

Washoe County Board of County Commissioners



COMMUNITY SERVICES DEPARTMENT

WDCA25-0010 (Iveson DCA)

January 13, 2026

Overview



- The proposed DCA is specific to properties with a **General Rural (GR) Regulatory Zone** in the **High Desert Planning Area**.
- Establishes standards for employee housing options and residential densities.
- Adds language to the General Rural Regulatory Zone Area Modifiers to allow permanent employee housing to exceed the standard GR density limit of 1 unit per 40 acres with the approval of an SUP.



1. Text changes to Article 206:

- Establishes that 1 unit per 40 acres is allowed by right for permanent employee housing.
- Requires an SUP for densities greater than 1 unit per 40 acres.

2. Adds a section to Article 206 to regulate permanent employee housing.

- Maximum density shall not exceed 1 unit per 5 acres.



Final Text:

(a) Allowed Uses:

(5) Multi-uses:

- (i) Company towns, bunkhouse and permanent employee housing **equal to, or under the allowed GR density of 1du / 40 acres;**
- (ii) Livestock camps; and
- (iii) Railroad camps, highway camps and temporary employee housing.



(b) Requiring a Board of Adjustment Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits:

(3) Multi-Uses:

(i) Private air strips and glider ports; and

(ii) **Company Towns, and permanent employee housing in excess of the allowed GR density of 1du / 40 acres.**

Article 206 Permanent Employee Housing



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Section 110.206.11 Permanent Employee Housing. The standards of this section shall apply to company towns and permanent employee housing in the General Rural Regulatory Zone.

- a) The allowed density is limited to a maximum of 1 dwelling per 5 acres.
- b) Permanent employee housing is limited to legally employed people. Volunteers do not qualify.
- c) Permanent employee housing is subject to all requirements in Article 313.

Permanent Employee Housing



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- Per Article 902's "Definitions," Permanent Employee Housing is intended to house employees of isolated:
 - Industrial use types
 - Mining use types
 - Railroad uses
 - Highway uses
 - Utilities
 - Agricultural based use types
- Permanent Employee Housing is still considered employee housing and is subject to Article 313.

Public Workshop



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- September 23, 2025
- Meeting held remotely (Zoom)
- 6 attendees
- The project was also presented at the Gerlach/Empire CAB on October 9, 2025.
- Questions and comments related to maximum density allowed, number of units Iveson needs, and remediation.

Previous Action



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- **November 4, 2025:** Planning Commission (PC) voted 7-0 to recommend approval. PC made all four findings:
 1. Consistency with Master Plan.
 2. Promotes the Purpose of the Development Code.
 3. Response to Changed Conditions.
 4. No Adverse Affects.
- **December 16, 2025:** Board of County Commissioners (BCC) conducted an introduction and first reading of the proposed ordinance for the DCA.

Recommended Motion



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Move to adopt Ordinance Number [Ordinance number to be provided by the County Clerk], which is an ordinance amending Washoe County Code Chapter 110 (Development Code) in Division 2- Area Plan Regulations to establish standards for permanent employee housing in the High Desert Planning Area; to allow permanent employee housing on parcels zoned General Rural (GR) within the High Desert Planning Area at a density of up to 1 dwelling unit per 40 acres as an allowed use; and to allow permanent employee housing on such parcels at a density of up to 1 dwelling unit per 5 acres with the approval of a special use permit; and all matters necessarily connected therewith and pertaining thereto.

In making this motion, the Board is affirming the Planning Commission's findings of fact included in the Planning Commission's recommendation.

Thank you

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