



Planning Commission Staff Report

Meeting Date: October 7, 2025

Agenda Item: 8B

DEVELOPMENT CODE AMENDMENT
CASE NUMBER:

WDCA25-0009 (Senior Housing)

BRIEF SUMMARY OF REQUEST:

Development Code Amendment to add a senior housing use type and create incentives for senior housing.

STAFF PLANNER:

Kat Oakley, Senior Planner
775.328.3628
koakley@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion and possible action to initiate an amendment to Washoe County Code Chapter 110 (Development Code) in Division Three—Regulation of Uses. These amendments include: modifying the title of Article 336 from “Affordable Housing Incentives” to “Housing Incentives”; adding provisions to describe the purpose of Article 336 Housing Incentives, and create incentives for senior housing; and amend provisions to include “Senior Housing” as a residential use type in Table 110.302.05.1 and define the term; and all matters necessarily connected therewith and pertaining thereto.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or deny the proposed ordinance. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

Development Code:	Authorized in Article 818, Amendment of Development Code
Commission District:	All Districts

STAFF RECOMMENDATION

**INITIATE AND
RECOMMEND
APPROVAL**

DENY

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Development Code Amendments

The Washoe County Development Code is Chapter 110 of the Washoe County Code (WCC). The Development Code broadly regulates allowable and permitted land uses, subdivision of land, planning permit requirements and procedures, signage, infrastructure availability, land use development standards, and other related matters. Because the Development Code covers so many varying aspects of land use and development standards, it is expected that from time to time it may be necessary to change or amend one or more portions of the Development Code to keep it up to date with the most current and desirable trends in planning and development.

The development code amendment process provides a method of review and analysis for such proposed changes. Development code amendments may be initiated by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property. Development code amendments are initiated by resolution of the Washoe County Commission or the Planning Commission. Real property owners may submit an application to initiate a development code amendment.

After initiation, the Planning Commission considers the proposed amendment in a public hearing. The Planning Commission may recommend approval, approval with modifications or may deny the proposed amendment. The Planning Commission records its recommendation by resolution.

The Washoe County Commission hears all amendments recommended for approval, and amendments denied upon appeal. The County Commission will hold a first reading and introduction of the ordinance (proposed amendment), followed by a second reading and possible ordinance adoption in a public hearing at a second meeting at least two weeks after the first reading. Unless otherwise specified, ordinances are effective 10 days after adoption.

Background and Proposed Amendments

Housing affordability and attainability are identified in strategic planning and vision documents as one of the most pressing issues in Washoe County. Currently, 49.7% of renters in Washoe County are cost burdened (e.g. spend more than 30% of household income on housing costs). This disproportionately impacts seniors, 63.6% of whom are cost burdened. In addition to existing affordability issues, the [2024 Consensus Forecast](#) anticipates that unincorporated Washoe County will need to absorb up to a 15,757-person population increase between 2024 and 2044. Furthermore, the 2024 Consensus Forecast anticipates that the average age will see a dramatic trend upwards, with citizens over 65 years old expected to increase by about 30,000 people by 2044, accounting for 21.1% of the total population (see Figure 1). Existing affordability challenges and the projected

senior population increase provide good reasons to create housing incentives specific to seniors.

Generalized Age Group	2024		2044	
	Population	Percent of Total	Population	Percent of Total
Preschool (Ages 0 - 4)	27,808	5.5%	33,386	5.6%
School (Ages 5 - 19)	90,770	17.9%	103,329	17.2%
Working (Ages 20-64)	291,059	57.5%	336,017	56.1%
Retired (Ages 65 and over)	96,472	19.1%	126,396	21.1%
Total Population (thousands)	506,109	100.0%	599,128	100.0%

Figure 1: Population and Percent Composition of Total Population (2024 Consensus Forecast)

On November 14, 2023, the Washoe County Board of County Commissioners (BCC) identified several sets of amendments to Washoe County Code to increase housing affordability and accessibility in Washoe County. To date, three separate packages of development code amendments have been adopted which decreased barriers to accessory dwelling units (ADUs) and multifamily housing and expanded allowances for “missing-middle” housing. The current proposed amendments support housing goals by establishing the senior housing residential use type and providing incentives for senior housing.

Article 302 Allowed Uses and Article 304 Use Classification System

The proposed amendments add the senior housing residential use type to the development code. Senior housing developments are allowed by virtue of the federal Housing for Older Persons Act. Under the most permissive category of senior housing development within that Act are residential developments in which at least 80% of occupied units are occupied by at least one individual 55 years old or older. The proposed definition in Article 304 aligns with this federal definition and does not limit senior housing to a particular construction type. That is to say, senior housing could be single family, middle housing, or multifamily housing. Therefore, the residential use table in Article 302 will simply refer to Article 336, which establishes the standards for senior housing incentives.

The proposed text additions are shown in **red bold**. Only the modified subsections of code are shown. The proposed changes to Articles 302 and 304 are 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	--	S ₂	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	S ₂	S ₂	A	--	S ₂	--	--	--	--	--	--	--
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

Washoe County Planning Commission

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
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'
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	--	--	--	--	--	--
Senior Housing	See Article 336																	

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 in effect prior to May26, 1993, A' = Administrative Review required on parcels half an acre or smaller.

Section 110.304.15 Residential Use Types

- (h) Senior Housing.** A residential development in which at least eighty percent (80%) of the occupied dwelling units are occupied by at least one individual who is fifty-five (55) years of age or older. The use shall be operated and maintained with the intent of providing housing for older persons, consistent with the federal Housing for Older Persons Act. The required permitting and base density are based on the underlying housing type and regulatory zoning per Table 110.302.05.1 and Table 110.406.05.1. The maximum density for senior housing developments is found in Article 336, Housing Incentives. Commercial use types that are part of the amenities provided to residents of

a senior housing development are permitted as ancillary uses in support of a senior housing development, including administrative offices, indoor entertainment, indoor sports and recreation, outdoor sports and recreation, and medical services. Other commercial use types that support the senior housing development may be approved with a director's modification of standards.

Article 336 Housing Incentives

Article 336 is being established to create incentives for desired types of housing. This set of development code amendments will add a section describing the purpose of the Article and add a section for senior housing incentives. Senior housing can be any type of residential construction—single family, middle housing, or multifamily—but will be restricted to at least 80% of occupied units being occupied by a resident at least 55 years old, in alignment with federal regulations. In order to encourage the creation of senior housing, staff is proposing a 25% density increase based on whatever the base density is for that housing type in that regulatory zone. For example, a senior single family development in the high density suburban (HDS) regulatory zone would be eligible for a 25% increase to the base density of 7 units per acre, for a total of 8.75 units per acre. A senior family cottage court development in the HDS regulatory zone would be eligible for a 25% increase to the base density of 9 units per acre, for a total of 11.25 units per acre.

The proposed changes to Article 336 are as follows:

Section 110.336.00 Purpose. The purpose of this article, Article 336, Housing Incentives, is to provide incentives for select housing types in Washoe County.

Section 110.336.10 Senior Housing. Senior Housing, as defined within section 110.304.15, qualifies for a 25% density increase above the base density, which is calculated based on the underlying housing type and regulatory zoning per Table 110.406.05.1. To receive the 25% density increase set forth in this section, the following restriction applies:

- (a) Deed Restriction Required. In order to qualify for this incentive, the senior housing development must record a deed restriction(s) with the Washoe County Recorder's Office restricting the property to senior housing as defined in Section 110.304.15(h), for a period of no less than 20 years. For subdivisions that include fee simple ownership, the restriction may be in the form of Covenants, Conditions and Restrictions (CC&Rs) managed by a property owner's association.**

Master Plan Evaluation

The proposed development code amendment aligns with master plan policies as described in Table 1.

Table 1: Master Plan Element Conformance Priority Principles & Policies

Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
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LU4.6 – Encourage design of new developments to accommodate the needs of all users, including young, aging, disabled and special needs populations.	The proposed senior housing residential use type includes commercial uses that are commonly provided as amenities in senior housing developments, allowing creative development designs that provide for the needs of aging populations.
--	--

Public Workshop

A public workshop to discuss the amendments took place on Wednesday September 10, 2025 from 5:30-6:30 PM. The workshop was hybrid (in person/zoom meeting) and three citizens attended. Planning representatives described the overall intent of the amendments and presented the draft changes. There was an opportunity for questions and discussion.

Questions and comments were related to deed restriction enforcement, density incentives for income-restricted housing, and the development code amendment process. No attendees expressed opposition to the proposed changes. A summary of the workshop is attached as Exhibit B.

Findings

Washoe County Code Section 110.818.15(e) requires the Planning Commission to make at least one of the following findings of fact. Staff provides the following evaluation for each of the findings of fact and recommends that the Planning Commission make all four findings in support of the proposed Development Code Amendment.

1. Consistency with Master Plan. The proposed development code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan.

Staff comment: *This finding can be made for the following reasons:*

- *The proposed amendments to incentivize senior housing address ongoing action items identified in Chapter 3 of Envision Washoe 2040 by incentivizing types of housing consistent with ongoing Washoe County strategic planning efforts.*
 - *The proposed amendments enable the integration of appropriate commercial services with senior housing developments, accommodating for the various needs of seniors as they age.*
2. Promotes the Purpose of the Development Code. The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the development code as expressed in Article 918, Adoption of Development Code.

Staff comment: *This finding can be made for the following reasons:*

- *The proposed amendments promote the original purpose of the Development Code as expressed in Article 918, Adoption of Development Code, which include “promote[ing] public health [and] safety” (WCC 110.918.10(a)).*

- *The amendments will promote public health and safety by incentivizing the creation of housing for seniors in Washoe County. It is well recognized that housing affordability is a social determinant of health; that is to say, unaffordable housing is linked to many negative health outcomes.¹ The proposed changes would support increasing the supply of accessible, quality, and safe housing for seniors.*
3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones.

Staff comment: *This finding can be made for the following reasons:*

- *As described within this staff report, the proposed amendments respond to increased challenges seniors face in finding housing.*
 - *Unincorporated Washoe County is expected to absorb up to a 15,757-person population increase through 2044 and a 30,000 person increase in the senior population. Since household size tends to decrease with age, there is a high anticipated demand for senior housing units. The proposed incentives respond to this anticipated change in conditions.*
4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Staff comment: *This finding is able to be made for the following reasons:*

- *The Conservation Element addresses protecting sensitive and important lands, cooperation with other agencies to minimize wildlife conflicts, and considerations for air quality, among other policies. The Conservation Element does not prohibit development code amendments, nor does it prohibit the addition of new housing use types.*
- *The Population and Housing Element specifically identifies opportunities to enhance the ability for the population to age in place, including expanded housing diversity and options. These amendments explicitly pursue these goals by incentivizing senior housing.*

Public Notice

Pursuant to Washoe County Code Section 110.818.20, notice of this public hearing was published in the newspaper at least 10 days prior to this meeting. Members of the Citizen Advisory Boards (CABs) also received notice, as a courtesy.

¹ Carolyn B. Swope, Diana Hernández. Housing as a determinant of health equity: A conceptual model. Social Science & Medicine, Volume 243, 2019.
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7146083/#R199>.

Recommendation

It is recommended that the Washoe County Planning Commission recommend approval of WDCA25-0009, to amend Washoe County Chapter 110 (Development Code) within Articles 302, 304, and 336. The following motion is provided for your consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA25-0009, to amend Washoe County Chapter 110 (Development Code) within Articles 302, 304, and 336, as reflected within the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Attachment A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on the ability to make at least one of the four findings set forth in Washoe County Code Section 110.818.15(e):

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Appeal Process

An appeal of the Planning Commission's denial of a development code amendment may be made to the Washoe County Board of County Commissioners within 10 calendar days from the date that the Planning Commission's decision is filed with the Secretary to the Planning Commission, pursuant to Washoe County Code Section 110.818.25 and Washoe County Code Section 110.912.20.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

Initiating and recommending approval of an ordinance amending Washoe County Code Chapter 110 (Development Code) in Division Three—Regulation of Uses. These amendments include: modifying the title of Article 336 from “Affordable Housing Incentives” to “Housing Incentives”; adding provisions to describe the purpose of Article 336 Housing Incentives and create incentives for senior housing; and amend provisions to include “Senior Housing” as a residential use type in Table 110.302.05.1 and define the term; and all matters necessarily connected therewith and pertaining thereto.

Resolution Number 25-13

WHEREAS;

- A. Washoe County Code Section 110.818.05 requires that amendments to Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of County Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission initiated amendments to the Washoe County Code at Chapter 110 (Development Code) within Article 300 Regulation of Uses: Title and Contents, Article 302 Allowed Uses, Article 304 Use Classification System, and Article 336 Affordable Housing Incentives, on October 7, 2025, as fully described in Exhibit A-1 to this resolution; and
- C. Development Code Amendment Case Number WDCA25-0009 came before the Washoe County Planning Commission for a duly noticed public hearing on October 7, 2025; and
- D. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and
- E. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made at least one of the following findings to support its recommendation for adoption of the proposed Development Code Amendment Case Number WDCA25-0009:
 - 1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;

2. Promotes the Purpose of the Development Code. The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit A-1.

A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on October 7, 2025.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Daniel Lazzareschi, Chair

WORKING COPY
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
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Summary: Amends Washoe County Code Chapter 110 (Development Code) to create incentives for senior housing.

BILL NO. _____

ORDINANCE NO. _____

Title:

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) IN DIVISION THREE—REGULATION OF USES. THESE AMENDMENTS INCLUDE: MODIFYING THE TITLE OF ARTICLE 336 FROM "AFFORDABLE HOUSING INCENTIVES" TO "HOUSING INCENTIVES"; ADDING PROVISIONS TO DESCRIBE THE PURPOSE OF ARTICLE 336 HOUSING INCENTIVES, AND CREATE INCENTIVES FOR SENIOR HOUSING; AND AMEND PROVISIONS TO INCLUDE "SENIOR HOUSING" AS A RESIDENTIAL USE TYPE IN TABLE 110.302.05.1 AND DEFINE THE TERM; 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 300 Regulation of Uses: Title and Contents, Article 302 Allowed Uses, Article 304 Use Classification System, and Article 336 Affordable Housing Incentives, as set forth in this ordinance; and
- B. The Washoe County Planning Commission held a duly noticed public hearing for DCA25-0009 and initiated the proposed amendments to Washoe County Code Chapter 110, Articles 300,

302, 304 and 336, by Resolution Number 25-XX on October 7, 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 modifying the title of Article 336 from "Affordable Housing Incentives" to "Housing Incentives".

SECTION 2. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.336.00 and shall read as follows:

Section 110.336.00 Purpose. The purpose of this article, Article 336, Housing Incentives, is to provide incentives for select housing types in unincorporated Washoe County.

SECTION 3. Chapter 110 of the Washoe County Code is hereby amended by adding a new section related to incentives for senior housing which shall be labeled 110.336.10 and shall read as follows:

Section 110.336.10 Senior Housing. Senior Housing, as defined within section 110.304.15, qualifies for a 25% density increase above the base density, which is calculated based on the underlying housing type and regulatory zoning per Table 110.406.05.1. To receive the 25% density increase set forth in this section, the following restriction applies:

- (a) **Deed Restriction Required.** In order to qualify for this incentive, the senior housing development must record a deed restriction(s) with the Washoe County Recorder's Office restricting the property to senior housing as defined in Section 110.304.15(h), for a period of no less than 20 years. For subdivisions that include fee simple ownership, the restriction may be in the form of Covenants, Conditions and Restrictions (CC&Rs) managed by a property owner's association.

SECTION 4. Section 110.300.05 of the Washoe County Code is hereby amended to read as follows:

Section 110.300.05 Contents. Division Three consists of the following articles:

- (a) ARTICLE 300 REGULATION OF USES: TITLE AND CONTENTS
- (b) ARTICLE 302 ALLOWED USES
- (c) ARTICLE 304 USE CLASSIFICATION SYSTEM
- (d) ARTICLE 306 ACCESSORY USES AND STRUCTURES
- (e) ARTICLE 308 HOME OCCUPATIONS
- (f) ARTICLE 310 TEMPORARY USES AND STRUCTURES
- (g) ARTICLE 312 FABRICATED HOUSING
- (h) ARTICLE 313 EMPLOYEE AND COTTAGE COURT HOUSING
- (i) ARTICLE 314 MANUFACTURED HOME PARKS
- (j) ARTICLE 316 RECREATIONAL VEHICLE PARKS
- (k) ARTICLE 318 VACATION TIME SHARE UNITS
- (l) ARTICLE 319 SHORT-TERM RENTALS (STRs)
- (m) ARTICLE 320 BED AND BREAKFAST ESTABLISHMENTS
- (n) ARTICLE 322 GROUP CARE FACILITIES
- (o) ARTICLE 324 COMMUNICATION FACILITIES
- (p) ARTICLE 326 WIND MACHINES
- (q) ARTICLE 328 GEOTHERMAL RESOURCES
- (r) ARTICLE 330 DOMESTIC PETS AND LIVESTOCK
- (s) ARTICLE 332 AGGREGATE FACILITIES
- (t) ARTICLE 334 MINING
- (u) ARTICLE 336 ~~AFFORDABLE~~ HOUSING INCENTIVES (Reserved for Future Ordinance)
- (v) ARTICLE 338 CHILD DAYCARE DEVELOPMENT INCENTIVES (Reserved for Future Ordinance)
- (w) ARTICLE 340 INDUSTRIAL PERFORMANCE STANDARDS

SECTION 5. Section 110.302.05 of the Washoe County Code is hereby amended to read as follows:

Section 110.302.05 Table of Uses. The uses that are allowed in each regulatory zone are set forth in Table 110.302.05.1 through Table 110.302.05.5. The regulatory zones are indicated in Table 110.302.05.1 through Table 110.302.05.5 as follows:

- (a) Low Density Rural is indicated as "LDR";
- (b) Medium Density Rural is indicated as "MDR";
- (c) High Density Rural is indicated as "HDR";
- (d) Low Density Suburban is indicated as "LDS";
- (e) Medium Density Suburban is indicated as "MDS";
- (f) High Density Suburban is indicated as "HDS";
- (g) Low Density Urban is indicated as "LDU";
- (h) Medium Density Urban is indicated as "MDU";
- (i) High Density Urban is indicated as "HDU";
- (j) General Commercial is indicated as "GC";
- (k) Neighborhood Commercial/Office is indicated as "NC";
- (l) Tourist Commercial is indicated as "TC";
- (m) Industrial is indicated as "I";
- (n) Public/Semi-Public Facilities is indicated as "PSP";
- (o) Parks and Recreation is indicated as "PR";
- (p) Open Space is indicated as "OS";
- (q) General Rural is indicated as "GR"; and
- (r) General Rural Agricultural is indicated as "GRA."

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	--	S ₂	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	S ₂	S ₂	A	--	S ₂	--	--	--	--	--	--	--
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 ¹	A ¹	A ¹	A ¹	AR	--	--	--	--	--	--	--	--	--	--	--	A ¹	A ¹
Minor Accessory Dwelling	A ¹	A ¹	A ¹	A ¹	AR	--	--	--	--	--	--	--	--	--	--	--	A ¹	A ¹
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	--	--	--	--	--	--
Senior Housing	See Article 336																	

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 in effect prior to May26, 1993, A¹ = Administrative Review required on parcels half an acre or smaller.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

Table 110.302.05.2

TABLE OF USES (Civic Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Civic Use Types (Section 110.304.20)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Administrative Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Child Care																		
Family Daycare	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
Large-Family Daycare	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	P	--	--	--	--	--	P	S ₂
Child Daycare	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	S ₂	--	S ₂	--
Communication Facilities																		
Commercial Antennas	S ₂	S ₂	S ₂	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	S ₂	--	--	S ₂	--
Satellite Dish Antennas	See Article 324																	
Wireless Communication Facilities	See Article 324																	
Community Center	--	--	--	--	--	--	P	P	P	A	S ₂	A	--	A	A	--	--	--
Community Garden	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Convalescent Services	--	--	--	S ₂	S ₂	S ₂	P	P	P	P	S ₂	--	--	P	--	--	--	--
Cultural and Library Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	A	A	A	--	A	A	--	A	S ₂
Education																		
Private School Facilities	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	S ₂	S ₂	--	S ₂	S ₂
Public School Facilities	A	A	A	A	A	A	A	A	A	A	A	A	--	A	A	--	A	A
Group Care Facility	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	--	--	--	--	--	S ₂	--
Hospital Services	--	--	--	--	--	--	--	--	--	A	S ₂	--	--	A	--	--	--	S ₂
Major Services and Utilities																		
Utility Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--
Major Public Facilities	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	S ₂	S ₂	--	S ₂	--
Nature Center	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	--	--	S ₂	--	S ₂	--
Parks and Recreation																		
Active Recreation	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	A	A	--	PR	S ₂
Passive Recreation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Postal Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	--	--	--	--
Public Parking Services	--	--	--	--	--	--	--	A	A	A	A	A	A	A	--	--	--	--
Public Service Yard	--	--	--	--	--	--	--	--	--	--	--	--	A	S ₂	--	--	S ₂	A
Religious Assembly	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	P	--	S ₂	A
Safety Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	S ₂	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

Table 110.302.05.3

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Administrative Offices	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Adult Characterized Business (see Chapter 25, Washoe County Code)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Animal Sales and Services																		
Commercial Kennels	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	S ₂	--	--	S ₂	--	--	--	S ₂	S ₂
Commercial Stables	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
																	*See Article 226 for Warm Springs parcels.	
Dog Training Services (see Article 330)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Grooming and Pet Stores	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	--	--	--	--	--	--	--
Pet Cemeteries	P	P	P	--	--	--	--	--	--	S ₂	--	--	--	A	--	--	P	--
Veterinary Services, Agricultural	P	P	P	P	--	--	--	--	--	S ₂	--	--	--	--	--	--	S ₂	S ₂
Veterinary Services, Pets	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	--	P	--	--	--	--	S ₂
Automotive and Equipment																		
Automotive Repair	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--
Automotive Sales and Rentals	--	--	--	--	--	--	--	--	S ₂	A	A	A	A	--	--	--	--	--
Cleaning	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	A	--	--	--	--	--
Commercial Parking	--	--	--	--	--	--	P	P	P	A	A	A	A	P	--	--	--	--
Equipment Repair and Sales	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Fabricated Housing Sales	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Storage of Operable Vehicles	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Truck Stops	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	--	--	--	--	--
Building Maintenance Services	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Commercial Centers																		
Neighborhood Centers	--	--	--	S ₂	S ₂	S ₂	P	P	P	A	A	A	A	--	--	--	--	--
Community Centers	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	--	--	--	--
Regional Centers	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	--	--	--	--	--	--
Commercial Educational Services	--	--	--	--	--	--	P	P	P	A	A	--	A	A	--	--	--	--
Commercial Recreation																		
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
Destination Resorts	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
Indoor Entertainment	--	--	--	--	--	--	--	--	--	A	P	A	--	P	--	--	--	--
Indoor Sports and Recreation	--	--	--	--	--	--	--	--	--	S ₂	S ₂	P	S ₂	P	P	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

* The provisions listed in Table 110.302.05.3 requiring a special use permit for Commercial Stables [as defined in Section 110.304.25(c)(2)] in GR and GRA are hereby modified to be consistent with Article 226, Warm Springs Area.

Table 110.302.05.3 (continued)

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Limited Gaming Facilities	--	--	--	--	--	--	--	--	--	P	P	P	S ₂	--	--	--	--	--
Marinas	--	--	--	--	--	--	--	--	--	P	--	P	--	P	P	--	P	S ₂
Outdoor Entertainment	--	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	--	--	--
Outdoor Sports and Recreation	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	S ₂	P	--	P	S ₂
Outdoor Sports Club	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	P	--	S ₂	S ₂
Unlimited Gaming Facilities	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Continuum of Care Facilities, Seniors	--	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--
Convention and Meeting Facilities	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S ₂	--	--	--
Data Center	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	S ₂	--	--	S ₂	--
Eating and Drinking Establishments																		
Convenience	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--
Full Service	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--
Financial Services	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--
Funeral and Internment Services																		
Cemeteries	P	P	P	--	--	--	--	--	--	S ₂	--	--	--	A	--	--	P	S ₂
Undertaking	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--
Gasoline Sales and Service Stations	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	A	--	--	--	S ₂	--
Helicopter Services																		
Heliport	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	S ₂	--	--	S ₂	--
Helistop	S ₂	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	--	--	S ₂	--
Liquor Manufacturing	--	--	--	--	--	--	P	P	P	A	P	A	A	--	--	--	--	--
Liquor Sales																		
Off-Premises	--	--	--	--	--	--	P	P	P	A	A	A	P	--	--	--	--	--
On-Premises	--	--	--	--	--	--	P	P	P	A	P	A	P	--	--	--	--	--
Lodging Services																		
Bed and Breakfast Inns	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	P	--	--	--	--	S ₂	S ₂
Condominium Hotel	--	--	--	--	--	--	--	--	--	A	S ₂	A	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	--
Hotels and Motels	--	--	--	--	--	--	--	--	--	A	S ₂	A	--	--	--	--	--	--
Vacation Time Shares	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

Table 110.302.05.3 (continued)

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Marijuana Establishments																		
Marijuana Cultivation Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Marijuana Product Manufacturing Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Marijuana Testing Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Retail Marijuana Store/ Medical Dispensary	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--
Marijuana Distributor	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Medical Services	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	--	--	A	--	--	--	--
Nursery Sales																		
Retail	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Wholesale	S ₂	S ₂	S ₂	--	--	--	--	--	--	A	--	--	A	--	--	--	S ₂	A
Personal Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	--	--	--	--
Personal Storage	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	S ₂	--	A	--	--	--	--	--
Professional Services	--	--	--	--	--	--	P	P	P	A	A	--	P	--	--	--	--	--
Recycle Center																		
Full Service Recycle Center	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Remote Collection Facility	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	P	A	P	P	--	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	--	--	--	--
Repair Services, Consumer	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Retail Sales																		
Convenience	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	A	A	--	--	--	--	--
Specialty Stores	--	--	--	--	--	--	--	--	--	A	P	A	--	--	--	--	--	--
Comparison Shopping Centers	--	--	--	--	--	--	--	--	--	A	--	A	--	--	--	--	--	--
Secondhand Sales	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	--	--	--
Transportation Services	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--
Winery	A	A	A	P	P	--	--	--	--	--	--	--	--	--	--	--	A	A
Winery with Special Events	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

[This space intentionally left blank. Article 302 continues next page.]

Table 110.302.05.4

TABLE OF USES (Industrial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Industrial Use Types (Section 110.304.30)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA	SP
Aggregate Facilities																			
Permanent	S ₂	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	S ₂	--	--
Temporary	See Article 332																		
Caretaker's Residence																			
Attached	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Detached	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	SP
Custom Manufacturing	S ₂	S ₂	S ₂	--	--	--	--	--	--	S ₂	--	S ₂	A	--	--	--	S ₂	--	SP
Energy Production																			
Non-Renewable*	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	S ₂	--	--
Renewable*	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	S ₂	--	S ₂	S ₂	S ₂	SP
General Industrial																			
Limited	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Intermediate	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	--
High Technology Industry	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	A	--	--	--	S ₂	--	SP
Inoperable Vehicle Storage	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	SP
Laundry Services	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--	SP
Mining Operations	S ₂	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	S ₂	--	--
Petroleum Gas Extraction	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	S ₂	--	--
Salvage Yards	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	--
Wholesaling, Storage and Distribution																			
Light	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

Note: * If a special use permit for an energy production project meets the criteria for a project of regional significance, that special use permit will be reviewed by the Washoe County Planning Commission.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

Table 110.302.05.5

TABLE OF USES (Agricultural Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Agricultural 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
Agricultural Processing	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	S ₂	A
Agricultural Sales	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	A	--	--	A	--	--	--	S ₂	A
Animal Production	A	A	A	A	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	A	A
Animal Slaughtering, Agricultural	A	A	A	A	--	--	--	--	--	--	--	--	--	--	A	A	A	A
Animal Slaughtering, Commercial	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--
Animal Slaughtering, Mobile	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂
Crop Production	A	A	A	A	A	--	--	--	--	A	A	--	--	--	PR	A	A	A
Forest Products	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	P	--
Game Farms	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂
Produce Sales	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	A	A

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

SECTION 6. Section 110.304.15 of the Washoe County Code is hereby amended to read as follows:

Section 110.304.15 Residential Use Types. Residential use types include the occupancy of living accommodations, but exclude institutional living arrangements providing twenty-four-hour skilled nursing, custodial or medical care and those providing forced residence, such as asylums and prisons.

- (a) **Family Residential.** The family residential use type refers to the occupancy of living quarters by one (1) or more households. The following are family residential use types:
- (1) **Multi-Family, Minor.** Multi-family, minor refers to the use of a parcel for between five (5) and twenty (20) dwelling units within one (1) or more buildings, excluding cottage court developments.
 - (2) **Multi-Family.** Multi-Family refers to the use of a parcel for twenty-one (21) or more dwelling units within one (1) or more buildings, excluding cottage court developments.
 - (3) **Single Family, Attached.** Single family, attached refers to two (2) or more dwelling units constructed with a common or abutting wall with each located on its own separate parcel. Typical uses include townhomes or condominiums.
 - (4) **Single Family, Detached.** Single family, detached refers to the use of a parcel for only one (1) dwelling unit.
- (b) **Middle Housing.** The middle housing use types refer to a range of housing with multiple dwelling units that are compatible in scale with detached single-family housing.
- (1) **Duplex.** Duplex refers to the use of a parcel for two (2) dwelling units in a single structure.

- (2) Triplex. Triplex refers to the use of a parcel for three (3) dwelling units in a single structure.
 - (3) Quadplex. Quadplex refers to the use of a parcel for four (4) dwelling units in a single structure.
 - (4) Cottage Court. Cottage court refers to a housing development of between two (2) and twelve (12) small-scale single family detached dwellings on one parcel that interact together as a small community and meet the standards of WCC 110.313.05.
- (c) Accessory Residential. Accessory residential refers to use types that are accessory to family residential and middle housing use types. They cannot be established independent of these primary use types and are not considered in calculations of density.
- (1) Attached Accessory Dwelling Unit. An attached accessory dwelling unit is a portion of or an addition to a dwelling unit that has been designed or configured to be used as a separate and independent dwelling unit. An attached accessory dwelling unit includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but may also include living, sleeping, and eating facilities, all separated from the main unit by walls or ceilings and accessed through a lockable exterior or interior door. An attached accessory dwelling unit may be created by converting part of, or adding on to, an existing single family main dwelling. To be considered attached, the accessory dwelling unit must abut (i.e. be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling. Typical uses include second units, guest rooms, and guest apartments.
 - (2) Detached Accessory Dwelling Unit. A detached accessory dwelling unit refers to 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. a toilet) facilities, but which may also include living, sleeping, and eating facilities. Typical uses include second units and caretaker's quarters.
 - (3) Minor Accessory Dwelling Unit. A minor accessory dwelling unit refers to a type of detached accessory dwelling unit that is under five hundred (500) square feet. A minor 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. a toilet) facilities, but which may also include living, sleeping, and eating facilities. Typical uses include second units and caretaker's quarters.
 - (4) Detached Accessory Structure. A detached accessory structure refers to a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached accessory structure is not designed, configured, or used for human habitation. Installation of both a kitchen (as defined in Article 902) and a toilet in a detached accessory structure shall render the structure as a dwelling unit and subject to the accessory dwelling unit provisions. Typical uses include storage buildings and sheds, barns and detached garages.

- (5) Guest Quarters. Guest quarters refers to a detached accessory structure or an attached accessory space with no internal access to the main dwelling that contains living space, including a bedroom and bathroom, but no kitchen or cooking facilities. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling.
- (d) Short-term rental. Short-term rental (STR) refers to existing single-family dwelling units where, for compensation, lodging is provided within either the entire home or a portion of the home for a rental period of less than 28-days. STRs may be permitted to operate out of legally permitted, permanent dwelling units or accessory dwelling units in accordance with the standards within Article 319. Short-term rentals are distinguishable from commercial lodging use types in that no meals may be provided within short-term rentals as part of the rental agreement and the home may only be rented out for short-term rental use to one group at a time. STRs are also often referred to as vacation rentals and are commonly made available through property management companies or online booking platforms. The following are short-term rental use types:
 - (1) Tier 1 Short-Term Rental. A Tier 1 STR has a maximum occupancy of 10 persons or fewer.
 - (2) Tier 2 Short-Term Rental. A Tier 2 STR has a maximum occupancy of 11-20 persons and due to its higher occupancy, may require additional limitations to ensure compatibility with surrounding residential properties.
 - (3) Tier 3 Short-Term Rental. A Tier 3 STR has a maximum occupancy of 21 or more persons. This highest tier of STRs is still operated out of a pre-existing dwelling unit, but due to the high number of occupants, is expected to have more significant impacts to surrounding properties. As a result, it is considered inappropriate to be located in residential regulatory zones, but may be appropriate on properties with commercial regulatory zones that are located nearer tourist and commercial services.
- (e) Employee Housing. Employee housing refers to a building or a portion of a building where, for a benefit of employment, lodging is provided. Such lodging can be fully independent dwelling units, or be of a dormitory style meeting the requirements of Section 110.313.10. Employee housing must meet all applicable standards for the subject housing type.
- (f) Manufactured Home Parks. Manufactured home parks use type refers to the occupancy of a dwelling unit defined as a mobile home or a manufactured home and which is located in a site defined as a manufactured home park.
- (g) Group Home. Group home use type refers to the occupancy of a single family dwelling or cottage court by a group of ten (10) or fewer persons on a weekly or longer basis who are cared for by a professional caregiver. The number of persons who reside in a group home excludes any caregivers and their family who also reside in the group home.
 - (1) This term includes specifically the following uses:
 - (i) Residential facility for groups; or
 - (ii) Home for individual residential care;
 - (iii) Halfway house for recovering alcohol or drug abusers;

- (iv) Group foster home.
- (2) The term group home does not include a child care institution or a facility for transitional living for released offenders.
- (h) **Senior Housing.** A residential development in which at least eighty percent (80%) of the occupied dwelling units are occupied by at least one individual who is fifty-five (55) years of age or older. The use shall be operated and maintained with the intent of providing housing for older persons, consistent with the federal Housing for Older Persons Act. The required permitting and base density are based on the underlying housing type and regulatory zoning per Table 110.302.05.1 and Table 110.406.05.1. The maximum density for senior housing developments is found in Article 336, Housing Incentives. Commercial use types that are part of the amenities provided to residents of a senior housing development are permitted as ancillary uses in support of a senior housing development, including administrative offices, indoor entertainment, indoor sports and recreation, outdoor sports and recreation, and medical services. Other commercial use types that support the senior housing development may be approved with a director's modification of standards.

SECTION 7. 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

DRAFT: September 18, 2025

which it is invalid or unenforceable, shall not be affected.

DRAFT: September 18, 2025

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 _____.



WDCA25-0009 (Senior Housing)—9/10/25 Neighborhood Meeting Summary

Kat Oakley, Jolene Bertetto, and Trevor Lloyd from the Washoe County Planning Division conducted a neighborhood meeting on WDCA25-0009 (Senior Housing) at the County Complex and via Zoom from 5:30 to 6:30 p.m. Three members of the public attended. Planning representatives gave a [presentation](#) which covered background on senior housing and an overview of draft amendments. The following topics were discussed and/or commented on:

- Comments in support of pursuing future financial incentives, such as fee waivers, for affordable housing in Article 336 Housing Incentives.
- Concern that developers will not actually use density incentives because of neighbor opposition.
- Question regarding whether the senior housing will be income restricted and suggestion to incorporate income restrictions into density incentives. Staff responded that this density incentive is not income restricted, but that future density incentives will be aimed at income restricted housing.
- Questions about how deed restrictions will be enforced. Staff responded that deed restrictions are recorded against a property and also that the federal government monitors senior housing developments as part of the Housing for Older Persons Act.
- Questions about the process and schedule for adopting these code amendments. Staff responded that the Planning Commission hearing is anticipated to occur in October, and that two Board of County Commissioner (BCC) meetings will occur after as schedules allow.

If people have further questions or comments, please reach out to Kat Oakley at koakley@washoecounty.gov.