

DRAFT: February 6, 2026

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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 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) 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, SITE DEVELOPMENT STANDARDS FOR PARKING, LANDSCAPING AND OTHER SIMILAR STANDARDS, A HEIGHT RESTRICTION, 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

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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, 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. Mixed projects including allowed commercial, residential and civic use-types are permitted.

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

- a) Each use-type represented in the project shall be subject to the development standards for landscaping, lighting, parking, loading, noise and similar requirements for the use-type as identified in Chapter 110 of Washoe County Code. In the case of conflicting standards, the residential standard shall apply.
- 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.
- d) Projects are limited to a maximum height of 35 feet. Heights above 35 feet may be obtained through the approval of a Special Use Permit as provided for in the Washoe County Development Code, Article 810 - Special Use Permits.
- e) All mixed-projects over 5 units per acre in the NC regulatory zone and all mixed-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.
- f) All mixed projects shall dedicate a minimum of 80% of the ground floor to commercial or civic use-types. No more than 33% of this required commercial space may be accounted for with civic use-types.

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'	A'	A'	A'	AR	--	--	--	--	--	--	--	--	--	--	--	A'	A'
Minor Accessory Dwelling	A'	A'	A'	A'	AR	--	--	--	--	--	--	--	--	--	--	--	A'	A'

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
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

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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.

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 _____.