

DRAFT: March 19, 2026

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INFORMATION ONLY

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: Amendments establishing a density incentive for small dwelling units (under 1,200 square feet).

BILL NO. _____

ORDINANCE NO. _____

Title:

An ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 336 Housing Incentives to add small unit density standards allowing increased density for dwelling units with a maximum unit size of 1,200 square feet and establishing requirements for utilizing the increased density; and all matters necessarily connected therewith and pertaining thereto.

WHEREAS:

A. This Commission desires to amend the Washoe County Development Code (Chapter 110 of the Washoe County Code) in Article 336 Housing Incentives to add small unit density standards allowing increased density for dwelling units with a maximum unit size of 1,200 square feet and establishing requirements for utilizing the increased density; and,

B. The Washoe County Planning Commission initiated the proposed amendments to Washoe County Code Development Code (Chapter 110), Article 336 by Resolution Number 26-07 on April 7, 2026; and,

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- C. The amendments and this ordinance were drafted in concert with the District Attorney's Office, and the Planning Commission held a duly noticed public hearing for WDCA26-0001 on April 7, 2026, and adopted Resolution Number 26-07 recommending adoption of this ordinance; 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 adding a new section which shall be labeled Section 110.336.30 Small Unit Density and shall read as follows:

Section 110.336.30 Small Unit Density. To support the development of small dwelling units, the following density incentive can be used for single family, middle housing, and multifamily development in suburban, urban, and commercial zones outside of the Tahoe Basin, subject to the restrictions stated in this section.

- (a) **A 25% density increase above the base density is allowed for units that are 1,200 square feet or smaller. Base density is calculated based on the underlying housing type and regulatory zoning per Table 110.406.05.1.**
- (b) **The density incentive in this section may be utilized for a portion of a development with units under the required maximum square footage.**
- (c) **Additional units permitted by density incentive in this section will be subject to the maximum unit size of 1,200 square feet or less.**
- (d) **Units limited to 1,200 square feet pursuant to the provisions of this section must be 1,200 square feet or smaller at the time of issuance of the initial certificate of occupancy.**

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- (e) Approved tentative maps seeking to utilize the incentives in this section will be required to receive a new tentative map approval pursuant to Article 608.**
- (f) Approved specific plans seeking to utilize the incentives in this section will be required to receive a new specific plan approval pursuant to Article 821.**
- (g) No variance may be requested or granted for any portion of this section.**

SECTION 2. 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's Office 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.

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Passage and Effective Date

Proposed on _____ (month) _____ (day), 2026.

Proposed by Commissioner _____.

Passed on _____ (month) _____ (day), 2026.

Vote:

Ayes:

Nays:

Absent:

Clara Andriola, 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 _____.