

High Desert Area

Development Code Amendment (DCA)

Company Towns, Bunkhouse and Permeant Employee
Housing in Excess of the Allowed GR Density (1 DU/40 AC)

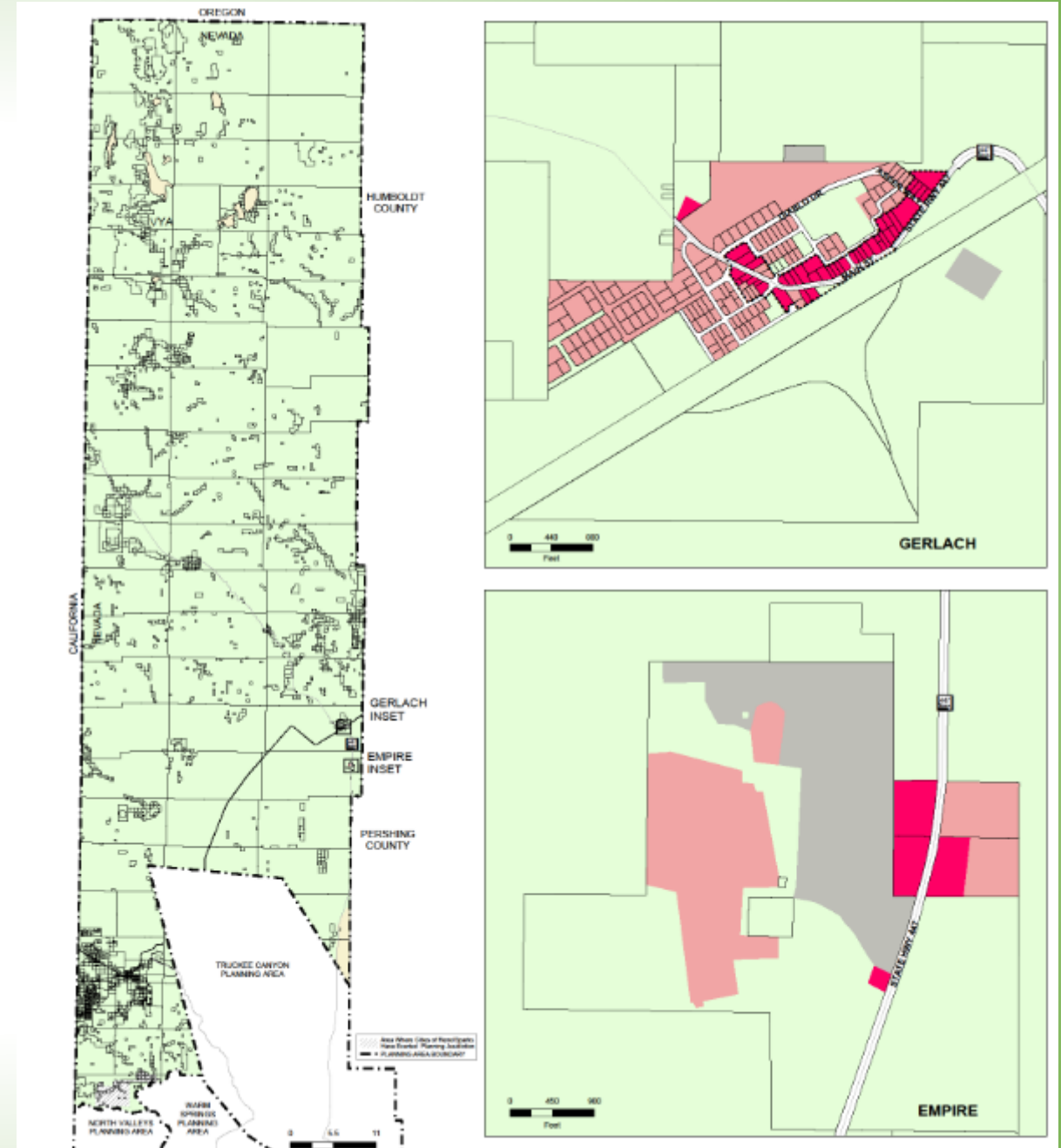
Washoe County BOCC Presentation
January 13, 2026

Applicable Area

The applicable property to this DCA request is the entire High Desert Area where GR zoning exists (most of the High Desert Area)

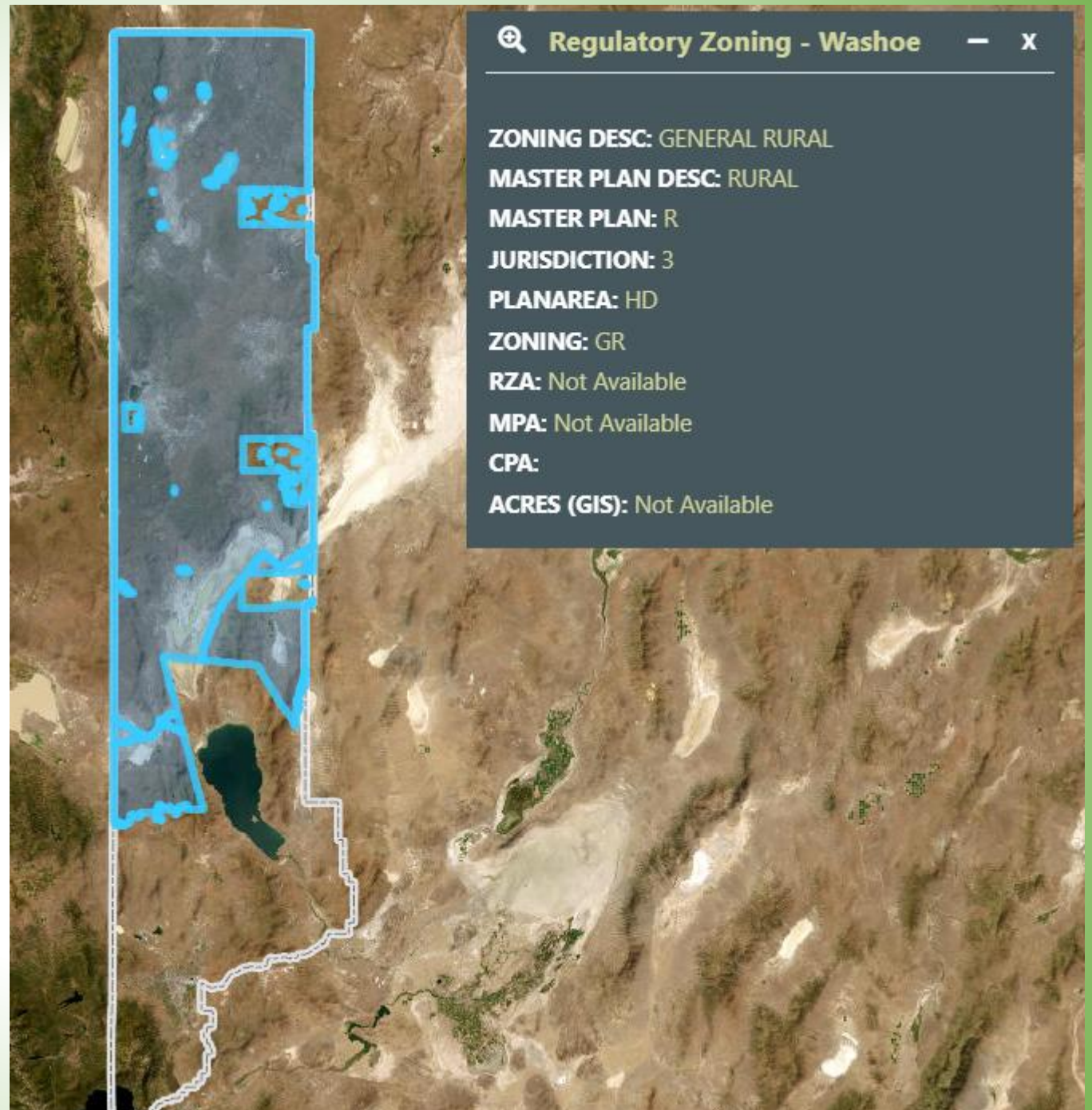
The area encompasses 4,408 sq. miles.

Area larger than Delaware (2,489 sq mi.) and Rhode Island (1,545 sq. mi), combined (4,034 sq mi)



Only Impacted Area

Blue shaded area represents all of the GR Zoned Properties within the High Desert Area.



Why is the Request Made/Anticipated Benefits

Anticipated Benefits

- Allow for employee housing to the necessary level for remotely located business, agricultural use or operation in the High Desert Area.
- Reduces vehicle miles traveled by allowing necessary workforce to live at or near/next to work in remote environment.
- Reduces wear and tear on county roads and highways commuting to and from work or job in remote locations.
- Can provide for seasonal or year-round employee housing, depending upon the need of the remote business or operation.
- Provides reasonable flexibility with appropriate safeguard (SUP) to meet various business needs.

Questions?