



DETACHED ACCESSORY DWELLINGS

What is a Detached Accessory Dwelling (DAD)?

"Detached accessory dwelling unit" means a dwelling unit on the same lot as the main dwelling unit, but which is physically separated from the main dwelling unit. A detached accessory dwelling unit is designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. toilet) facilities, but which may also include living, sleeping, and eating facilities. Detached accessory dwelling unit are also commonly referred to as guest houses, second units, detached "granny flats" and caretaker's quarters.

Can I build a DAD?

1. How large is the property?
 - a. Under 12,000 sq. ft. (.28 acres) –not allowed
 - b. 12,000 sq. ft. or more – may be permissible
 - c. Located in Incline Village or Crystal Bay, permissible with an administrative review permit (AR)
 - d. If on septic, minimum of 2-acres required (for a second septic system –, this is a Health District requirement for the second kitchen) For more information see: <https://www.washoecounty.us/health/regulations.php>
2. Permitting requirements based on the regulatory zone of the property.
 - a. Medium Density Suburban (MDS) – An administrative review permit (AR) is required before applying for building permit
 - b. Low Density Suburban (LDS), High Density Rural (HDR), Medium Density Rural (MDR), Low Density Rural (LDR), General Rural (GR), or General Rural Agriculture (GRA) – allowed by right if the property is bigger than half an acre. A building permit is required
 - c. Property of the above zoning districts half an acre or smaller – Administrative review permit (AR) required before applying for building permit
 - d. DADs are not allowed in all other regulatory zones that are not listed above.
3. How large can the accessory dwelling be?
 - a. MDS – 80% of living area of main house, up to 1,200 sq. ft., whichever is less
 - b. LDS, HDR, MDR, HDR or GR – 80% of living area of main house, up

to 1,500 sq. ft., whichever is less

- c. GRA – no size limit

What else do I need to check?

- 4. What sanitary sewer system do you have?
 - a. Septic – Contact Environmental Health Division to determine if allowed
 - b. Sewer system managed by GID – Contact GID for requirements
 - c. Municipal Sewer – allowed
- 5. Where does your water supply come from?
 - a. Municipal (TMWA or GID). – Contact water provider to determine requirements. Provide proof of compliance with the water purveyor requirements.
 - b. Well – Both the primary (main house) and the secondary (DAD) unit will use same well: Affidavit approved by the State Engineer is required and property owner must install a water meter on the well. See attached link for the affidavit form: 3
http://water.nv.gov/forms/forms09/Accessory_Dwelling09.pdf
 - c. Well – Both the main house and the DAD will use same well AND the water meter demonstrates that more than 2.02-acre feet (total combined use) are being used per year; an additional water right is required.
 - d. Well – Separate wells for main house and DAD: A second/separate well requires an additional water right permitting by the State Engineer.

If a DAD is permissible and you wish to proceed, please contact planning staff for setback information, application dates, fees and other questions at 775.328.6100 or planning@washoecounty.gov

Important Notes:

- Please have your parcel number or address available when contacting planning for more information.
- This is a general outline of common considerations, and not an all-inclusive list of conditions or requirements
- All structures require a Building Permit, in addition to the administrative permit (if required)
- All detached accessory dwellings are required to pay the Regional Road Impact Fee when applying for a building permit