

Washoe County Planning Commission



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SERVICES DEPARTMENT**

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# **WDCA25-0008 (Small Housing and Infill Development)**

November 4, 2025

# Article 302 Use Classification System



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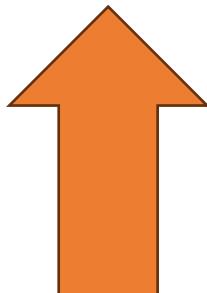
- (1) Multi-Family, Minor. Multi-family, minor refers to the use of a parcel for between five (5) and twenty (20) dwelling units within one (1) or more buildings, excluding cottage court developments **(e.g. courtyard apartments)**.
  
- (4) Cottage Court. Cottage court refers to a housing development of between two (2) and twelve (12) small-scale single family detached dwellings on one **or multiple** parcel(s) that interact together as a small community and meet the standards of WCC 110.313.05.

# Accessory Dwelling Units



**Section 110.306.25 Detached Accessory Dwellings.** Detached accessory dwelling unit is 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) 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)~~ **eighty (80)** 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)~~ **eighty (80)** percent of the total square footage of the main dwelling unit, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or



Percentage of  
main dwelling size  
from 50% to 80%



Overall maximum size of  
1,200 sf (MDS) or 1,500 sf  
(other zoning districts)

# Cottage Courts



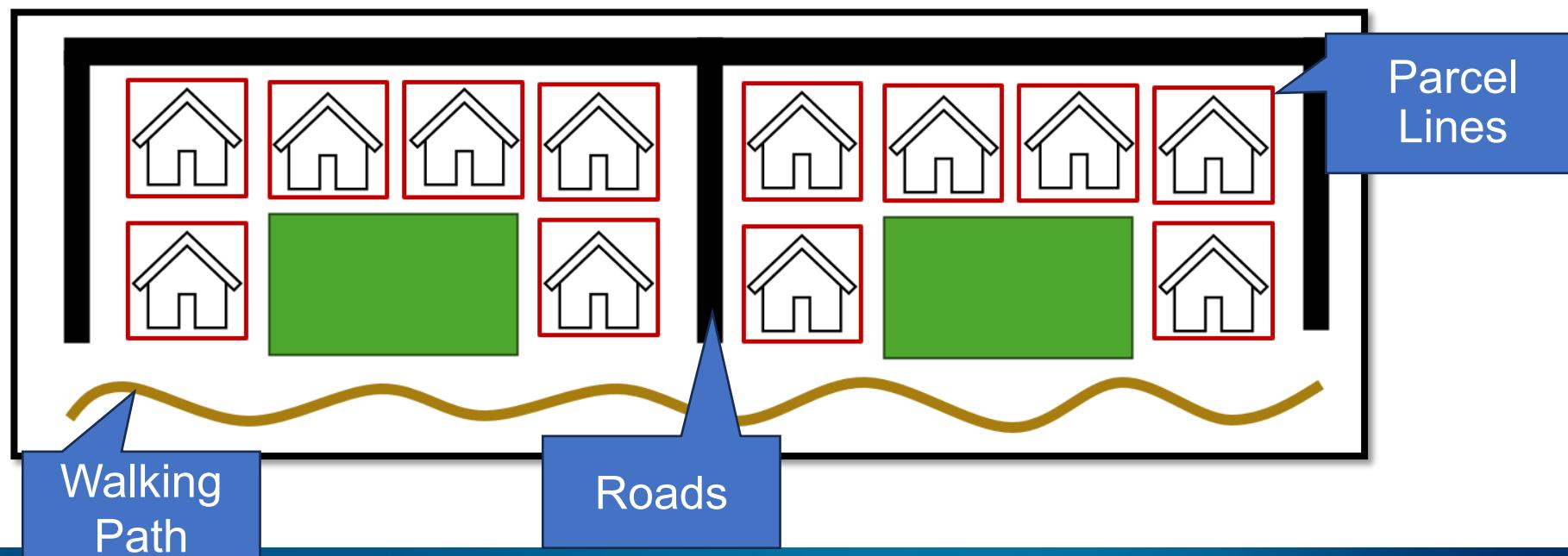
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Maximum cottage size

1,000 sf

1,200 sf

1 community  
accessory structure  
per 4 cottages



# Small Lot Development Standards



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- For subdivisions with sub-1,200 sf single family detached homes, single family attached homes, or middle housing types
- Alternate standards:
  - Reduced setbacks

Front Yard Setback (Living Space)	10 feet
Front Yard Setback (Garage)	20 feet
Rear Yard Setback	10 feet
Rear Yard Setback (garage accessed from alley)	5 feet
Side Yard Setback	5 feet

- Minimum lot size reduced by 50%
- Alternate road design when privately maintained

# Infill Standards



- Targeting areas built out prior to development code and which are composed primarily of **non-conforming development**
  - Verdi
  - Downtown Sun Valley
  - Wadsworth
  - Gerlach
- Alternate infill standards apply only to parcels under a certain size

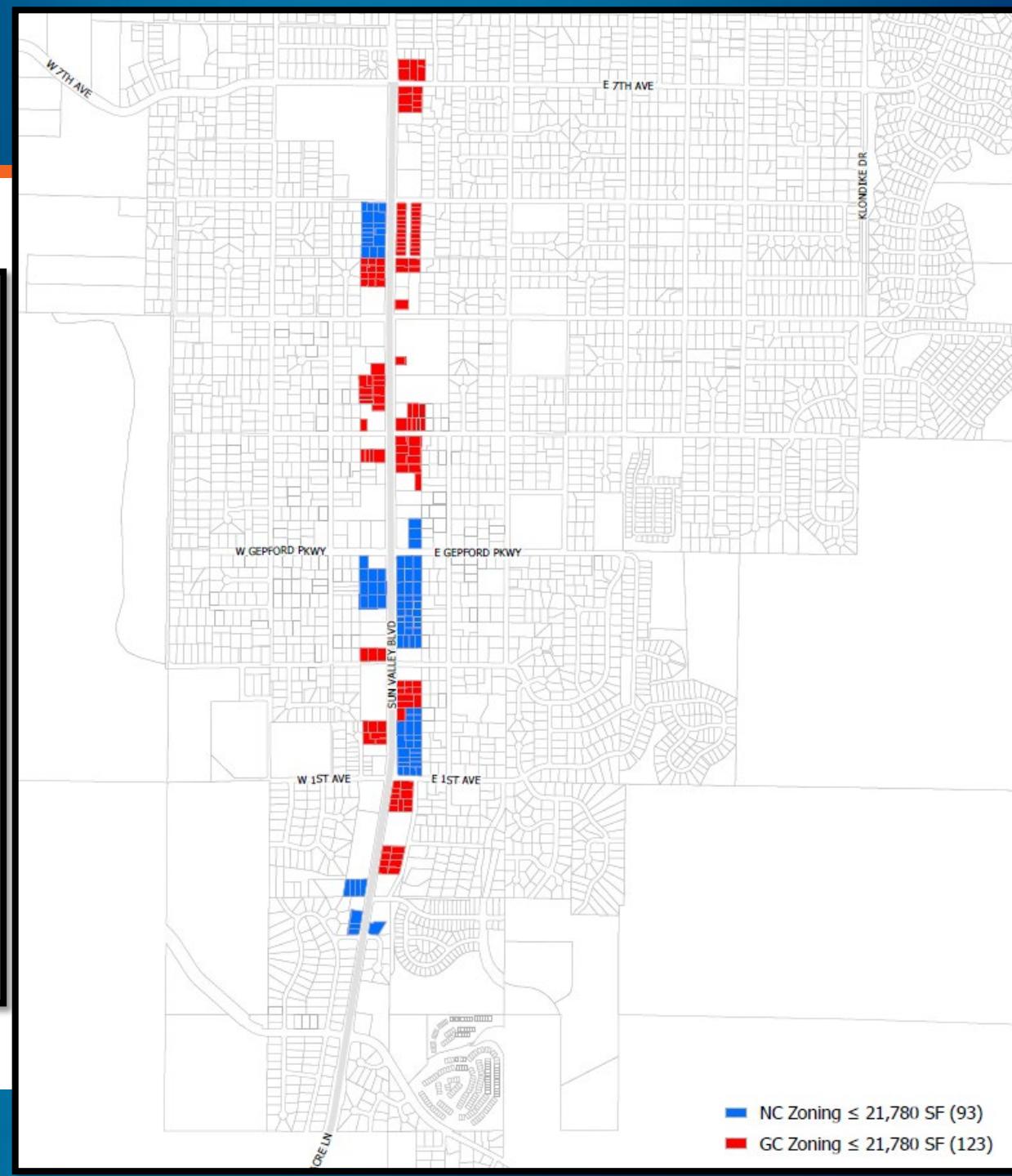
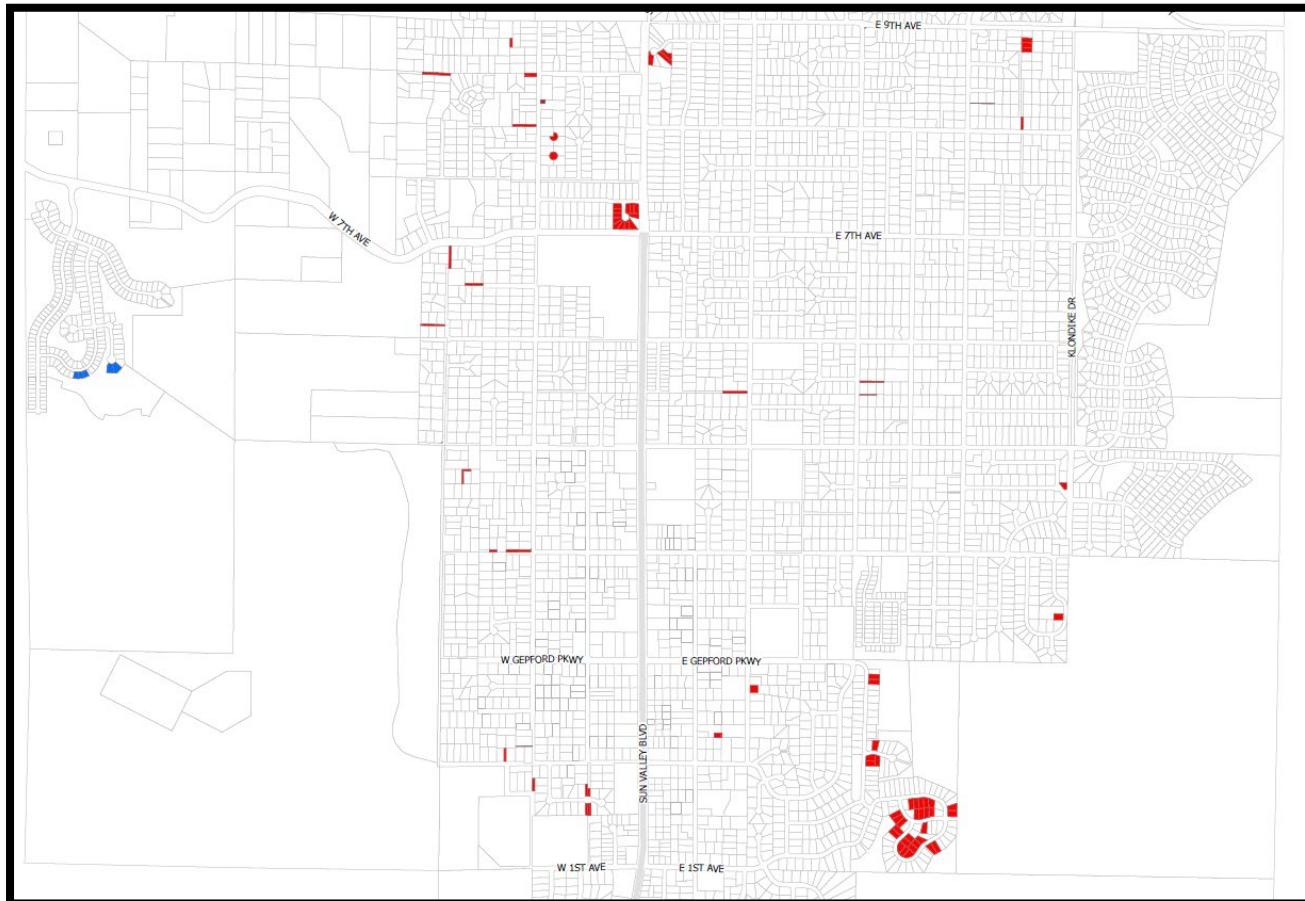
Low Density Suburban	26,250 sf
Medium Density Suburban	9,000 sf
High Density Suburban	3,750 sf
General Commercial	21,780 sf
Neighborhood Commercial	21,780 sf

# Infill Incentives

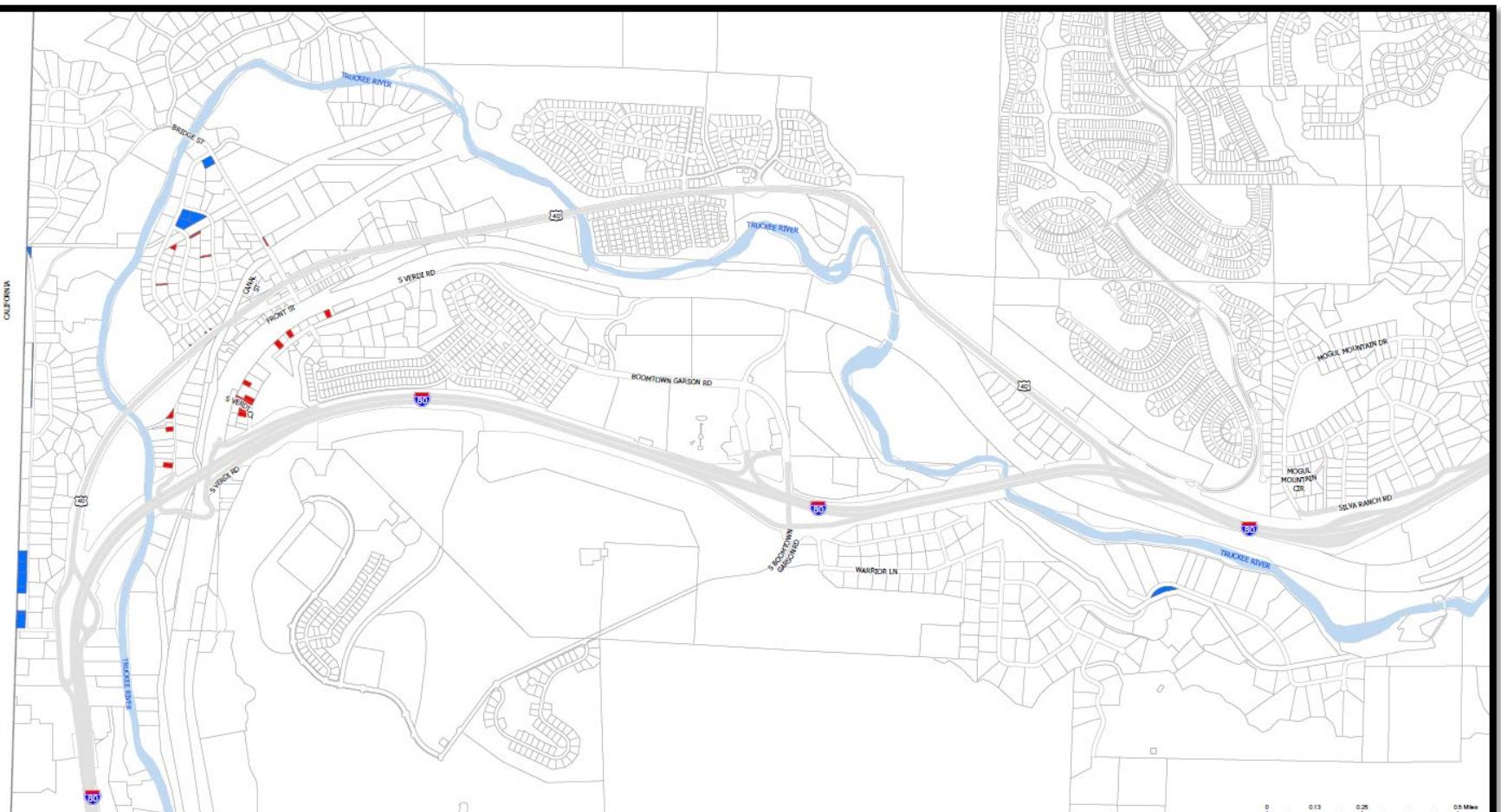


- Setback reductions
  - **Residential:** Front yard setback variation when the structure conforms with existing setbacks for the area
  - **Commercial:** Front yard setback 10 feet, side and rear yard setbacks 5 feet
- Requirement for 1 off-street parking space per unit
- Conformance with existing design of area (building orientation and site design)
- Parking to rear or side of structures for middle housing

# Sun Valley



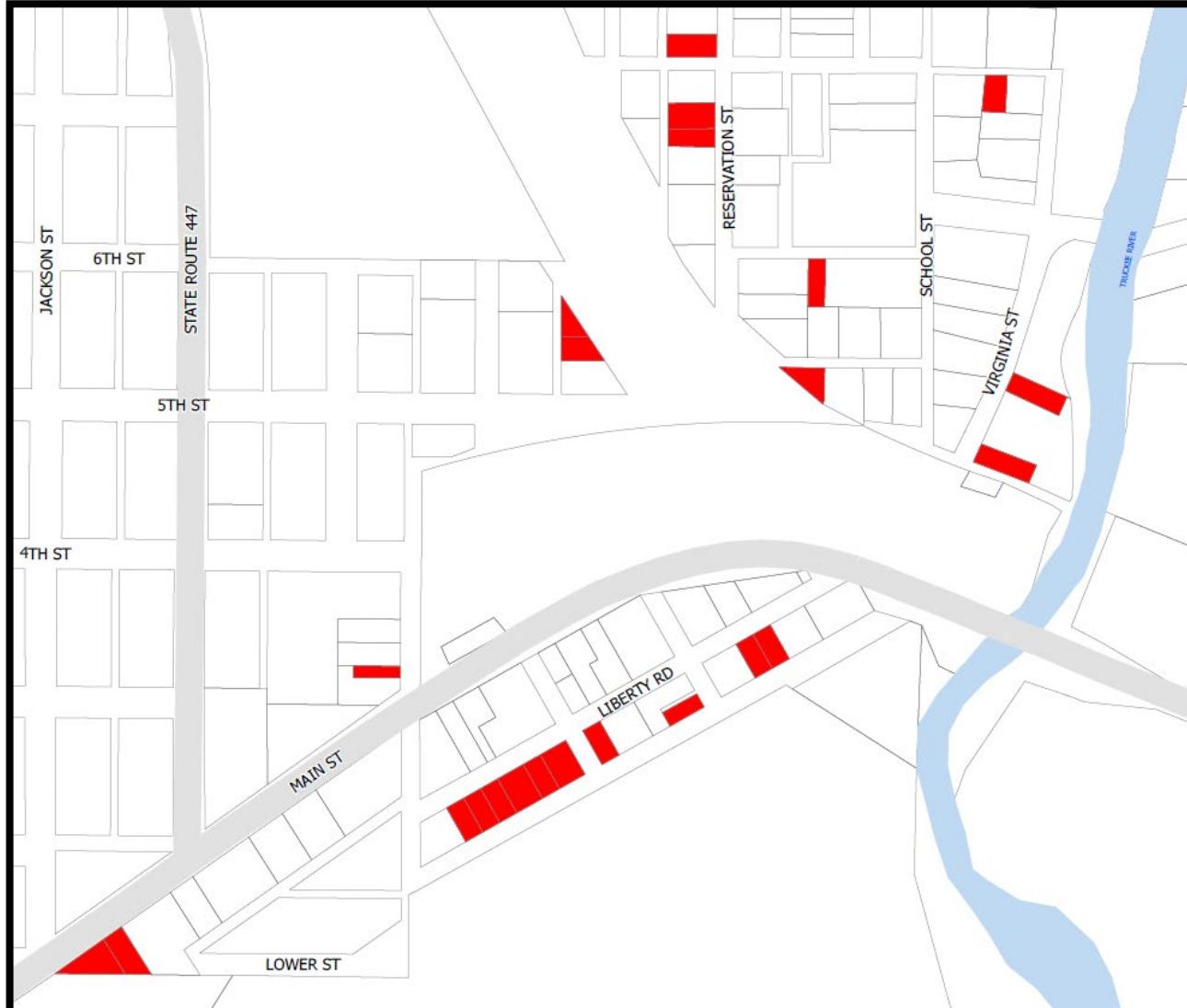
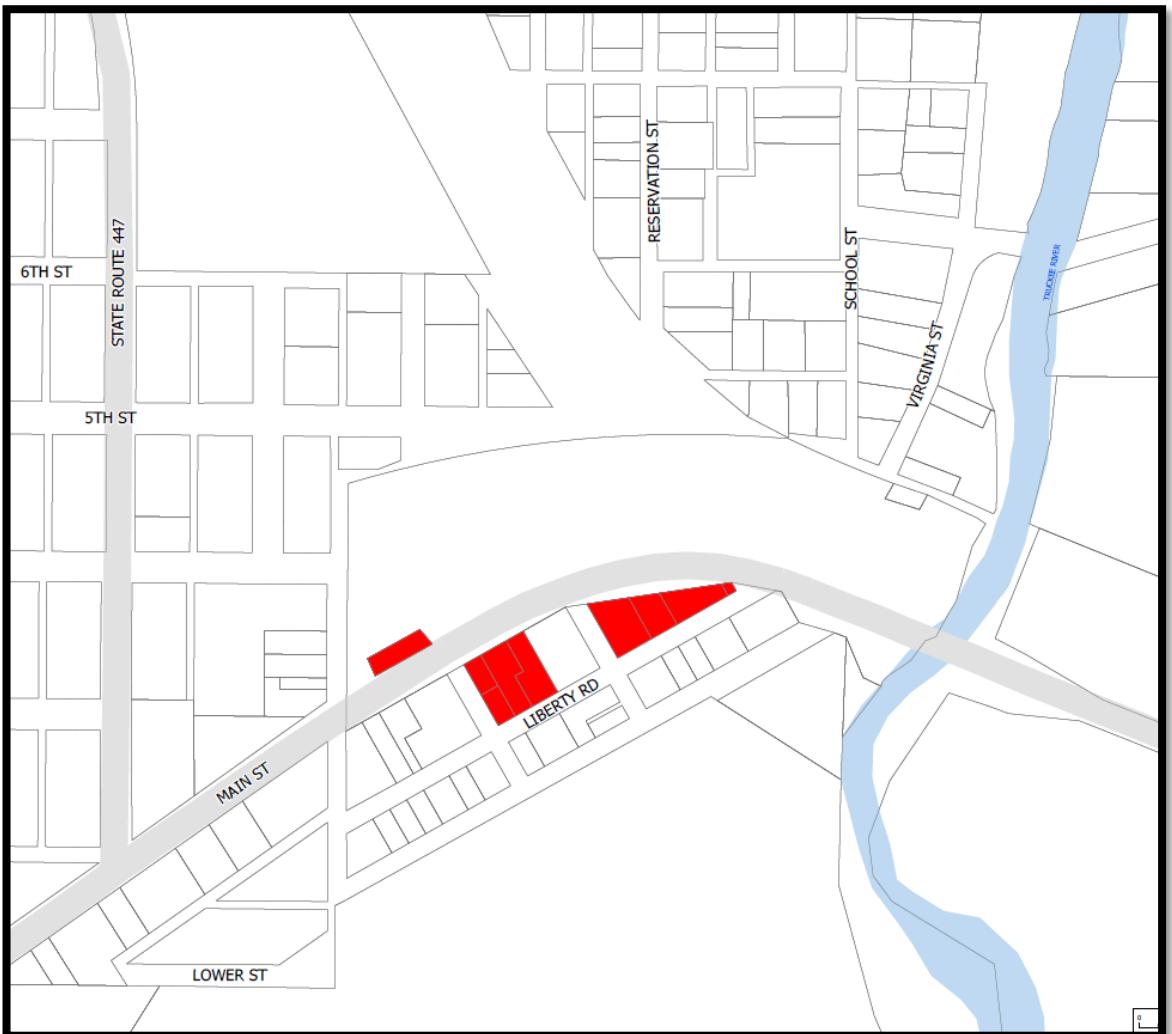
# Verdi



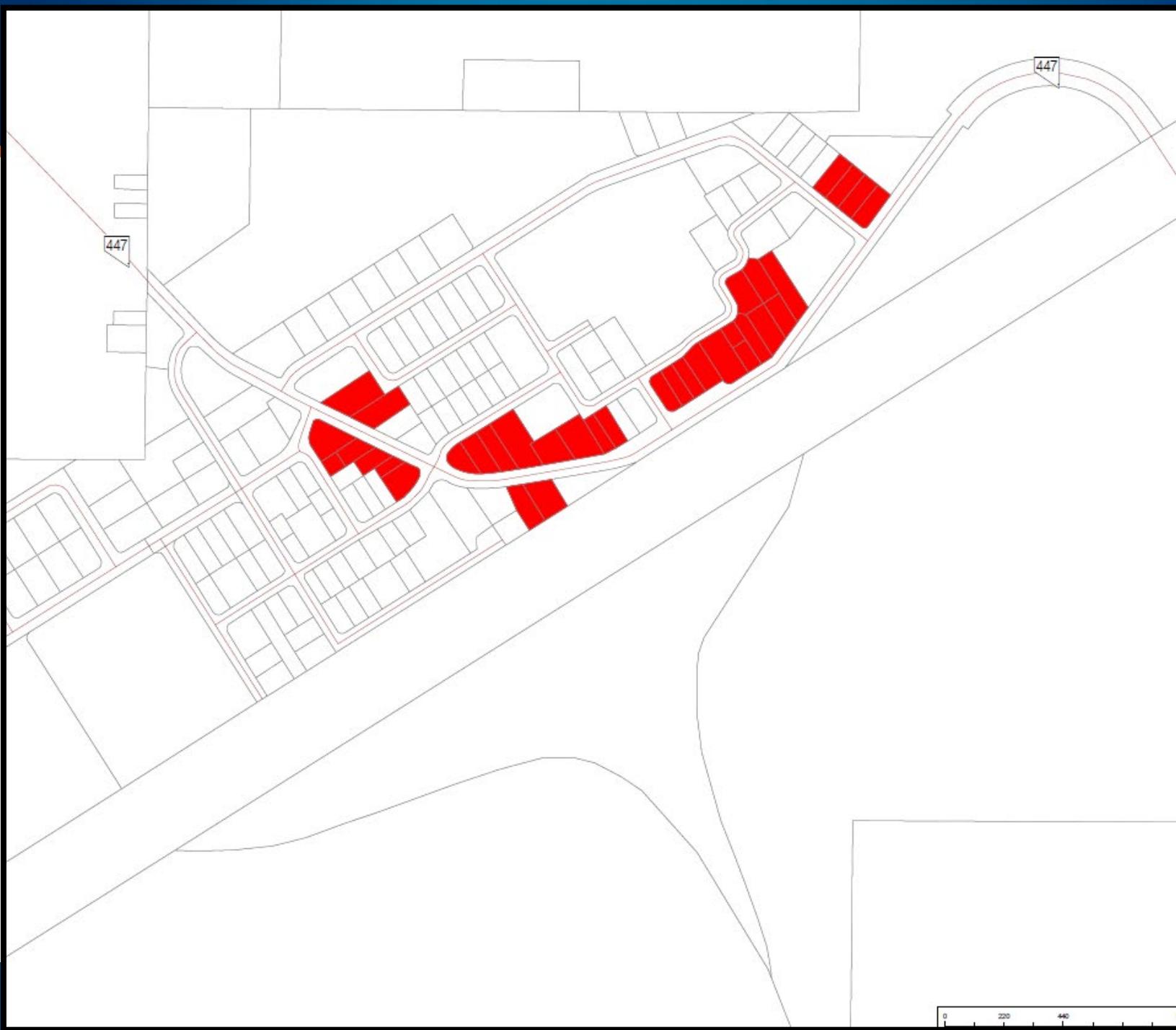
# Wadsworth



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# Gerlach



# Common Open Space Development



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**Section 110.408.25 Lot and Yard Standards.** The complete common open space development must comply with the minimum lot width, front yard setbacks, side yard setbacks, and rear yard setbacks in Table 110.406.05.1, Standards, or **can vary those minimum standards in the following manners: as an alternative,**

- (a) **Show** typical building envelopes ~~shall be shown~~ on the tentative subdivision map or parcel map where these standards are proposed to be varied below the minimum standard.; **or**
- (b) **Propose alternative setbacks for the development which, if approved, will be memorialized in the conditions of approval.**

# Definitions



**Building Orientation.** "Building orientation" refers to the placement and alignment of a building on a lot in relation to property lines, streets, access, and adjacent development.

**Cottage.** "Cottage" refers to a detached single family dwelling under 1,200 square feet and part of a cottage court development.

**Cottage Cluster.** "Cottage cluster" refers to a group of 2 through 12 cottages in a cottage court development that are arranged as a small community and meet the requirements for a cottage court. A cottage court development may contain one or multiple cottage clusters.

**Courtyard Apartments.** A residential development that shares a landscaped courtyard. The structure or structures are arranged around a garden court with parking consolidated and located to the side or rear of the development. All structures are connected by ADA compliant pedestrian pathways.

**Infill Development.** "Infill development" is the development or redevelopment of vacant or underutilized parcels located within existing developed areas where infrastructure is already in place and the parcel is surrounded by existing development on at least three sides, or two sides if located on a corner lot.

# Findings



Must make **one (1)** of the following findings:

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.

# Recommended Motion - Approval



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- 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 WDCA25-0008, to amend Washoe County Code Chapter 110 (Development Code) within Articles 304, 306, 313, 404, 408, and 902, 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 at least one of the four findings set forth in Washoe County Code Section 110.818.15(e).

# Thank you

Chris Bronczyk, Senior Planner / Kat Oakley,  
Senior Planner Washoe County CSD – Planning  
Division

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