



Housing Affordability Package 2.5 (WDCA24-0004) Quick-Info Guide

These code amendments propose to:

- Remove two-story height limits in North Valleys, Southwest Truckee Meadows, and Spanish Springs. This change would simplify height regulations in the county. The height maximum for each regulatory zone would continue to apply.
- Add triplex, quadplex, multi-family minor, multi-family major, guest quarters, cottage court, and bunkhouse use types. Establish or modify how these use types, duplexes, and single family attached housing are allowed in different regulatory zones. These use types are categorized as “middle housing.”
- Create or modify code requirements for detached accessory structures, guest houses, cottage courts, and bunkhouses. These requirements are found throughout the code, including in Article 410 Parking and Loading, Article 412 Landscaping, Article 306 Accessory Uses and Structures, Article 432 Open Space Standards, and in a proposed new Article 313 Residential Uses.
- Move lot coverage requirements from Article 306 to Article 406 to clarify their applicability to all structures on a site.
- Modify requirements regarding use of a recreational vehicle for care of an infirmed resident to allow medical professionals other than doctors to sign the application affidavit, and to clarify the annual review requirements for such permits when granted.
- Modify minimum lot widths, lot sizes, and setbacks in some cases to support the development of diverse housing types and to increase consistency across regulatory zones.
- Modify residential densities for middle housing types in some regulatory zones.
- Add density bonuses for small residential units to support their development.
- Update Article 408 Common Open Space Development to clarify that drainage facilities cannot serve as common open space and to add criteria to assess the benefit provided by common open space subdivisions.
- Update Article 432 Open Space Standards to add pocket parks and dog parks as allowable open space and to reduce the trigger for open space requirements from 12-unit developments to 5-unit developments.
- Modify definitions in Article 902 for existing housing types and add definitions for new housing types.
- Small clean up items in the definitions section to correctly refer to the new master plan.

In general, these changes aim to support diverse housing by establishing new housing use types, creating standards for them, and making necessary modifications to support the development of those housing types. These new housing types are generally known as “missing-middle” housing and can diversify housing while remaining compatible with single-family development. This quick info sheet is intended to help create a better understanding of the proposed amendments. It is not comprehensive. Please reach out to the planners listed below with any questions.

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*Note regarding the Tahoe Planning Area: Articles 220 and 221 establish specific requirements for development in the Tahoe Basin. In areas where those articles contain standards or requirements, they will continue to apply regardless of changes to other sections of code.