



Planning Commission Staff Report

Meeting Date: February 3, 2026

Agenda Item: 8B

DEVELOPMENT CODE AMENDMENT
CASE NUMBER:

WDCA25-0005 (Residential in
Commercial)

BRIEF SUMMARY OF REQUEST:

Amends Washoe County Code Chapter 110 (Development Code) in Article 302 Allowed Uses and Article 406 Building Placement Standards, and establishes new Article 403, to allow multi-family residential use types in commercial regulatory zones and to proscribe requirements and development standards for such projects.

STAFF PLANNER:

Eric Young, Senior Planner
775.328.3613
eyoung@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion and possible action to initiate an amendment and approve a resolution to amend 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, a ground floor height and façade transparency standards, site development standards for parking, landscaping and other similar standards, a standard for multi-modal and pedestrian safety, and a requirement for municipal water and waste-water services; 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

1001 E. Ninth St., Reno, NV 89512-2845

Telephone: 775.328.6100

www.washoecounty.gov/csd/planning_and_development

**WDCA25-0005
RESIDENTIAL IN COMMERCIAL**

**INITIATE AND
APPROVE**

APPROVE WITH CONDITIONS

DENY

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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

The proposed changes regard the development of residential uses, primarily multi-family uses, on commercially zoned properties. The changes respond to both the County Commission's strategic priority to increase the supply and affordability of available housing and the State of Nevada's newly adopted legislation creating mandates for local governments. The planning program has been bringing forth multiple development code amendments in support of the county commission's housing related directives. One of these directives is to explore allowing residential uses in commercial zones. This amendment is in response to that directive. Progress on the entire series of housing related amendments can be found at the planning program's [Master Plan Implementation](#) webpage.

The new Nevada State Statute from the 2025 legislative session, known as AB241, mandates Washoe County permit the 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 changes include this option for mixed-use developments. To incorporate the new state mandate into the development code, the proposed draft establishes development standards and maximum densities for 100% residential and for mixed-use projects.

The proposed standards would establish:

- Maximum densities (7u/a in NC, 14 u/a in GC and TC.)
- Minimum square foot requirements for commercial use-types
- Maximum square foot requirements for civic use-types
- Ground floor height and façade transparency standards.
- Standards for parking and landscaping.
- A standard for multi-modal and pedestrian safety; and,
- A requirement for municipal water and waste-water services.

PROPOSED AMENDMENTS

Text in **bold and red** is new text, and text in ~~red with a strikethrough~~ is deleted text. Only modified subsections are included.

New Article 403, Residential Uses in Commercial Zones.

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 110.403.10 Standards for the Exclusive Development of Residential Uses on a Commercially Zoned Parcel.

- a) The standards for landscaping, lighting, parking, loading, and noise are those identified in Chapter 110 of Washoe County Code for the multi-family uses types.
- b) Adjacent commercially zoned parcels shall not be subject to adjacency standards for commercial and residential development.
- c) The project must be connected to municipal water and waste-water systems.

Section 110.403.15 Standards for the Development of both Residential and Commercial Uses on a Commercially Zoned Parcel. The following development guidelines shall be applied in the design of all projects seeking to establish both residential and commercial uses in a commercial regulatory zone:

- a) All projects over 5 units per acre in the NC regulatory zone shall dedicate a minimum of 25% of the total developed square footage to commercial or civic use-types. Appropriate Civic use-types are identified in Table 110.302.05.1 (Civic Use-Types.)
- b) All 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.
- c) A minimum of 80% of the ground floor must be dedicated to commercial or civic use-types.
- d) A minimum of 80% of the ground floor street frontage must utilize a transparent façade of glass or other transparent material that allows natural light to enter and provides unobstructed views both into and out of the building.
- e) A minimum of 90% of the ground floor ceilings on all multi-story buildings must be a minimum of 10 feet in height.
- f) No more than 33% of the required commercial square footage in any project may be accounted for with civic use-types.
- g) Each use-type represented in the project shall be subject to the development standards for parking and landscaping and similar requirements for the use type.
- h) Projects shall submit a Pedestrian and Multi-Modal Circulation Plan that demonstrates the site is designed to provide safe, functional, and accessible pedestrian and multi-modal circulation for all users. Such plans shall demonstrate consistency with applicable best practices and standards, including but not limited to:
 - 1) AASHTO – Guide for the Development of Bicycle and Pedestrian Facilities
 - 2) ADA/ADAAG – Americans with Disabilities Act Accessibility Guidelines
 - 3) PROWAG – Public Rights-of-Way Accessibility Guidelines

4) MUTCD – Manual on Uniform Traffic Control Devices

5) Or other relevant professional standards as approved by the County Engineer.

i) The project must be connected to municipal water and waste-water systems.

Table 110.302.05.1 TABLE OF USES (Residential Use Types) of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

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																		
Multi Family, Minor	--	--	--	--	--	--	A	A	A	--A	S ₂ A	--A	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	S ₂	S ₂	A	--A	S ₂ A	--A	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	-	S ₂	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S ₂	S ₂	-	S ₂	--	--	--	P	--	A	A
Middle Housing																		
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	--	--	--	--	--	--	--
Accessory Residential																		
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 ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Personal Landing Field (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Manufactured Home Parks	*	*	*	*	*	S ₂	S ₂	*	*	--	--	--	--	--	--	--	*	--
Group Home	A	A	A	A	A	A	A	A	A	--	S ₂	--	--	--	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 ₁	S ₁	S ₁	--	--	--	--	--	--
Employee Housing	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; AR = Administrative Review; P = Administrative Permit;
PR = Park Commission Approval pursuant to 110.104.40(c); S₁ =

Planning Commission Special Use Permit;
 S₂ = Board of Adjustment Special Use Permit; * = Allowed with a Board of
 Adjustment Special Use Permit in areas designated Trailer (TR) Overlay
 zone prior to adoption of this Development Code, A[†] = Administrative
 Review required on parcels half an acre or smaller.

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

**Table 110.406.05.1 Regulatory Zone Development Standards, of Chapter 110 of
 the Washoe County Code is hereby amended to read as follows:**

Table 110.406.05.1

REGULATORY ZONE DEVELOPMENT STANDARDS								
Regulatory Zones	Title	Yards – Setbacks*			Maximum Height (feet)	Maximum Density/Intensity (du/ac)	Minimum Lot Size~	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	3/5 (c)	12,000 sf	65
MDS/4	Medium Density Suburban/4	20	7	20	35	4/5 (d)	9,000 sf	60
HDS	High Density Suburban	20e	5	10	35	7/9 (a)	5,000 sf	50
LDU	Low Density Urban	15	5	10	40	10/14/12 (b)	3,700 sf	45
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 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
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 single-family attached, middle housing, and mobile home parks (where allowed)
- b - 10 du/ac single family detached; 14 du/ac single-family attached, multi-family, and middle housing; and 12 du/ac for mobile home parks (where allowed).
- 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 - 4 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.
- e - 10-foot minimum setback for living space, 20-foot setback for garages
- f - 5 du/ac single family detached, 7 du/ac for single-family attached and middle housing, 9 for multi-family.**
- * - Single family attached use types within all residential and commercial regulatory zones shall have the option of a 0' side yard setback where a parcel line is contiguous with an interior wall that connects units.
- ~ - Minimum lot size shall not apply to single family attached use types

Master Plan Evaluation

These amendments are consistent with the goals and policies of the Population and Housing Element of the Washoe county Master Plan, including:

PH Principle 2. Coordinate population growth with the availability of water, sanitary sewers, streets and highways, and other public facilities and services.

Goal 2.1. Promote development of affordable and workforce housing near public facilities, schools, jobs, and public transportation using mixed-use and higher density development.

Goal 2.2. Direct development of residential densities greater than 1 unit per five acres into the TMSA where it can utilize planned local and regional infrastructure.

PH 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.

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.

Goal 3.2. 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.

Public Workshop

A public workshop to discuss the amendments took place on Wednesday January 8, 2026 from 5:00-6:00 PM. The workshop was held via zoom meeting. Twelve (12) citizens attended. Planning representatives described the overall intent of the amendments and presented the draft changes. There was an opportunity for questions and discussion.

Questions and comments were related to the proposed densities for commercial zoning and the ultimate impact of requiring adequate infrastructure.

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: This amendment is consistent with master plan policies regarding expanding housing opportunities, including Population and Housing Principle 2, and Goals 2.1 and 2.2, and Principle 3, Goals 3.1 and 3.2. In addition, the requirement for access to municipal water and sewer aligns this amendment with the master plan's description of varying community character across rural, suburban, and urban landscapes, with varying access to infrastructure and services.

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 development code is the county's primary regulatory tool for managing development. These amendments are necessary to fill a gap in the county's approach to residential development in commercial zones. The proposed ordinance establishes development standards for existing use types that may be combined or placed in ways the current code has not yet accounted for.

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: The proposed amendment responds to numerous housing studies illustrating a regionwide low supply of appropriate housing types. It also responds to new Nevada State Statute AB 241, which mandates allowing multi-family in commercial zones as a by-right use. This amendment ensures residential uses in commercial zones are developed with appropriate standards and therefore result in a more desirable utilization of the land.

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 Conservation and Population Elements of the Washoe county Master Plan do not contain policies that interact or overlap with this proposed code amendment.

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 WDCA25-0005, to amend Washoe County Chapter 110 (Development Code) within Articles 302, 406, and the establishment of Article 403. 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 recommend approval of WDCA25-05, to amend Washoe County Chapter 110 (Development Code) within Articles 302, 406, and establishing new Article 403. I further move to authorize the Chair to sign the resolution contained in Attachment 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 all of the following four findings in accordance with 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) 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, a ground floor height and façade transparency standard, site development standards for parking, landscaping and other similar standards, a standard for multi-modal and pedestrian safety, and a requirement for municipal water and waste-water services; and all matters necessarily connected therewith and pertaining thereto.

Resolution Number 26-01

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 302 Regulation of Uses, Article 406, Building Placement Standards, and establishing Article 403, Residential uses In Commercial zones, on February 4, 2026, as fully described in Exhibit A-1 to this resolution; and
- C. Development Code Amendment Case Number WDCA25-0005 came before the Washoe County Planning Commission for a duly noticed public hearing on February 4, 2026; 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 at least one of the following findings to support its recommendation for adoption of the proposed Development Code Amendment Case Number WDCA25-0005:
 - 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.

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 February 4, 2026.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Daniel Lazzareschi, Chair

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~~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
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Summary: Amends Washoe County Code Chapter 110 (Development Code) in Article 302 Allowed Uses and Article 406 Building Placement Standards, and establishes new Article 403, to allow multi-family residential use types in commercial regulatory zones and to proscribe requirements and development standards for such projects.

BILL NO. _____

ORDINANCE NO. _____

Title:

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) IN ARTICLE 106 MASTER PLAN CATEGORIES AND REGULATORY ZONES, 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, A GROUND FLOOR HEIGHT AND FAÇADE TRANSPARENCY STANDARDS, SITE DEVELOPMENT STANDARDS FOR PARKING, LANDSCAPING AND OTHER SIMILAR STANDARDS, A STANDARD FOR MULTI-MODAL AND PEDESTRIAN SAFETY, AND A REQUIREMENT FOR MUNICIPAL WATER AND WASTE-WATER SERVICES; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.
WHEREAS:

- A. This Commission desires to amend Division 4, Development Standards, Article 302 Allowed Uses and Article 406 Building Placement Standards of the Washoe County Development Code

(Chapter 110 of the Washoe County Code) to allow residential use types in the commercial regulatory zones and to establish certain development standards and requirements for such projects; and

- B. The Washoe County Planning Commission held a duly noticed public hearing for WDCA25-0005 and initiated the proposed amendments to Washoe County Code Chapter 110, Division 4, and Articles 302 and 406 by Resolution Number XX-XX on March 3, 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.

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

SECTION 1. Chapter 110 of the Washoe County Code is hereby amended by adding a new Article which shall be labeled Article 403 Residential Uses in Commercial Regulatory Zones and read as follows:

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 110.403.10 Standards for the Exclusive Development of Residential Uses on a Commercially Zoned Parcel.

- a) The standards for landscaping, lighting, parking, loading, and noise are those identified in Chapter 110 of Washoe County Code for the multi-family uses types.
- b) Adjacent commercially zoned parcels shall not be subject to adjacency standards for commercial and residential development.
- c) The project must be connected to municipal water and waste-water systems.

Section 110.403.15 Standards for the Development of both Residential and Commercial Uses on a Commercially Zoned Parcel. The following development guidelines shall be applied in the design of all projects seeking to establish both residential and commercial uses in a commercial regulatory zone:

- (a) All projects over 5 units per acre in the NC regulatory zone shall dedicate a minimum of 25% of the total developed square footage to commercial or civic use-types. Appropriate Civic use-types are identified in Table 110.302.05.1 (Civic Use-Types.)
- (b) All 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.
- (c) A minimum of 80% of the ground floor must be dedicated to commercial or mixed-use appropriate use-types.
- (d) A minimum of 80% of the ground floor street frontage must utilize a transparent façade of glass or other transparent material that allows natural light to enter and provides unobstructed views both into and out of the building.
- (e) A minimum of 90% of the ground floor ceilings on all multi-story buildings must be a minimum of 10 feet in height.
- (f) No more than 33% of the required commercial square footage in any project may be accounted for with civic use-types.
- (g) Each use-type represented in the project shall be subject to the development standards for parking and landscaping and similar requirements for the use type.
- (h) Projects shall submit a Pedestrian and Multi-Modal Circulation Plan that demonstrates the site is designed to provide safe, functional, and accessible pedestrian and multi-modal circulation for all users. Such plans shall demonstrate consistency with applicable best practices and standards, including but not limited to:
 - i. AASHTO – Guide for the Development of Bicycle and Pedestrian Facilities
 - ii. ADA/ADAAG – Americans with Disabilities Act Accessibility Guidelines
 - iii. PROWAG – Public Rights-of-Way Accessibility Guidelines
 - iv. MUTCD – Manual on Uniform Traffic Control Devices
 - v. Or other relevant professional standards as approved by the County Engineer.
- (i) The project must be connected to municipal water and waste-water systems.

SECTION 2. Table 110.302.05.1 TABLE OF USES (Residential Use Types) of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

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																		
Multi Family, Minor	--	--	--	--	--	--	A	A	A	-A	S ₂ A	-A	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	S ₂	S ₂	A	-A	S ₂ A	-A	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	-	S ₂	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S ₂	S ₂	-	S ₂	--	--	--	P	--	A	A
Middle Housing																		
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	--	--	--	--	--	--	--
Accessory Residential																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory Dwelling	A ¹	A ¹	A ¹	A ¹	AR	--	--	--	--	--	--	--	--	--	--	--	A ¹	A ¹
Minor Accessory Dwelling	A ¹	A ¹	A ¹	A ¹	AR	--	--	--	--	--	--	--	--	--	--	--	A ¹	A ¹
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 ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Personal Landing Field (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Manufactured Home Parks	*	*	*	*	*	S ₂	S ₂	*	*	--	--	--	--	--	--	--	*	--
Group Home	A	A	A	A	A	A	A	A	A	--	S ₂	--	--	--	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 ₁	S ₁	S ₁	--	--	--	--	--	--
Employee Housing	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; AR = Administrative Review; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed with a Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code, A¹ = Administrative Review required on parcels half an acre or smaller.

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

SECTION 3. Table 110.406.05.1 Regulatory Zone Development Standards, of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Table 110.406.05.1

REGULATORY ZONE DEVELOPMENT STANDARDS								
Regulatory Zones	Title	Yards – Setbacks*			Maximum Height (feet)	Maximum Density/Intensity (du/ac)	Minimum Lot Size~	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	3/5 (c)	12,000 sf	65
MDS/4	Medium Density Suburban/4	20	7	20	35	4/5 (d)	9,000 sf	60
HDS	High Density Suburban	20e	5	10	35	7/9 (a)	5,000 sf	50
LDU	Low Density Urban	15	5	10	40	10/14/12 (b)	3,700 sf	45
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-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
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 single-family attached, middle housing, and mobile home parks (where allowed)

b - 10 du/ac single family detached; 14 du/ac single-family attached, multi-family, and middle housing; and 12 du/ac for mobile home parks (where allowed).

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 - 4 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.

e - 10-foot minimum setback for living space, 20-foot setback for garages

f - 5 du/ac single family detached, 7 du/ac for single-family attached and middle housing, 9 du/ac multi-family.

* - Single family attached use types within all residential and commercial regulatory zones shall have the option of a 0' side yard setback where a parcel line is contiguous with an interior wall that connects units.

~ - Minimum lot size shall not apply to single family attached use types

SECTION 4. 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: Month, Day, Year

Passage and Effective Date

Proposed on _____ (month) _____ (day), 2025.

Proposed by Commissioner _____.

Passed on _____ (month) _____ (day), 2025.

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 _____.