling unit, which must be in an enclosed covered
<b>Cottage Cluster</b>	1 per dwelling unit, which must be in an enclosed garage
<b>Employee Housing Dormitory</b>	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 being 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 <sub>2</sub>	--	--	--	--	--	--	--
Multi Family, <b>Minor</b>	--	--	--	--	--	--	PA	PA	A	--	S <sub>2</sub>	--	--	--	--	--	--	--
<b>Multi Family</b>	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	A	--	S <sub>2</sub>	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S <sub>2</sub>	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	--	--	--	P	--	A	A
-Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
-Detached Accessory Dwelling	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	AR	--	--	--	--	--	--	--	--	--	--	--	A <sup>1</sup>	A <sup>1</sup>
-Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
<b>Middle Housing</b>																		
Duplex	--	--	--	P	PAR	PA	PA	PA	A	--	AS <sub>2</sub>	--	--	--	--	--	--	--
Triplex	--	--	--	--	AR	A	A	A	A	--	A	--	--	--	--	--	--	--
Quadplex	--	--	--	--	AR	A	A	A	A	--	A	--	--	--	--	--	--	--
Cottage Court	--	--	--	P	AR	A	A	A	A	--	A	--	--	--	--	--	--	--
<b>Accessory Residential</b>																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A

Detached Accessory Dwelling	A'	A'	A'	A'	AR	--	--	--	--	--	--	--	--	--	--	--	A'	A'
Minor Accessory Dwelling	A'	A'	A'	A'	AR	--	--	--	--	--	--	--	--	--	--	--	A'	A'
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 <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	S <sub>2</sub>	--
Personal Landing Field (Accessory Use)	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	S <sub>2</sub>	--
Manufactured Home Parks	*	*	*	*	*	S <sub>2</sub>	S <sub>2</sub>	*	*	--	--	--	--	--	--	--	*	--
Group Home	A	A	A	A	A	A	A	A	A	--	S <sub>2</sub>	--	--	--	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 <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	--	--	--	--	--	--
Employee Housing	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; AR = Administrative Review; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = 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 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 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/or 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 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 compensation or 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 permanent 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 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.**

**Section 110.306.25 Detached Accessory Dwellings.** Detached accessory dwellings are 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.**
- (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.

**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) 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 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) 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.
- (f) The guest quarters shall not contain a kitchen.
- (g) 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 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.

**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.

**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**

<b>Part One: Density/Intensity Standards</b>										
	LDR	MDR	HDR	LDS	LDS-2	MDS	MDS-4	HDS	LDU	MDU
Dwelling Unit Per Acre (du/ac)	0.1	0.2	0.4	1	2	3h	4h	7a	10b	21c
Height (feet)	35	35	35	35	35	35	35	35	40	70

<b>Part One: Density/Intensity Standards (continued)</b>										
	HDU	GC	NG	TC	I	PSP	PR	OS	GR	GRA

Dwelling Unit Per Acre (du/ae)	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  
 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	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 <sup>1</sup>			Maximum Height (feet)	Maximum Density/Intensity (du/ac)	Minimum Lot Size <sup>2</sup>	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 <sup>hc</sup>	12,000 sf	<del>80</del> 65
MDS/4	Medium Density Suburban/4	20	7	20	35	4 <sup>hc</sup>	9,000 sf	<del>70</del> 60
HDS	High Density Suburban	20 <sup>d</sup>	5	<del>20</del> 10	35	7 <sup>a</sup>	5,000 sf	<del>60</del> 50
LDU	Low Density Urban	15	5	10	40	10 <sup>b</sup>	3,700 sf <del>d</del>	<del>60</del> 45
MDU	Medium Density Urban	15	5	<del>20</del> 10	70	21 <sup>e</sup>	<del>8,000 sf e</del> 3,700 sf	<del>60</del> 45
HDU	High Density Urban	15	5	<del>20</del> 10	70	42 <sup>e</sup>	<del>8,000 sf f</del> 3,700 sf	<del>60</del> 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 middle housing and mobile home parks  
b - 10 du/ac single family detached; 14 du/ac 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 - 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 and a minimum lot
- ~ - Minimum lot size shall not apply to single family attached development size of 3,700 sf.

**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 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 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.**

## 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
<b>Family Residential</b>	
—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
<b>Guest Quarters</b>	<b>1 per guest quarters unit, in addition to the other required spaces</b>
—Duplex	<del>2</del> 1 per dwelling unit, <del>1</del> of which must be <del>covered in an enclosed garage</del>
<b>Triplex</b>	<b>1 per dwelling unit, which must be covered</b>
<b>Quadplex</b>	<b>1 per dwelling unit, which must be covered</b>
—Fabricated Home	*2 per fabricated home
—Multi Family <b>and Multi Family, minor</b>	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.
<b>Cottage Cluster</b>	<b>1 per dwelling unit, which must be in an enclosed garage</b>
—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>
<b>Employee Housing Dormitory</b>	<b>.25 spaces per approved occupant</b>

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 zoning 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.
- (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. ~~Lanscaping~~ **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**
  - ~~(6)~~ (8) 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:

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 units 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. **They are 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.~~

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.~~

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 **and is further defined in Article 442.**

**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
<p><b>Population &amp; Housing Principle 2. Coordinate population growth with the availability of water, sanitary sewers, streets and highways, and other public facilities and services.</b></p>		
<p><b>PH2.1- Promote development of affordable and workforce housing near public facilities, schools, jobs, and public transportation using mixed-use and higher density development.</b></p>	<p>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.</p>	
<p><b>Population &amp; 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.</b></p>		
<p><b>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.</b></p>	<p>These proposed changes will add new residential use types to the development code and will remove regulatory barriers to the development of diverse 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.</p>	
<p><b>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.</b></p>		
<p><b>PH3.4 Support accessory dwelling units as a method of providing affordable and workforce housing.</b></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>	

**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 changes. 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 made many changes to the currently proposed amendments based on public feedback. A quick summary of all that has changed 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:* 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 housing. They also 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.

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:* The proposed amendments promote the original purpose of the Development Code as expressed in Article 918, Adoption of Development Code. 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. These changes lower barriers to housing development while not adversely affecting public health and safety.

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:* 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 more 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.

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:* The proposed amendments will not adversely affect the implementation of Conservation or Population and Housing elements of Envision Washoe 2040. As described under the first finding, the proposed amendments are specifically intended to implement policies contained within the Population Element of the master plan.

## **Public Notice**

Pursuant to Washoe County Code Section 110.818.20, notice of this public hearing was published in the newspaper at least 10 days prior to this meeting.

**Recommendation**

It is recommended that the Washoe County Planning Commission recommend approval of WDCA24-0004, 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 WDCA24-0004, 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 all 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 residential table of uses to include middle housing types, 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 the uses in that table; update the residential use type 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 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 as an exemption; modify 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 24-17

### 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 September 3, 2024, as fully described in Exhibit A-1 to this resolution; and

- C. Development Code Amendment Case Number WDCA24-0004 came before the Washoe County Planning Commission for a duly noticed public hearing on September 3, 2024; 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 the following findings to support its recommendation for adoption of the proposed Development Code Amendment Case Number WDCA24-0004:
  - 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 24-17  
Meeting Date: September 3, 2024  
Page 3

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 September 3, 2024.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

---

Trevor Lloyd, Secretary

---

Rob Pierce, Chair

DRAFT: August 13, 2024

WORKING COPY  
INFORMATION ONLY

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT: DELETE LANGUAGE~~

**BOLD TEXT: NEW LANGUAGE**

\*\*\*\*\*

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 RESIDENTIAL TABLE OF USES TO INCLUDE MIDDLE HOUSING TYPES, 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

DRAFT: August 13, 2024

ALLOWED; AND REORGANIZE THE USES IN THAT TABLE; UPDATE THE RESIDENTIAL USE TYPE 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 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 AS AN EXEMPTION; MODIFY 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 DCA24-0004 and initiated the proposed amendments to Washoe County Code Chapter 110, Articles 300, 302, 304, 306, 313, 406, 408, 410, 412, 432, and 902 by Resolution Number [24-17](#) on September 3, 2024; and

DRAFT: August 13, 2024

- 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) 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) 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.
- (f) The guest quarters shall not contain a kitchen.
- (g) 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

DRAFT: August 13, 2024

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:
  - (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

DRAFT: August 13, 2024

- (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.

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.

DRAFT: August 13, 2024

- (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.

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;
- (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

DRAFT: August 13, 2024

or Parcel Map Review Committee 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 zoning 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.

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



DRAFT: August 13, 2024

- (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

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";

DRAFT: August 13, 2024

- (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
<b>Family Residential</b>																		
Duplex	--	--	--	P	P	P	P	P	A	--	S <sub>2</sub>	--	--	--	--	--	--	--
Multi Family, <b>Minor</b>	--	--	--	--	--	--	PA	PA	A	--	S <sub>2</sub>	--	--	--	--	--	--	--
<b>Multi Family</b>	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	A	--	S <sub>2</sub>	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S <sub>2</sub>	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	--	--	--	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
<b>Middle Housing</b>																		
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	--	--	--	--	--	--	--
<b>Accessory Residential</b>																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory	A'	A'	A'	A'	AR	--	--	--	--	--	--	--	--	--	--	--	A'	A'

DRAFT: August 13, 2024

Dwelling																		
Minor Accessory Dwelling	A'	A'	A'	A'	AR	--	--	--	--	--	--	--	--	--	--	--	A'	A'
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 <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	S <sub>2</sub>	--
Personal Landing Field (Accessory Use)	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	S <sub>2</sub>	--
Manufactured Home Parks	*	*	*	*	*	S <sub>2</sub>	S <sub>2</sub>	*	*	--	--	--	--	--	--	--	*	--
Group Home	A	A	A	A	A	A	A	A	A	--	S <sub>2</sub>	--	--	--	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 <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	--	--	--	--	--	--
Employee Housing	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; AR = Administrative Review; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = 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

DRAFT: August 13, 2024

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 <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	P	--	--	--	--	--	P	S <sub>2</sub>
Child Daycare	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	P	P	P	P	P	S <sub>2</sub>	--	S <sub>2</sub>	--
Communication Facilities																		
Commercial Antennas	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>	--	--	S <sub>2</sub>	--
Satellite Dish Antennas	See Article 324																	
Wireless Communication Facilities	See Article 324																	
Community Center	--	--	--	--	--	--	P	P	P	A	S <sub>2</sub>	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 <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	P	P	P	P	S <sub>2</sub>	--	--	P	--	--	--	--
Cultural and Library Services	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	A	A	A	--	A	A	--	A	S <sub>2</sub>
Education																		
Private School Facilities	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>
Public School Facilities	A	A	A	A	A	A	A	A	A	A	A	A	--	A	A	--	A	A
Group Care Facility	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	P	P	--	--	--	--	--	S <sub>2</sub>	--
Hospital Services	--	--	--	--	--	--	--	--	--	A	S <sub>2</sub>	--	--	A	--	--	--	S <sub>2</sub>
Major Services and Utilities																		
Utility Services	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>
Major Public Facilities	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	--
Nature Center	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	S <sub>2</sub>	--
Parks and Recreation																		
Active Recreation	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	A	A	--	PR
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 <sub>2</sub>	--	--	S <sub>2</sub>	A
Religious Assembly	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	P	P	P	P	P	P	--	S <sub>2</sub>	A
Safety Services	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit

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

DRAFT: August 13, 2024

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 <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	--	--	S <sub>2</sub>	S <sub>2</sub>
Commercial Stables	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>
																	*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 <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	--	--	--	--	--	--	--
Pet Cemeteries	P	P	P	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	A	--	--	P	--
Veterinary Services, Agricultural	P	P	P	P	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>
Veterinary Services, Pets	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	--	P	--	--	--	--	S <sub>2</sub>
Automotive and Equipment																		
Automotive Repair	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--
Automotive Sales and Rentals	--	--	--	--	--	--	--	--	S <sub>2</sub>	A	A	A	A	--	--	--	--	--
Cleaning	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	A	A	--	--	--	--	--
Commercial Parking	--	--	--	--	--	--	P	P	P	A	A	A	A	P	--	--	--	--
Equipment Repair and Sales	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	A	--	--	--	--	--
Fabricated Housing Sales	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Storage of Operable Vehicles	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	A	--	--	--	--	--
Truck Stops	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--
Building Maintenance Services	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Commercial Centers																		
Neighborhood Centers	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	P	P	P	A	A	A	A	--	--	--	--	--
Community Centers	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--
Regional Centers	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	S <sub>2</sub>	--	--	--	--	--	--
Commercial Educational Services	--	--	--	--	--	--	P	P	P	A	A	--	A	A	--	--	--	--
Commercial Recreation																		
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>
Destination Resorts	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>
Indoor Entertainment	--	--	--	--	--	--	--	--	--	A	P	A	--	P	--	--	--	--
Indoor Sports and Recreation	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	P	S <sub>2</sub>	P	P	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = 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.

DRAFT: August 13, 2024

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 <sub>2</sub>	--	--	--	--	--
Marinas	--	--	--	--	--	--	--	--	--	P	--	P	--	P	P	--	P	S <sub>2</sub>
Outdoor Entertainment	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	--	--	--
Outdoor Sports and Recreation	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	P	P	P	P	S <sub>2</sub>	P	--	P	S <sub>2</sub>
Outdoor Sports Club	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	S <sub>2</sub>	P	--	S <sub>2</sub>	S <sub>2</sub>
Unlimited Gaming Facilities	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	A	--	--	--	--	--
Continuum of Care Facilities, Seniors	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	--
Convention and Meeting Facilities	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S <sub>2</sub>	--	--	--
Data Center	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	S <sub>2</sub>	--	--	S <sub>2</sub>	--
Eating and Drinking Establishments																		
Convenience	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	A	P	--	--	--	--	--
Full Service	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	A	P	--	--	--	--	--
Financial Services	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	A	P	--	--	--	--	--
Funeral and Internment Services																		
Cemeteries	P	P	P	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	A	--	--	P	S <sub>2</sub>
Undertaking	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--
Gasoline Sales and Service Stations	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	A	A	--	--	--	S <sub>2</sub>	--
Helicopter Services																		
Heliport	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	S <sub>2</sub>	--	--	S <sub>2</sub>	--
Helistop	S <sub>2</sub>	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	S <sub>2</sub>	--
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 <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	P	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>
Condominium Hotel	--	--	--	--	--	--	--	--	--	A	S <sub>2</sub>	A	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	--
Hotels and Motels	--	--	--	--	--	--	--	--	--	A	S <sub>2</sub>	A	--	--	--	--	--	--
Vacation Time Shares	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit

DRAFT: August 13, 2024

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 <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	--	--	A	--	--	--	--
Nursery Sales																		
Retail	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Wholesale	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	A	--	--	A	--	--	--	S <sub>2</sub>	A
Personal Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	--	--	--	--
Personal Storage	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	S <sub>2</sub>	--	A	--	--	--	--	--
Professional Services	--	--	--	--	--	--	P	P	P	A	A	--	P	--	--	--	--	--
Recycle Center																		
Full Service Recycle Center	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	A	--	--	--	--	--
Remote Collection Facility	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	P	P	P	P	P	P	A	P	P	--	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	--	--	--	--
Repair Services, Consumer	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Retail Sales																		
Convenience	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	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

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit

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

[This space intentionally left blank. Article 302 continues next page.]

DRAFT: August 13, 2024

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 <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	S <sub>2</sub>	--	--	
Temporary	See Article 332																			
Caretaker's Residence																				
Attached	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP	
Detached	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	SP	
Custom Manufacturing	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	S <sub>2</sub>	--	S <sub>2</sub>	A	--	--	--	S <sub>2</sub>	--	SP	
Energy Production																				
Non-Renewable*	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>	--	--	
Renewable*	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	--	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	SP	
General Industrial																				
Limited	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP	
Intermediate	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP	
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--	--	
High Technology Industry	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	--	A	--	--	--	S <sub>2</sub>	--	SP	
Inoperable Vehicle Storage	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--	SP	
Laundry Services	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--	SP	
Mining Operations	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	S <sub>2</sub>	--	--	
Petroleum Gas Extraction	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	S <sub>2</sub>	--	--	
Salvage Yards	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--	--	
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); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = 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 <sub>2</sub>	A
Agricultural Sales	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	A	--	--	A	--	--	--	S <sub>2</sub>	A
Animal Production	A	A	A	A	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	A	A
Animal Slaughtering, Agricultural	A	A	A	A	--	--	--	--	--	--	--	--	--	--	A	A	A	A



DRAFT: August 13, 2024

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

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = 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~~

DRAFT: August 13, 2024

~~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.~~

DRAFT: August 13, 2024

- (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 may be created by converting part of, or adding on to, an existing single family main dwelling. To be considered attached, the accessory

DRAFT: August 13, 2024

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/or 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.

DRAFT: August 13, 2024

- (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 compensation or 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.:**

DRAFT: August 13, 2024

- ~~(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:

DRAFT: August 13, 2024

- (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.

DRAFT: August 13, 2024

- (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.



DRAFT: August 13, 2024

- (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 permanent 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.

DRAFT: August 13, 2024

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 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.**

DRAFT: August 13, 2024

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 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.**

DRAFT: August 13, 2024

- (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.

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**

<b>Part One: Density/Intensity Standards</b>										
	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

<b>Part One: Density/Intensity Standards (continued)</b>										
	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

DRAFT: August 13, 2024

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

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

<b>Part Two: Lot Size (continued)</b>										
	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

DRAFT: August 13, 2024

Table 110.406.05.1 (continued)

**STANDARDS**

<b>Part Three: Yard and Setback Dimensions</b>										
	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

<b>Part Three: Yard and Setback Dimensions (continued)</b>										
	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 <sup>1</sup>			Maximum Height (feet)	Maximum Density/Intensity (du/ac)	Minimum Lot Size <sup>2T</sup>	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	4c	9,000 sf	60
HDS	High Density Suburban	20 <sup>d</sup>	5	10	35	7a	5,000 sf	50
LDU	Low Density Urban	15	5	10	40	10b	3,700 sf	45

DRAFT: August 13, 2024

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 middle housing and mobile home parks
  - b - 10 du/ac single family detached; 14 du/ac 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 - 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 and a minimum lot
  - Minimum lot size shall not apply to single family attached development.size of 3,700 sf.

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;
  - (3) Debris and litter removal;

DRAFT: August 13, 2024

- (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 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

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



DRAFT: August 13, 2024

Residential Use Types (Section 110.304.15)	Spaces Required
<b>Family Residential</b>	
—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
<b>Guest Quarters</b>	<b>1 per guest quarters unit, in addition to the other required spaces</b>
—Duplex	2 per dwelling unit, 1 of which must be covered in an enclosed garage
<b>Triplex</b>	<b>1 per dwelling unit, which must be covered</b>
<b>Quadplex</b>	<b>1 per dwelling unit, which must be covered</b>
—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.
<b>Cottage Court</b>	<b>1 per dwelling unit, which must be covered</b>
—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>
<b>Employee Housing Dormitory</b>	<b>.25 spaces per approved occupant</b>

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

DRAFT: August 13, 2024

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	

DRAFT: August 13, 2024

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	

DRAFT: August 13, 2024

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	

DRAFT: August 13, 2024

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)

DRAFT: August 13, 2024

**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

DRAFT: August 13, 2024

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

DRAFT: August 13, 2024

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.
- (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.



DRAFT: August 13, 2024

- (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

DRAFT: August 13, 2024

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 provide basic information on the natural features, resources and physical constraints that affect the development of the planning area. They also 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.

DRAFT: August 13, 2024

**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.

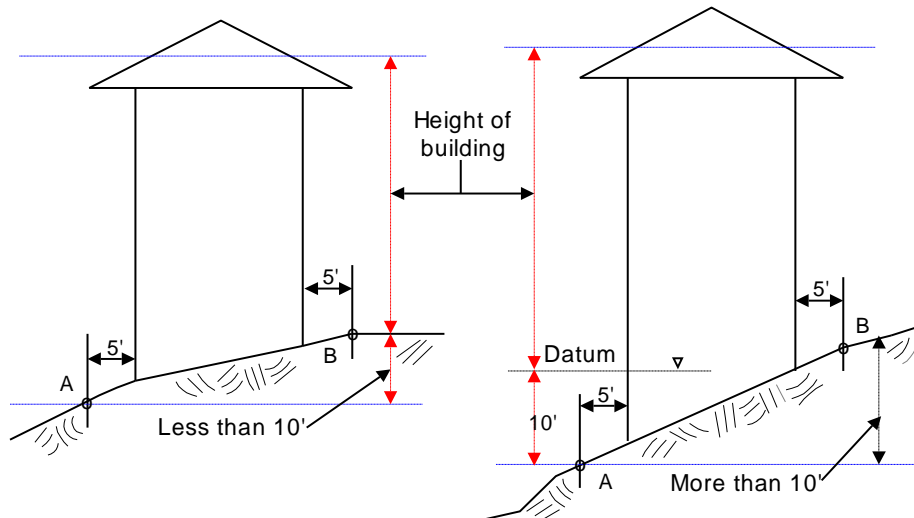
**Building Height.** "Building height" is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. As illustrated in Figure 110.902.15.BH1, 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.

DRAFT: August 13, 2024

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"

DRAFT: August 13, 2024

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.

DRAFT: August 13, 2024

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.

DRAFT: August 13, 2024

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~~ **is** provided. **They are 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.

DRAFT: August 13, 2024

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.



DRAFT: August 13, 2024

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.

DRAFT: August 13, 2024

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

DRAFT: August 13, 2024

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.

DRAFT: August 13, 2024

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 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 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.

DRAFT: August 13, 2024

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.

DRAFT: August 13, 2024

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.

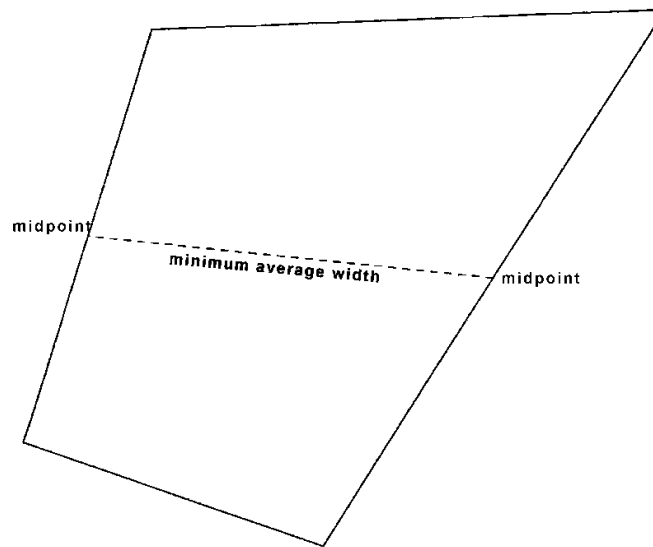
Lot Width. "Lot width" may be determined in one of the following three ways:

- (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.

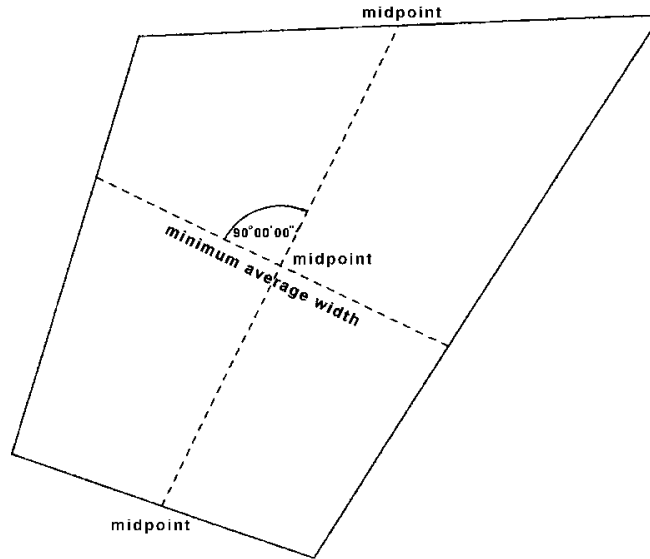
- (b) The distance between the midpoints of the side lot lines (see Figure 110.902.15LW2); or

Figure 110.902.15.LW2

**DISTANCE BETWEEN MIDPOINTS**

---

DRAFT: August 13, 2024

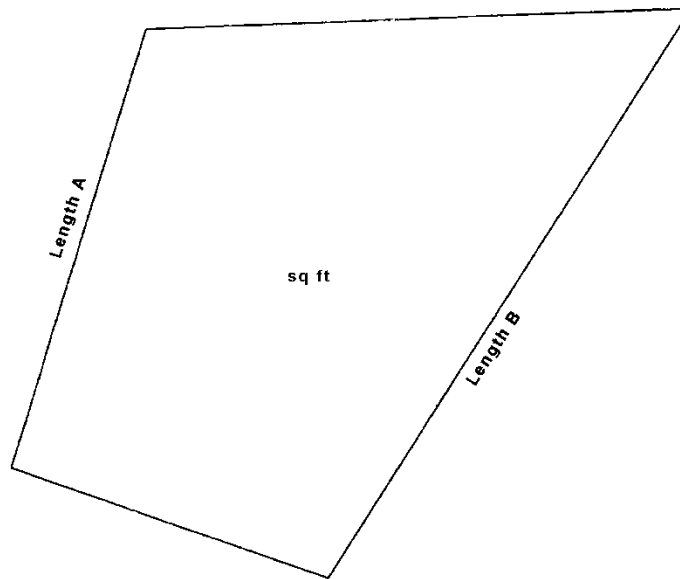


Source: George Lindesmith, PLS.

(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

DRAFT: August 13, 2024

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.



DRAFT: August 13, 2024

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 development. Common open space includes swimming pools, putting greens and other recreational-leisure facilities; areas of scenic or natural beauty and habitat areas; hiking, riding or off-street

DRAFT: August 13, 2024

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.

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.

DRAFT: August 13, 2024

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 a disability or a person

DRAFT: August 13, 2024

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.

DRAFT: August 13, 2024

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 **and is further defined in Article 442.**

DRAFT: August 13, 2024

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;

DRAFT: August 13, 2024

- (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.

DRAFT: August 13, 2024

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.

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.



DRAFT: August 13, 2024

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.

DRAFT: August 13, 2024

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

**DRAFT: August 13, 2024**

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

DRAFT: August 13, 2024

Passage and Effective Date

Proposed on \_\_\_\_\_ (month) \_\_\_\_\_ (day), 2024.

Proposed by Commissioner \_\_\_\_\_.

Passed on \_\_\_\_\_ (month) \_\_\_\_\_ (day), 2024.

Vote:

Ayes:

Nays:

Absent:

\_\_\_\_\_  
Alexis Hill, Chair  
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 \_\_\_\_\_.



### 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](mailto:koakley@washoecounty.gov) or Christopher Bronczyk at [cbronczyk@washoecounty.gov](mailto: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](mailto:koakley@washoecounty.gov) or Christopher Bronczyk at [cbronczyk@washoecounty.gov](mailto: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](mailto:koakley@washoecounty.gov) or Christopher Bronczyk at [cbronczyk@washoecounty.gov](mailto: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 XX—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"> <li>• 1 single family detached dwelling; OR</li> <li>• 2 single family attached dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• 1 single family detached dwelling; OR</li> <li>• 2 single family attached or middle housing dwellings</li> </ul>
Potential Housing Types	<ul style="list-style-type: none"> <li>• Single family detached</li> <li>• Single family attached</li> <li>• Duplex</li> </ul>	<ul style="list-style-type: none"> <li>• Single family detached</li> <li>• Single family attached</li> <li>• Duplex</li> <li>• Cottage Court</li> </ul>
Maximum Number of Units	<ul style="list-style-type: none"> <li>• 2</li> </ul>	<ul style="list-style-type: none"> <li>• 2</li> </ul>

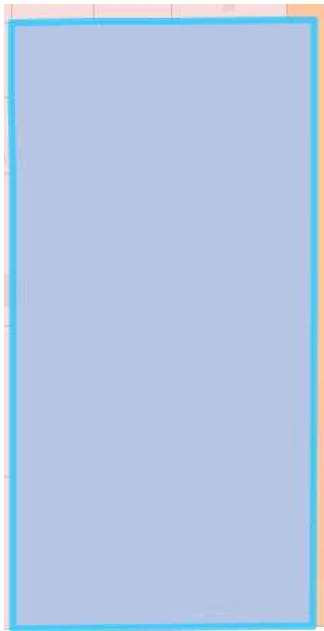
**Scenario 2**



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

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

**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"> <li>• 22 dwelling units</li> </ul>	<ul style="list-style-type: none"> <li>• 22 dwelling units</li> </ul>
Potential Housing Types	<ul style="list-style-type: none"> <li>• Single family detached</li> <li>• Single family attached</li> <li>• Duplex</li> </ul>	<ul style="list-style-type: none"> <li>• Single family detached</li> <li>• Single family attached</li> <li>• Duplex</li> <li>• Cottage Court</li> </ul>
Maximum Number of Units	<ul style="list-style-type: none"> <li>• 22</li> </ul>	<ul style="list-style-type: none"> <li>• 22</li> </ul>

**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