

Washoe County Planning Commission



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COMMUNITY  
SERVICES DEPARTMENT

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# WDCA24-0004 (Housing Affordability Package 2.5a)

September 3, 2024

# Background

- Housing affordability and attainability are identified priorities in Washoe County
  - Envision Washoe 2040
- Amendments identified by BCC on November 14, 2023
- **6,840 dwelling units** needed in unincorporated Washoe County to support population increase through 2042
- **7,350 affordable units** needed (TMRSHA)



FIGURE 6. WASHOE COUNTY MEDIAN HOUSEHOLD INCOME AND MEDIAN HOME VALUE

Median Home Value from \$215,700 to \$530,400

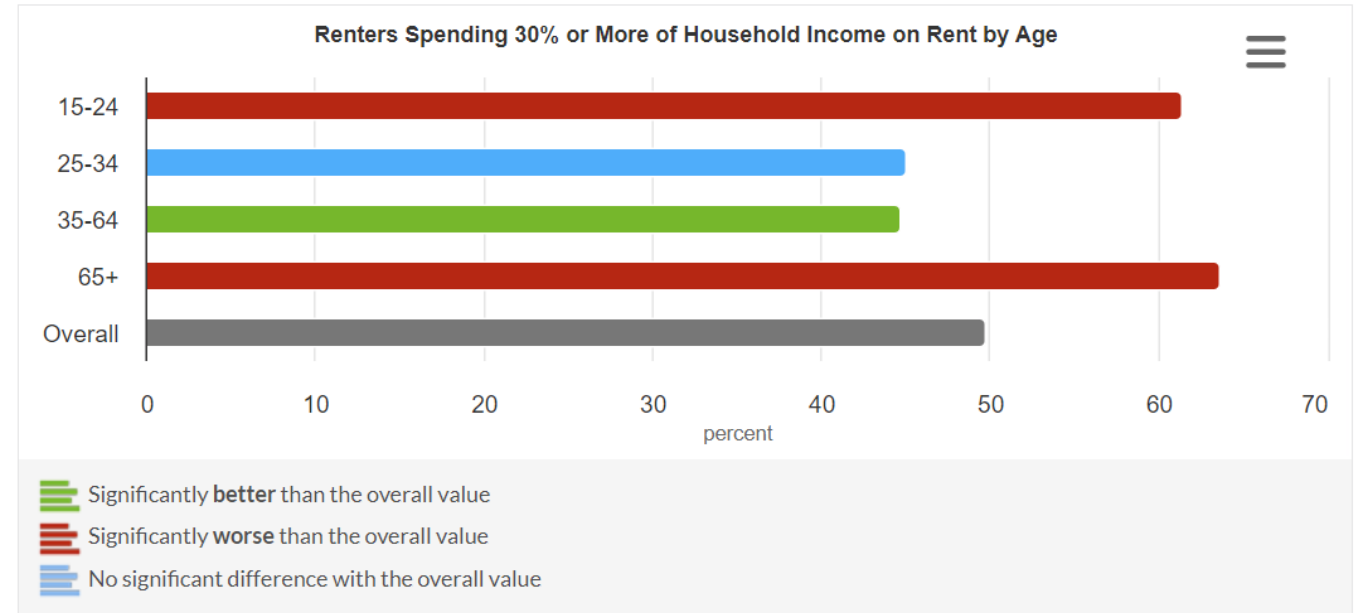
Median Household Income from \$50,556 to \$80,125

# Background (2)



- National Association of Home Builders (NAHB)/Wells Fargo Cost of Housing Index:

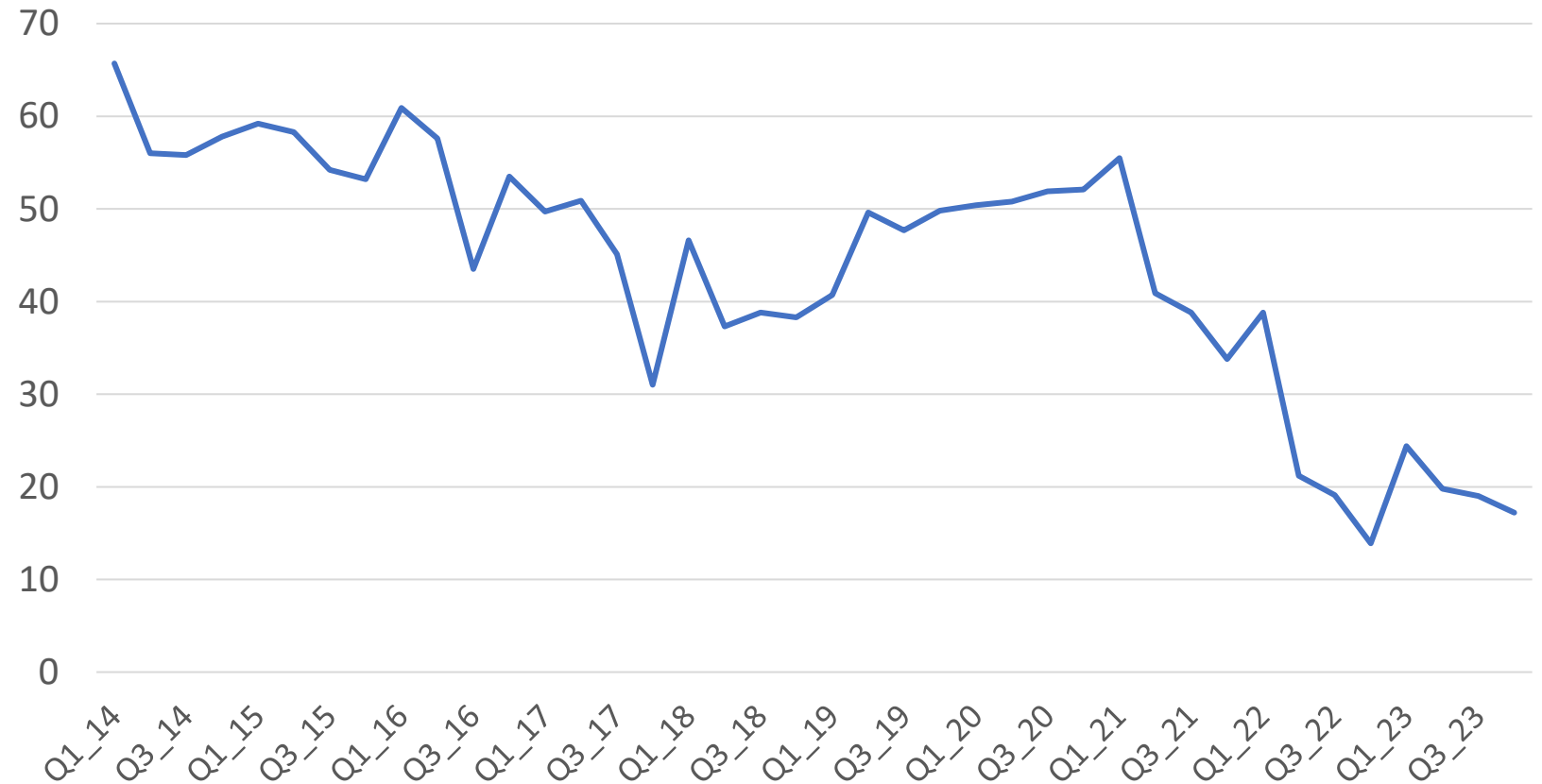
- 50% of typical family's income needed for mortgage payment
- 100% of low-income family's income needed for mortgage payment
- Reno is the **10<sup>th</sup> most burdened housing market** in the nation
- Chart reflects percent of cost burdened renters.



# Background (3)

- The National Association of Home Builders (NAHB) Housing Opportunity Index (% of population that can afford median priced home)
- In Q1 2014 65% could afford a median priced home and in Q3 2023 only 17.5% could.

Housing Opportunity Index Over Time



# Washoe County Strategic Plan

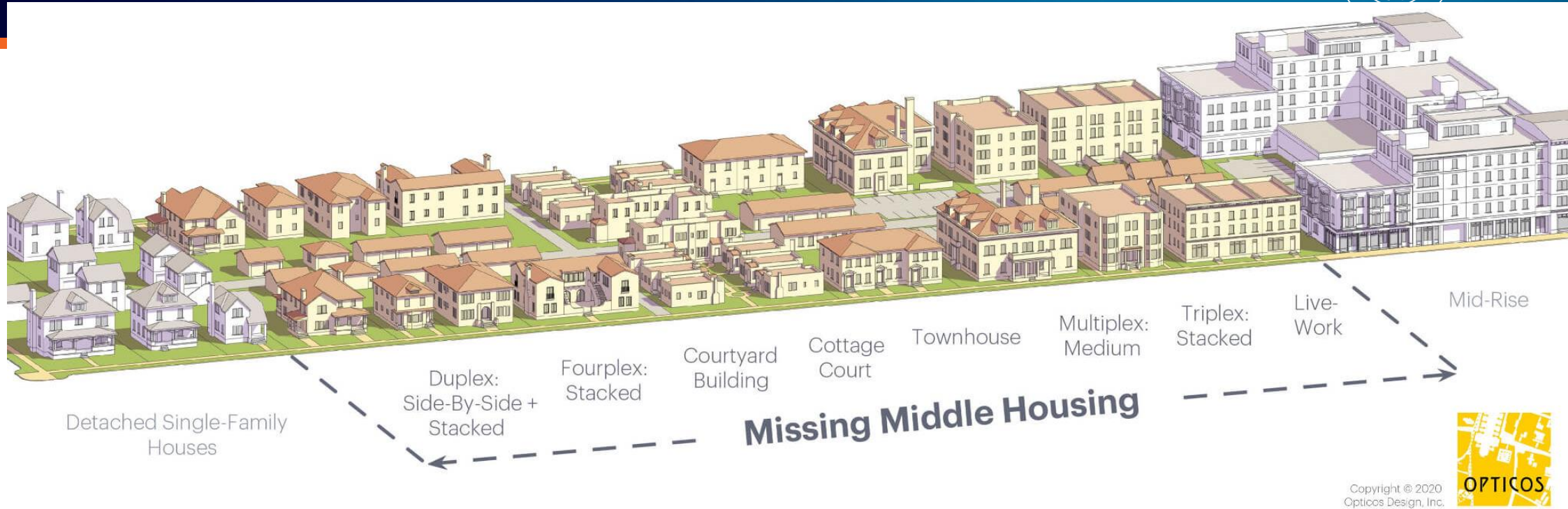


<p>Vulnerable Populations</p>	ADDRESS HOMELESSNESS WITH A REGIONAL APPROACH
	EXPAND APPROPRIATE HOUSING OPTIONS ACROSS COMMUNITY
	COORDINATION BETWEEN AGENCIES & COMMUNICATION OF PROGRAMS

<p>Expand Appropriate Housing Options across Community</p>	<p><b>HOUSING CAPACITY:</b> Expand the capacity for extremely low income and supportive housing programs in Washoe County.</p> <p><b>PREVENTATIVE HOUSING LOSS:</b> Focus on expanding efforts to keep people in their homes.</p> <p><b>STREAMLINE PROCESSES:</b> Streamline planning and permitting processes and soften standards that create unnecessary barriers.</p> <p><b>LAND BANKING:</b> Align County-owned parcels with a Land Trust for affordable housing designation.</p> <p><b>INCENTIVES:</b> Explore voluntary pathways using incentives to spur creation of affordable housing.</p>
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- Package 2.5a implements Washoe County’s Strategic Plan. It proposes to expand appropriate housing options across the community by expanding housing supply, creating incentives, and streamlining the planning and permitting processes.

# Overview



- Focused on “missing-middle housing”: a range of house-scale buildings with multiple units that are compatible in scale with detached single-family housing
- New uses proposed to be allowed in suburban areas of Washoe County are largely represented on the left end of the image above.



# Middle Housing Use Types

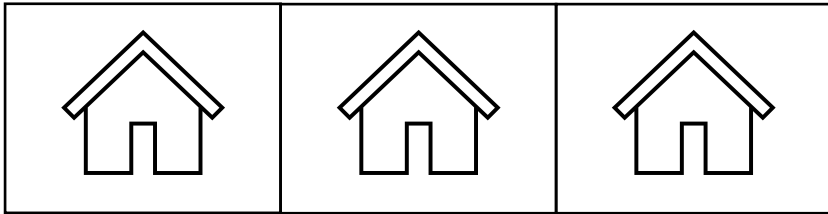


- (b) **Middle Housing.** The middle housing use types refer to a range of housing with multiple dwelling units that are compatible in scale with detached single-family housing.
- (1) **Duplex.** Duplex refers to the use of a parcel for two (2) dwelling units in a single structure.
  - (2) **Triplex.** 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.

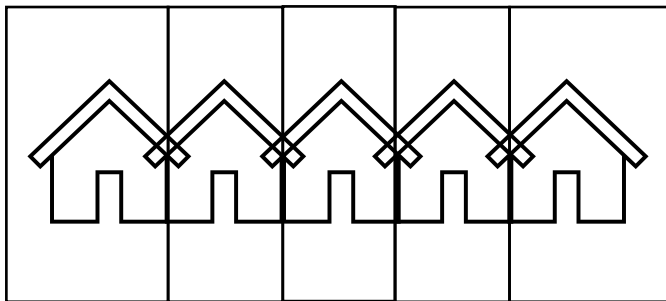
# Density

- Housing types still must comply with underlying density
- Example: MDS

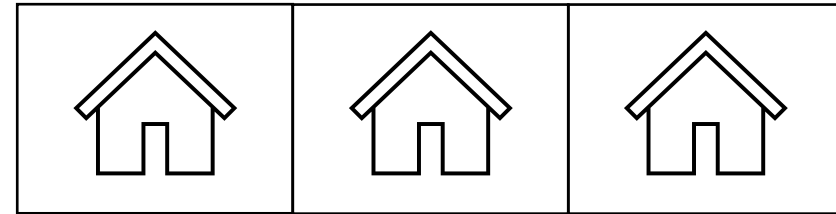
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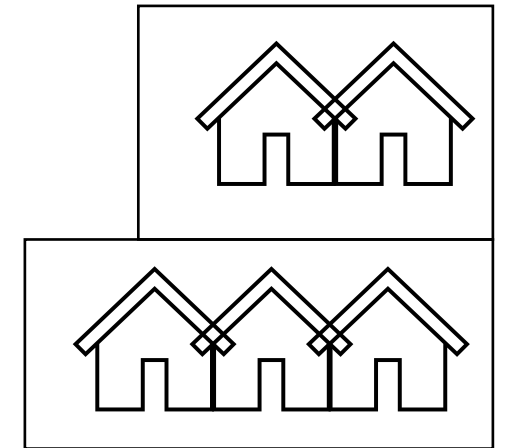
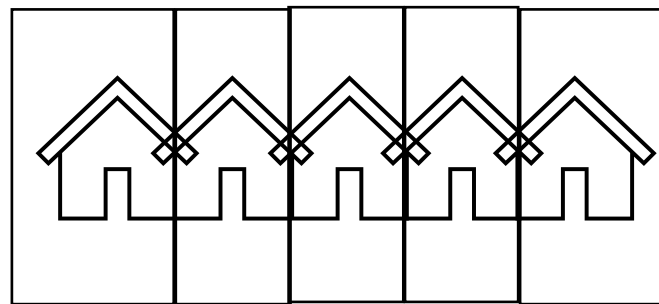
OR



Proposed



OR





# Overview (2)

- Add new housing types
- Add/modify standards for middle housing types and multifamily
- Clean ups to increase code clarity/consistency
- **No rezoning or development projects are part of these amendments**

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																		
Duplex	--	--	--	P	P	P	P	P	A	--	S <sub>2</sub>	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	P	P	A	--	S <sub>2</sub>	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S <sub>2</sub>	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	--	--	--	P	--	A	A
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory Dwelling	A'	A'	A'	A'	AR	--	--	--	--	--	--	--	--	--	--	--	A'	A'
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
Non-municipal Air Strips and Glider Ports (Accessory Use)	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	S <sub>2</sub>	--
Personal Landing Field (Accessory Use)	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	S <sub>2</sub>	--
Manufactured Home Parks	*	*	*	*	*	S <sub>2</sub>	S <sub>2</sub>	*	*	--	--	--	--	--	--	--	*	--
Group Home	A	A	A	A	A	A	A	A	A	--	S <sub>2</sub>	--	--	--	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 <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; AR = Administrative Review; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit; \* = Allowed with a Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code, A' = Administrative Review required on parcels half an acre or smaller.

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

# Article 302—Allowed Uses



- Add triplex, quadplex, cottage court, guest quarters, minor ADU, and employee housing
- Split multi family into multi family and multi family minor (over 20 and 20 and under respectively)
- Change permitting process for duplexes and minor multifamily

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																		
<b>Multi Family, Minor</b>	--	--	--	--	--	--	PA	PA	A	--	S <sub>2</sub>	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	A	--	S <sub>2</sub>	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S <sub>2</sub>	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	--	--	--	P	--	A	A
<b>Middle Housing</b>																		
<b>Duplex</b>	--	--	--	P	AR	A	A	A	A	--	A	--	--	--	--	--	--	--
<b>Triplex</b>	--	--	--	--	AR	A	A	A	A	--	A	--	--	--	--	--	--	--
<b>Quadplex</b>	--	--	--	--	AR	A	A	A	A	--	A	--	--	--	--	--	--	--
<b>Cottage Court</b>	--	--	--	P	AR	A	A	A	A	--	A	--	--	--	--	--	--	--
<b>Accessory Residential</b>																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory Dwelling	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	AR	--	--	--	--	--	--	--	--	--	--	--	A <sup>1</sup>	A <sup>1</sup>
<b>Minor Accessory Dwelling</b>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	AR	--	--	--	--	--	--	--	--	--	--	--	A <sup>1</sup>	A <sup>1</sup>
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
<b>Guest Quarters</b>	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A

# Allowed Uses (2)



Non-municipal Air Strips and Glider Ports (Accessory Use)	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	S <sub>2</sub>	--	
Personal Landing Field (Accessory Use)	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	S <sub>2</sub>	--	
Manufactured Home Parks	*	*	*	*	*	S <sub>2</sub>	S <sub>2</sub>	*	*	--	--	--	--	--	--	--	*	--	
Group Home	A	A	A	A	A	A	A	A	A	--	S <sub>2</sub>	--	--	--	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 <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	--	--	--	--	--	--	
<b>Employee Housing</b>	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	

# Article 304 – Use Classification System



- The purpose of Article 304 is to define all use types referenced in Article 302.
- Included definitions: **guest quarters, multi-family minor, multi-family, group homes, employee housing, and middle housing.**
- Middle housing includes **duplex, triplex, quadplex, and cottage courts.**
- Updated terminology: replacing "families" with "households"
- Relocating specific code requirements from the use definitions to more appropriate sections within the development code.

- Adds “Guest Quarters” use type, an accessory structure for semi-separate habitation without a kitchen.
- Direct response to public feedback.
- Relocate lot coverage requirements.

# Article 313 – Employee and Cottage Court Housing



- Article 313 introduces newly established regulations for cottage courts and employee housing.
- **Cottage Court** regulations include:
  - Max dwelling unit square footage (1,000 sf)
  - Parking standards
  - Common open space requirements
  - Site orientation standards.
- **Employee Housing** regulations include:
  - Prohibition of inoperable vehicle storage.
  - Requirement for on-site property managers
  - Specifications for essential facilities such as kitchens and bathrooms
  - Common open space requirements



**Cottage Court**

# Article 406 – Building Placement Standards



- Article 406 governs setbacks, lot width, lot area, height, and dwelling units per acre (du/ac).
- Package 2.5a is proposing to consolidate 6 tables into one table.
- Reduced minimum lot widths from the MDS, HDS, and all Urban regulatory zones.
- Align minimum lot area for all Urban regulatory zones.



# Article 408 – Common Open Space Development



- Common Open Space standards are typically used in the tentative subdivision map process, and allows for flexibility in lot size and setback requirements
- Prohibit the usage of detention and retention basins as open space.
- Introducing **new required findings**:
  - Preserve or Provide Open Space
  - Protect Natural and Scenic Resources
  - Achieve a More Efficient Use of Land
  - Minimize Road Building
  - Encourage a Sense of Community

# Article 410 – Parking and Loading



- Adds new parking requirements for Middle Housing use types.
- Introduced new alleyway standards

	<b>Proposed</b>
<b>Duplex</b>	1 per dwelling unit, which must be covered
<b>Triplex</b>	1 per dwelling unit, which must be covered
<b>Quadplex</b>	1 per dwelling unit, which must be covered
<b>Cottage Cluster</b>	1 per dwelling unit, which must be covered
<b>Employee Housing Dormitory</b>	0.25 spaces per approved occupant

# Article 412 – Landscaping

- Currently single-family residential use types are exempt from landscaping requirements.
- Package 2.5a will also exempt **middle housing types**.
- Landscaping will continue to be required for employee housing, multi-family, and subdivisions.

# Article 432 – Open Space Standards



- 110.432.15 identifies types of common open space that can be used within residential developments.
- Package 2.5a adds **two** new types of common open space
  - Dog Parks
  - Pocket Park
- Lowers the threshold for requiring common open space in multi-family developments from 12 dwelling units to 5 dwelling units.

# Article 902 – Definitions



- Introduces new definitions related to middle housing types – which can be found in Article 304 and Article 902
- Updates master plan references to Envision Washoe 2040

# Community Meetings



- **Meeting Schedule and Attendance**
  - **June 24, 2024** – Hybrid (In person/Remote via Zoom)
    - **Attendance:** 71 online; 14 in-person
  - **June 26, 2024** – Zoom Meeting Only
    - **Attendance:** 55 Online
  - **July 1, 2024** – In-person meeting at County Complex
    - **Attendance** – 41 In-Person
- Meetings were scheduled from 5:00pm – 6:00pm, however time was extended to 6:30pm for all meetings due to high public interest.
- **Survey Results**
  - 38 Residents completed the survey on Washoe County’s Neighborhood Meeting HUB page
  - Majority of respondents not in favor of the proposed code amendments

# Community Meetings (2)

- **Key Topics:**
  - **Removal of the two-story height limit in Spanish Springs and the North Valleys**
  - Types of housing included in the amendments
  - **Concerns regarding apartment potential in the areas**
  - **Infrastructure impacts on US 395, Pyramid Highway, schools, sewer and water**
  - Clarification on whether all height-restrictions would be removed
  - Discussion on bunkhouses (employee housing dormitories) and standards
  - Questions on AB213
  - Additional height restrictions being removed
  - Comments on Master Planning and the relationship with the Truckee Meadows Regional Plan
  - **Concerns on potential density increases in suburban and rural residential areas**



# Changes Related to Public Input

- **Key Concerns:**
  - **Height Limit Removal:** Significant concerns in Spanish Springs
  - **Infrastructure:** Widespread concerns regarding the impacts on infrastructure
  - **Size of Package 2.5a:** Considerable feedback that the package was too large to be considered under one set of amendments
- **Staff Response:**
- **Amendments Removed:**
  - Articles 208, 214, 216, 310, and 402 were removed from package 2.5a
  - Numerous changes to the proposed amendments based on public feedback.
  - Split Care of the Infirm to a separate Development Code Amendment

# Changes Related to Public Input (2)



- **Additional Changes:**

- Added minor ADUs to Article 302
- Renamed "bunkhouse" to "employee housing" for clarity regarding its use and character.
- Specified that cottages within a cottage court are located on a single parcel.
- Removed the term granny flats from ADU definitions
- Revised guest quarters definition to match the language in other ADU definitions
- Removed redundant language within ADU standards
- Aligned the maximum square footage for guest quarters with ADU's
- Broadened parking placement options for cottage court developments.
- Required that cottage court developments be served by sewer.
- Removed Spanish Springs specific changes from the proposed DCA.
- Removed North Valleys and Southwest Truckee Meadows planning area changes from the proposed DCA.

Must make one (1) of the following findings:

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.

# Recommended Motion - Approval



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 initiate amendments to the Washoe County Development Code and **recommend approval of WDCA24-0004**, to amend Washoe County Code Chapter 110 (Development Code) within Articles 300, 302, 304, 306, 406, 408, 410, 412, 432, and 902, and to add Article 313, as reflected within the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit 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 all of the four findings set forth in Washoe County Code Section 110.818.15(e).

# Thank you

Chris Bronczyk, Senior Planner / Kat Oakley, Senior Planner  
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