

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)

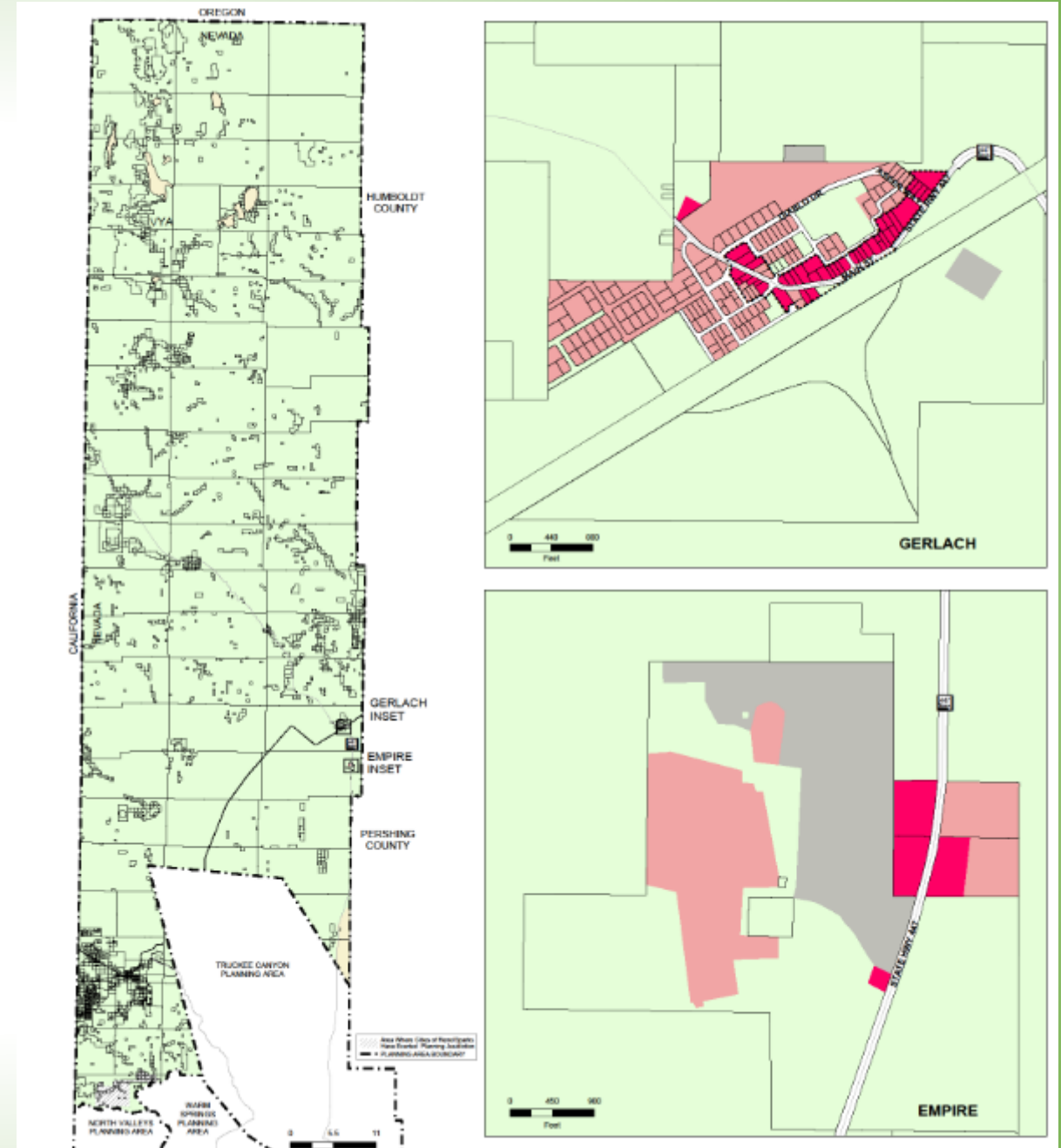
**Washoe County Planning Commission
Presentation
November 4, 2025**

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)

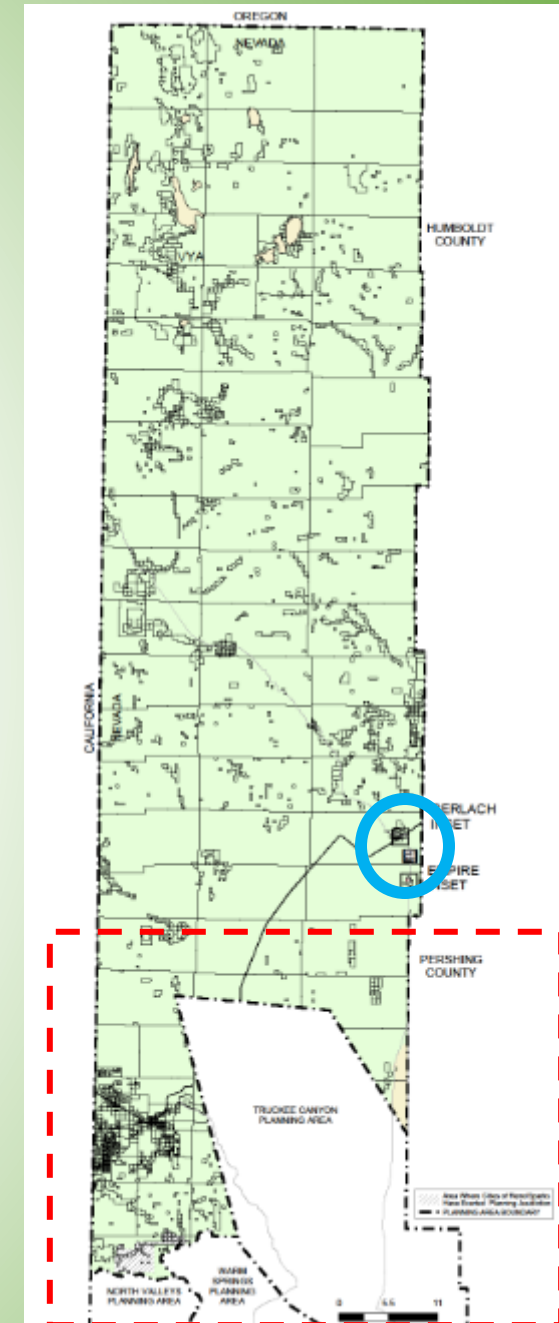
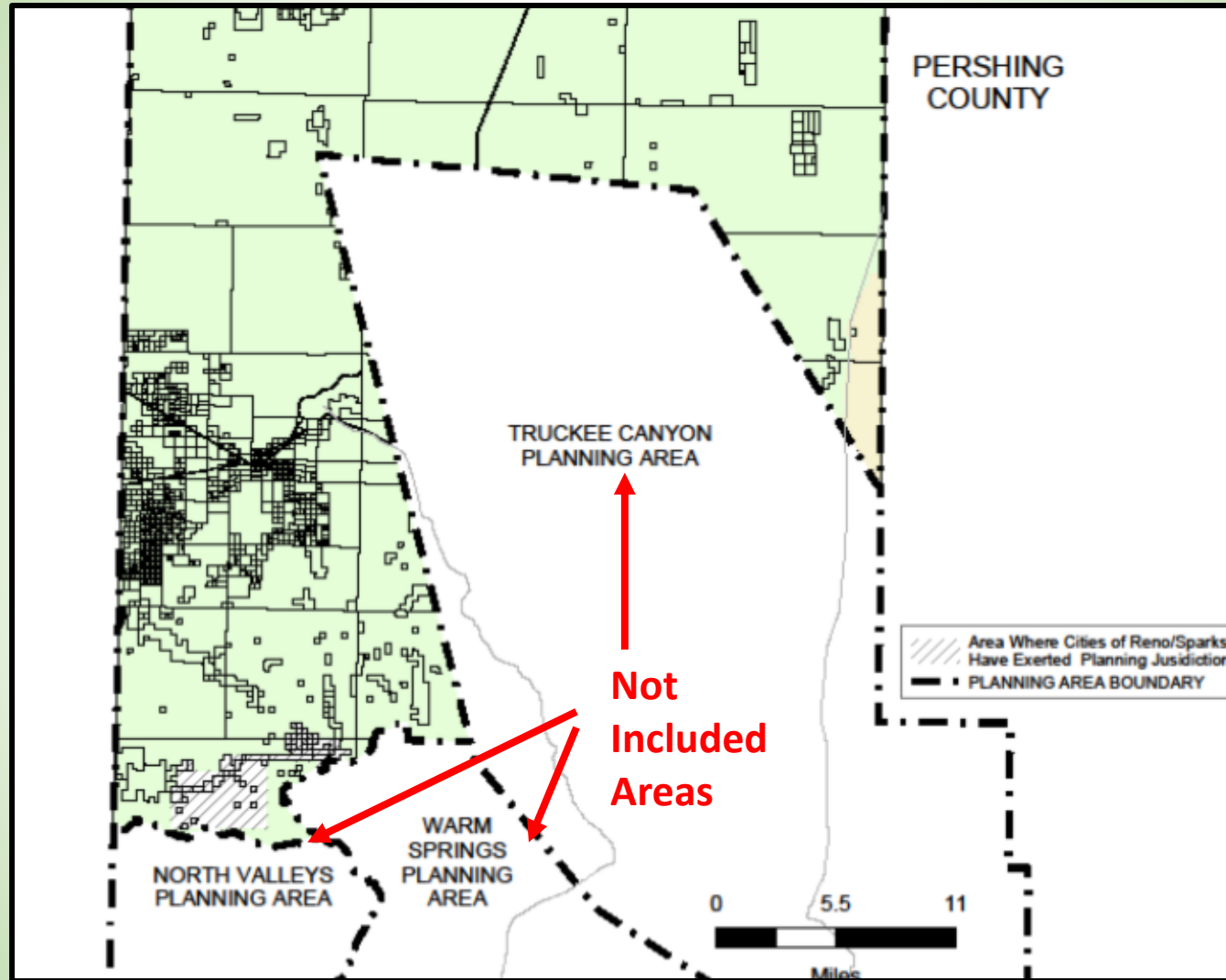
The area encompasses 4,408 sq. miles.

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



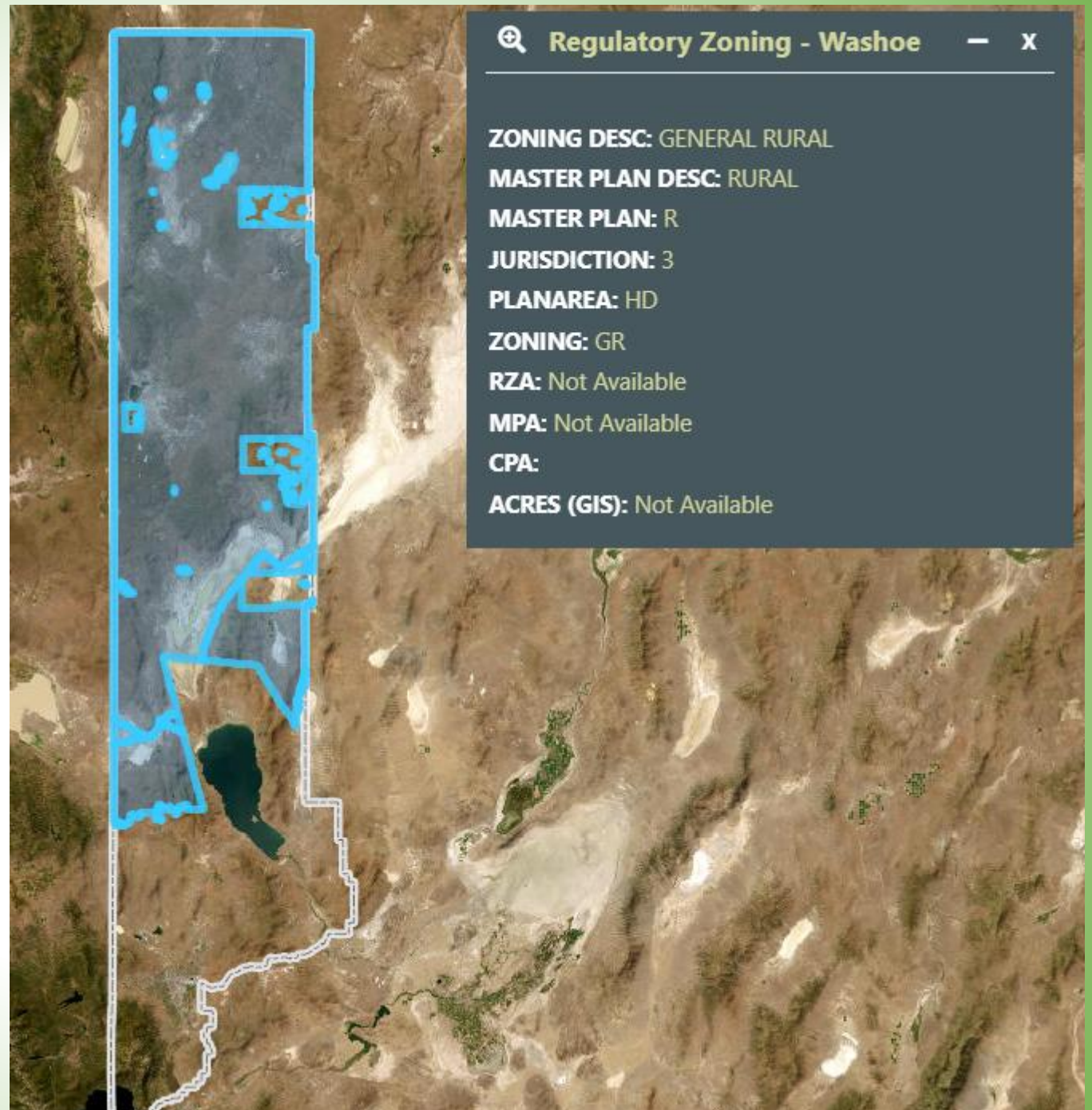
High Desert Area - Only

Only affects GR zoned land within the High Desert Area – No other area plans are impacted by this request.



Only Impacted Area

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

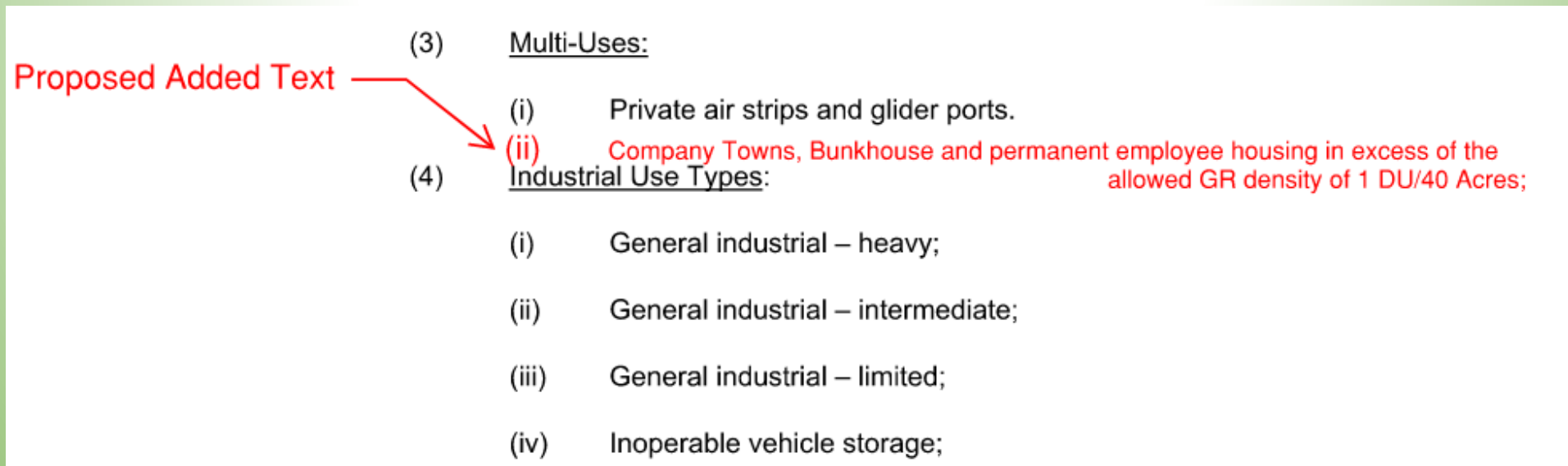


DCA Request

The requested DCA would allow for greater flexibility for businesses and agricultural uses that are remotely located to establish company towns, bunkhouse and permanent employee housing to accommodate workers at business or agricultural uses.

Requested language change to Article 206 High Desert Area of the Washoe County Development Code

- Requested additional allowed use to 110.206.10(b) Uses requiring a BOA approved SUP
 - Add – Company Towns, Bunkhouse and Permanent Employee Housing in Excess of the Allowed GR Density of 1/du/40 acres



Existing Modifiers

– Allowed Uses

No SUP

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

- (xiii) Retail sales - convenience.

(4) Agricultural Use Types:

- (i) Agricultural processing;
- (ii) Agricultural sales; and
- (iii) Produce sales.

(5) Multi-Uses:

(5) Multi-Uses:

- (i) Company towns, bunkhouse and permanent employee housing;

- (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

Existing Modifiers + Additional Language – Requiring SUP

(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;

(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

(3) Multi-Uses:

(i) Private air strips and glider ports.

(ii) Company Towns, Bunkhouse and permanent employee housing in excess of the allowed GR density of 1 DU/40 Acres;

(4) Industrial Use Types:

(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;

(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.

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?