



COMMUNITY
SERVICES DEPARTMENT

WDCA25-0005 (Residential in Commercial Zoning)

February 3, 2026

WASHOE COUNTY STRATEGIC EFFORT TO INCREASE THE AVAILABILITY AND AFFORDABILITY OF DIVERSE HOUSING TYPES.

- Housing affordability and attainability are identified priorities in Washoe County
 - Envision Washoe 2040
- A series of housing related code amendments have been undertaken.
- Progress on the entire series can be found at [Master Plan Implementation](#)

This amendment addresses the County Commission directive to explore allowing residential uses in commercial areas, and is consistent with:

Master Plan Goal 3.1. Allow for more flexibility in the zoning and land use regulations to enable more housing types to be built throughout the community where adequate infrastructure exists.

State of Nevada Statutory Mandates from the 2025 legislative session.

- New housing legislation, commonly known as AB241, mandates Washoe County permit the “by-right” development of multi-family uses in commercial zoning districts (Neighborhood Commercial, General Commercial, and Tourist Commercial.)
- We may also include mixed-uses of both residential and commercial. The proposed changes include this option for mixed-use developments.
- To incorporate the new state mandate into the development code, the proposed draft establishes development standards and maximum densities for 100% residential and for mixed-use projects.

Proposed Changes



The proposed standards would establish:

1. Maximum densities (5/7/9 du/ac in NC, 14 du/ac in GC and TC.)
2. Minimum commercial square foot requirement for mixed use (25 %)
3. Maximum square foot requirement for civic use-types in mixed-use.
4. Ground floor height and façade transparency standards.
5. Standards for parking and landscaping.
6. A standard for multi-modal and pedestrian safety; and,
7. A requirement for municipal water and waste-water services.

Proposed Changes



- **Section 110.403.00 Purpose.** The purpose of this article is to provide for the safe and appropriate development of residential uses in commercial regulatory zones through the establishment of maximum densities, allowed use-types, pedestrian safety requirements, and other appropriate standards and thresholds.
- **Section 110.403.05 Applicability, Permitted Use-types and Densities.** Residential use types are permitted in the Neighborhood Commercial, General Commercial, and Tourist Commercial regulatory zones as described in Table 110.302.05.1 TABLE OF USES (Residential Use Types), which shall override any table of uses found in Division Two, Area Modifiers. Maximum densities for residential development in the commercial regulatory zones are described in Table 110.406.05.1 Regulatory Zone Development Standards, of Chapter 110 of the Washoe County Code, which shall override any densities established in Division 2, Area Modifiers.

Section 110.403.10 Standards for the Exclusive Development of Residential Uses on a Commercially Zoned Parcel.

- a) The standards for landscaping, lighting, parking, loading, and noise are those identified in Chapter 110 of Washoe County Code for the multi-family uses types.**
- b) Adjacent commercially zoned parcels shall not be subject to adjacency standards for commercial and residential development.**
- c) The project must be connected to municipal water and waste-water systems.**

Section 110.403.15 Standards for the Development of both Residential and Commercial Uses on a Commercially Zoned Parcel. The following development guidelines shall be applied in the design of all projects seeking to establish both residential and commercial uses in a commercial regulatory zone:

- All projects over 5 units per acre in the NC regulatory zone shall dedicate a minimum of 25% of the total developed square footage to commercial or civic use-types. Appropriate Civic use-types are identified in Table 110.302.05.1 (Civic Use-Types.)
- All projects in the GC and TC regulatory zones shall dedicate a minimum of 25% of the total square footage developed to commercial or civic use-types.

Proposed Changes



- A minimum of 80% of the ground floor must be dedicated to commercial or mixed-use appropriate use-types.
- A minimum of 80% of the ground floor street frontage must utilize a transparent façade of glass or other transparent material that allows natural light to enter and provides unobstructed views both into and out of the building.
- A minimum of 90% of the ground floor ceilings on all multi-story buildings must be a minimum of 10 feet in height.
- No more than 33% of the required commercial square footage in any project may be accounted for with appropriate civic use-types.
- Each use-type represented in the project shall be subject to the development standards for parking and landscaping and similar requirements for the use type.

Proposed Changes



- **Projects shall submit a Pedestrian and Multi-Modal Circulation Plan that demonstrates the site is designed to provide safe, functional, and accessible pedestrian and multi-modal circulation for all users. Such plans shall demonstrate consistency with applicable best practices and standards, including but not limited to:**
 - a) **AASHTO – Guide for the Development of Bicycle and Pedestrian Facilities**
 - b) **ADA/ADAAG – Americans with Disabilities Act Accessibility Guidelines**
 - c) **PROWAG – Public Rights-of-Way Accessibility Guidelines**
 - d) **MUTCD – Manual on Uniform Traffic Control Devices**
 - e) **Or other relevant professional standards as approved by the County Engineer.**
- **The project must be connected to municipal water and waste-water systems.**

Proposed changes



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	-A	S ₂ A	-A	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	S ₂	S ₂	A	-A	S ₂ A	-A	--	--	--	--	--	--

Proposed changes



GC	General Commercial	10	10	10	80	N/A 14	10,000 sf	75
NC	Neighborhood Comm/Office	15	15	20	60	5/7/9 (f)	10,000 sf	75
TC	Tourist Commercial	20	10	10	45	N/A 14	10,000 sf	100

Contact.



COMMUNITY
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- [Washoe County Planning](#)
 - [Neighborhood Meetings](#)
 - Upcoming Project Information
 - WDCA25-0005 Residential in Commercial
 - Submit Feedback.

After a development application has been received, projects are moved to the [Washoe County Applications](#) page.

DCA - Residential Uses in Commercial Zones

Parcel ID	
Developer	Washoe County
Project Description	This project amends Washoe county code chapter 110 (development code) in article 302 allowed uses and article 406 building placement standards, to allow residential use types in commercial regulatory zones and proscribe requirements and development standards for such projects.
District	

[Meeting Info](#)

[Submit Feedback](#)

Project Documents

[Mixed use WDCA25-0005 Draft Ordinance.pdf](#)

[WDCA25-0005 redline.pdf](#)

Documents

Upload