

Board of County Commissioners



COMMUNITY
SERVICES DEPARTMENT

WDCA25-0005 (Residential in Commercial Zoning)

April 14, 2026

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

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

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

Master Plan Goal 3.1. Allow for more flexibility in the zoning and land use regulations to enable more housing types to be built throughout the community where adequate infrastructure exists.

State of Nevada Statutory Mandates from the 2025 legislative session.

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

Summary of Proposed Standards



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

Proposed Standards



- **Section 110.403.00 Purpose.** The purpose of this article is to provide for the safe and appropriate development of residential uses in commercial regulatory zones through the establishment of maximum densities, allowed use-types, pedestrian safety requirements, and other appropriate standards and thresholds.
- **Section 110.403.05 Applicability, Permitted Use-types and Densities.** Residential use types are permitted in the Neighborhood Commercial, General Commercial, and Tourist Commercial regulatory zones as described in Table 110.302.05.1 TABLE OF USES (Residential Use Types), which shall override any table of uses found in Division Two, Area Modifiers. Maximum densities for residential development in the commercial regulatory zones are described in Table 110.406.05.1 Regulatory Zone Development Standards, of Chapter 110 of the Washoe County Code, which shall override any densities established in Division 2, Area Modifiers.

Section 110.403.15 Standards for the Development of Residential Uses on a Commercially Zoned Parcel.

- a) Each use-type represented in the project shall be subject to the development standards for landscaping, lighting, parking, loading, noise and similar requirements for the use-type as identified in Chapter 110 of Washoe County Code. In the case of conflicting standards, the residential standard shall apply.

- b) Adjacent commercially zoned parcels shall not be subject to adjacency standards for commercial and residential development.

Proposed Standards



- c) The project must be connected to municipal water and wastewater systems.**

- d) Projects are limited to a maximum height of 35 feet. Heights above 35 feet may be obtained through the approval of a Special Use Permit as provided for in the Washoe County Development Code, Article 810 - Special Use Permits.**

Proposed Standards



- e) All mixed-projects over 5 units per acre in the NC regulatory zone and all mixed-projects in the GC and TC regulatory zones shall dedicate a minimum of 25% of the total square footage developed to commercial or civic use-types.**

- f) All mixed projects shall dedicate a minimum of 80% of the ground floor to commercial or civic use-types. No more than 33% of this required commercial space may be accounted for with civic use-types.**

Proposed Standards



Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Family Residential																		
Multi Family, Minor	--	--	--	--	--	--	A	A	A	-A	S ₂ A	-A	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	S ₂	S ₂	A	-A	S ₂ A	-A	--	--	--	--	--	--

Proposed Standards



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

“Move to introduce and conduct a first reading of Bill Number [insert Bill number provided by the County Clerk], which is an ordinance amending Washoe County Code Chapter 110 (Development Code) within Article 302 Allowed Uses and article 406 Building Placement Standards, and creating Article 403 Residential Uses in Commercial Regulatory Zones, to allow multi-family residential use types in commercial regulatory zones with the application of multi-family development standards, to establish standards for mixed-use including a minimum percentage for commercial use-type square footage, a maximum square foot percentage for civic use-types, site development standards for parking, landscaping and other similar standards, a height restriction, and a requirement for municipal water and waste-water services; and all matters necessarily connected therewith and pertaining thereto,

Further move to schedule a public hearing for the second reading and possible adoption of the ordinance for May 12, 2026.”

Thank you

Eric Young, Senior Planner
Washoe County CSD – Planning Division
EYoung@washoecounty.gov
775-328-3613

