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Summary: Amends Washoe County Code Chapter 110 (Development Code) to establish standards for permanent employee housing in the High Desert Planning Area and provide for increased density in the General Rural (GR) regulatory zone with approval of a special use permit.

BILL NO. _____

ORDINANCE NO. _____

Title:

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) IN DIVISION TWO - 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 APPROVAL OF A SPECIAL USE PERMIT; 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 200 Area Plan Regulations: Title and Contents, and Article 206 High Desert Area as set forth in this ordinance; and

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- B. The Washoe County Planning Commission held a duly noticed public hearing for WDCA25-0010 and initiated the proposed amendments to Washoe County Code Chapter 110, Articles 200 and 206, by Resolution Number 25-15 on November 4, 2025; 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 section which shall be labeled 110.206.11 and shall read as follows:

Section 110.206.11 Permanent Employee Housing. The standards of this section shall apply to 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.

SECTION 4. Section 110.206.10 of the Washoe County Code is hereby amended to read as follows:

Section 110.206.10 General Rural Regulatory Zone Area Modifier. In addition to the regulations of the General Rural Regulatory Zone described in Article 106, Regulatory Zones, and the allowed uses described in Article 302, Allowed Uses, the following regulation modifiers shall apply in the High Desert planning area:

- (a) Allowed Uses:
- (1) Residential Use Types:

- (i) Family residential - attached accessory dwelling;
- (ii) Family residential - detached accessory dwelling;
- (iii) Manufactured home parks; and
- (iv) Group home.

(2) Civic Use Types:

- (i) Administrative services;
- (ii) Child care - family daycare;
- (iii) Community center;
- (iv) Convalescent services; and
- (v) Postal services.

(3) Commercial Use Types:

- (i) Administrative offices;
- (ii) Animal sales and services - veterinary services, agricultural;
- (iii) Animal sales and services - veterinary services, pets;
- (iv) Commercial educational services;
- (v) Commercial recreation - commercial campground facilities;
- (vi) Lodging services - bed and breakfast inns;
- (vii) Medical services;
- (viii) Nursery sales - retail;
- (ix) Personal services;
- (x) Personal storage;
- (xi) Recycle center - remote collection facility;
- (xii) Repair services, consumer; and
- (xiii) Retail sales - convenience.

(4) Agricultural Use Types:

- (i) Agricultural processing;
- (ii) Agricultural sales; and

- (iii) Produce sales.
- (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:
 - (1) Civic Use Types:
 - (i) Hospital services.
 - (2) Commercial Use Types:
 - (i) Adult entertainment;
 - (ii) Automotive and equipment - automotive repair;
 - (iii) Automotive and equipment - cleaning;
 - (iv) Automotive and equipment - equipment repair and sales;
 - (v) Automotive and equipment - storage of operable vehicles;
 - (vi) Automotive and equipment – truck stops;
 - (vii) Commercial centers – neighborhood centers;
 - (viii) Commercial recreation - indoor entertainment;
 - (ix) Commercial recreation - indoor sports and recreation;
 - (x) Commercial recreation – limited gaming facilities;
 - (xi) Construction sales and services;
 - (xii) Eating and drinking establishments - convenience;
 - (xiii) Eating and drinking establishments - full service;
 - (xiv) Liquor sales – off-premises;
 - (xv) Liquor sales – on-premises;
 - (xvi) Retail sales - specialty stores;
 - (xvii) Recycle center – full service recycle center;

(xviii) Recycle center – residential hazardous substance recycle center;

(xix) Secondhand sales; and

(xx) Transportation services.

(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.**

(4) Industrial Use Types:

(i) General industrial – heavy;

(ii) General industrial – intermediate;

(iii) General industrial – limited;

(iv) Inoperable vehicle storage;

(v) Laundry services;

(vi) Salvage yards;

(vii) Wholesaling, storage and distribution – heavy; and;

(viii) Wholesaling, storage and distribution – light.

(5) Agricultural Use Types:

(i) Animal slaughtering, commercial.

SECTION 4. 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 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

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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), 2026.

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 23rd day of the month of January of the year 2026.