

DRAFT: April 17, 2026

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) in Article 336 Housing Incentives, to create density bonuses for the development of attainable housing and attainable senior housing, and to establish a minimum period of affordability.*

BILL NO. _____

ORDINANCE NO. _____

Title:

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) IN ARTICLE 336 HOUSING INCENTIVES, TO AMEND WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) WITHIN ARTICLE 336 HOUSING INCENTIVES, TO ESTABLISH A DENSITY BONUS FOR ATTAINABLE HOUSING THAT SCALES TO THE UNDERLYING REGULATORY ZONE, PROVIDING FOR HIGHER ATTAINABLE DENSITIES IN MORE INTENSE REGULATORY ZONES; TO ESTABLISH A DENSITY BONUS FOR ATTAINABLE SENIOR HOUSING ABOVE THE BONUS FOR NON-AGE RESTRICTED ATTAINABLE; TO PROHIBIT THE STACKING OF MULTIPLE DENSITY BONUSES; TO SET THE MINIMUM PERIOD OF AFFORDABILITY AT 30 YEARS FOR RENTAL PROJECTS AND 9 YEARS FOR SALE PRODUCTS; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND RELATING THERETO.

WHEREAS:

- A. This Commission desires to amend Article 336 Housing Incentives of the Washoe County Development Code (Chapter 110 of the Washoe County Code) in order to establish density bonus for the development of attainable housing and attainable senior housing; and

DRAFT: April 17, 2026

- B. The Washoe County Planning Commission held a duly noticed public hearing for WDCA25-0006 and initiated the proposed amendments to Washoe County Code Chapter 110, Article 336 Housing Incentives, by Resolution Number 26-03 on April 7th, 2026; and
- C. The amendments and this ordinance were drafted in concert with the District Attorney's Office; 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.
- F. A density bonus may not increase a project's density above any limits established by the Truckee Meadows Regional Plan.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES HEREBY ORDAIN:

SECTION 1. Chapter 110 of the Washoe County Code is hereby amended by changing Section 110.336.00 Purpose to read as follows:

Section 110.336.00 Purpose. ~~The purpose of this article, Article 336, Housing Incentives, is to provide incentives for select housing types in unincorporated Washoe County.~~

The code established under this article is intended to support the diversification of housing types as promoted by the Washoe County Master Plan. The code sections in this article provide for density bonuses and other incentives to increase and maintain the diversity of housing types across all income levels and to facilitate more attainable housing, providing additional incentive for senior housing. As permitted by Nevada Revised Statute 278.250, the density bonuses described in this article may grant greater densities than would otherwise be allowed by the master plan.

SECTION 2. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.336.05 and read as follows:

Section 110.336.05 Applicability. The incentives made available in this article are individually designed and directed toward specific housing types and demographics. To apply the incentives efficiently and rationally, the following standards apply to the use of all incentives as described in this article.

DRAFT: April 17, 2026

- (a) Incentives may not be combined (stacked) unless the calculation for combining the incentives is specifically provided for in this Article.
- (b) The resulting calculation for all incentives will be rounded down to the nearest integer.
- (c) A project's residential use-types must be permitted uses in the underlying regulatory zone.
- (d) Deed restricted attainable units developed for retail sale to an income qualified homeowner shall be subject to the affordability standards established for the applicable tier of attainable housing. The first retail sale and any subsequent sale within 9 years must be to an income-qualified family. After this 9-year period, subsequent retail sales to homeowners are not required to be income restricted unless required by another relevant agency or the underlying funding requirements.
- (e) Attainable units developed for the rental market must meet the affordability standards for the applicable tier of attainable housing for a period of 30 years.

SECTION 3. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.336.20 and read as follows:

Section 110.336.20 Attainable Housing Density Bonus Standards. Development that dedicates, through deed restriction, a minimum of 80% of its dwelling units to meet the definition of attainable housing, tiers one through five, as found in Article 902 Definitions, is eligible for a density bonus according to the following standards and thresholds:

- (a) In the Medium Density Suburban regulatory zones, the maximum density shall be 7du/acre for single family detached, and 9 du per acre for single family attached, middle housing and mobile home parks.
- (b) In the High Density Suburban regulatory zone, the maximum density shall be 10du/acre for single family detached, and 14 du per acre for single family attached, middle housing and mobile home parks.
- (c) In the Low Density Urban regulatory zone, the maximum density shall be 21 units per acre.
- (d) In the Medium Density Urban regulatory zone, the maximum density shall be 42 units per acre.
- (e) In the High Density Urban regulatory zone, the maximum density shall be 50 units per acre.
- (f) In the Neighborhood Commercial regulatory zone, the maximum density shall be 10du/acre for single family attached or detached, and 14 du per acre for middle housing and multi-family.
- (g) In the General and Tourist Commercial regulatory zones the maximum density shall be 21 units per acre.

SECTION 4. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.336.25 and read as follows:

Section 110.336.25 Attainable Senior Housing Density Bonus Standards. Attainable Senior Housing refers to housing that meets the definition for both senior housing and attainable housing as found in Article 902 Definitions.

DRAFT: April 17, 2026

- (a) Attainable Senior Housing projects are permitted to add the additional incentive found in Development Code Section 110.336.10 Senior Housing to the density achieved through the attainable incentive described in Section 110.336.20 above.**

SECTION 5. 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 circumstances other than those to which it is invalid or unenforceable, shall not be affected.

DRAFT: April 17, 2026

Passage and Effective Date

Proposed on _____ (month) _____ (day), 2026.

Proposed by Commissioner _____.

Passed on June 16, 2026.

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 26th day of the month of June of the year 2026.