

Planning Commission



**COMMUNITY
SERVICES DEPARTMENT**

WDCA25-0009

(Senior Housing)

October 7, 2025

Background



- Seniors more cost burdened than any other age group
- Anticipated increase in senior population of 30,000 people by 2044
- Need for more senior housing options

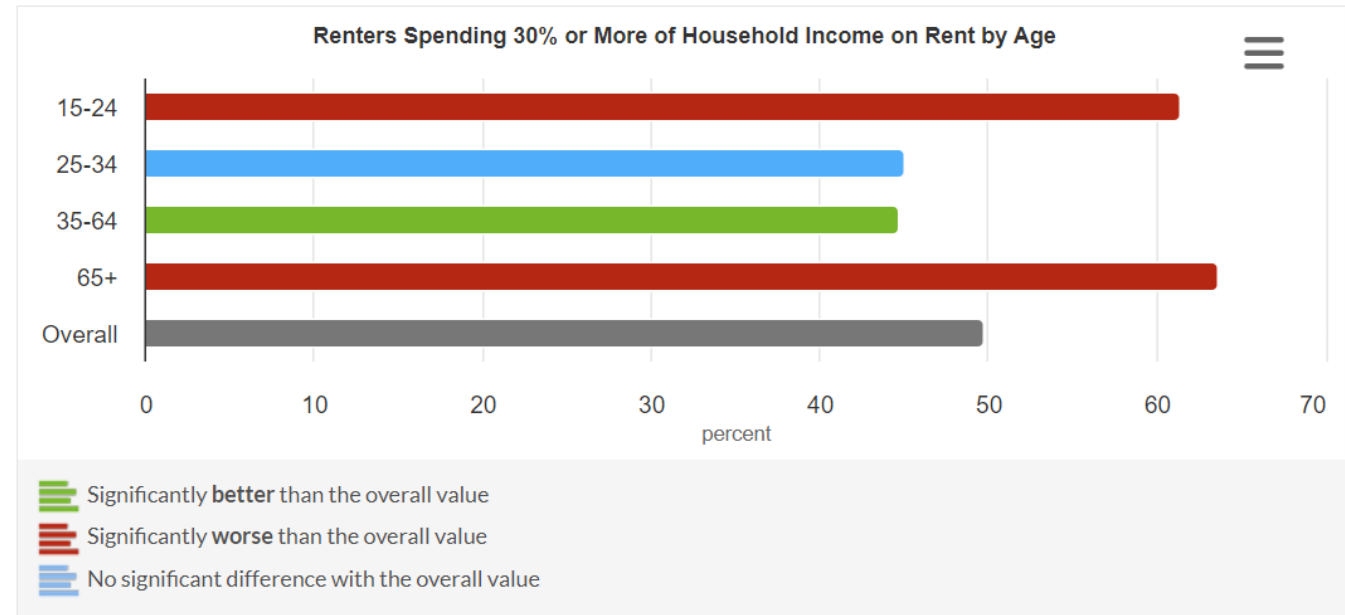


Figure 2: Percentage of Cost Burdened Renters by Age

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)

Senior Housing



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
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																	

(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



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 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 which has entered into an agreement with the County that is binding upon the association and all successors in interest to ensure compliance with the senior housing restriction.

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 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 **which has entered into an agreement with the County that is binding upon the association and all successors in interest to ensure compliance with the senior housing restriction.**

- September 10, 2025 from 5:30-6:30 pm
- 3 attendees
- Questions and comments related to deed-restriction enforcement, incentives for income-restricted housing, and the development code update process
- Overall support for amendments

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, memo dated 10/3/25, 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 to the 10/3/25 memo. 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):

Thank you

Kat Oakley, Senior Planner
Washoe County CSD – Planning Division
koakley@washoecounty.gov
775-328-3628



COMMUNITY
SERVICES DEPARTMENT
