

REGULATORY ZONE DEVELOPMENT STANDARDS

Regulatory Zones	Title	Yards – Setbacks			Maximum Height (feet)	Maximum Density (du/ac)	Minimum Lot Size	Minimum Lot Width (feet)
		Front (feet)	Side (feet)	Rear (feet)				
LDR	Low Density Rural	30	50	30	35	0.1	8 ac	250
MDR	Medium Density Rural	30	15	30	35	0.2	4 ac	200
HDR	High Density Rural	30	15	30	35	0.4	2 ac	150
LDS	Low Density Suburban	30	12	30	35	1	35,000 sf	120
LDS/2	Low Density Suburban/2	30	10	30	35	2	17,500 sf	100
MDS	Medium Density Suburban	20	8	20	35	3h	12,000 sf	80
MDS/4	Medium Density Suburban/4	20	7	20	35	4h	9,000 sf	70
HDS	High Density Suburban	20	5	20	35	7a	5,000 sf	60
LDU	Low Density Urban	15	5	10	40	10b	3,700 sf d	60
MDU	Medium Density Urban	15	5	20	70	21c	8,000 sf e	60
HDU	High Density Urban	20	5	20	70	42c	8,000 sf f	60
GC	General Commercial	10	10	10	80	N/A	10,000 sf	75
NC	Neighborhood Comm/Office	15	15	20	60	5	10,000 sf	75
TC	Tourist Commercial	20	10	10	45	N/A	10,000 sf	100
I	Industrial	15	10	15	65	N/A	10,000 sf	100
PSP	Public Semi Public Facilities	20	15	20	65	N/A	N/A	100
PR	Parks and Recreation	20	15	20	65	N/A	N/A	N/A
OS	Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GR	General Rural	30	50	30	35	0.025	40 ac	660
GRA	General Rural Agricultural	30	50	30	35	0.025	40 ac	660
SP	Specific Plan	See Development Standards identified for each individual Specific Plan.						
du/ac	dwelling unit per acre	<p style="text-align: center;">Refer to the Washoe County Development Code (Articles 402, 404 and 406) for additional information</p>						
ac	acre(s)							
sf	square feet							
a	7 du/ac single family detached; 9 du/ac attached single family and mobile home parks							
b	10 du/ac single family detached; 14 du/ac multi-family; 12 du/ac for mobile home parks							
c	multi-family							
d	3,700 sf for single family detached; 8,000 sf with 2 attached single family units							
e	3,700 sf for single family detached; 8,000 sf with 4 multi-family units							
f	3,700 sf for single family detached; 8,000 sf with 8 multi-family units							
g	40 acres nominally = 1/16 section							
h	3 dwelling units per acre single-family detached; 5 dwelling units per acre for both single-family attached and manufactured home parks within areas designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993.							

IMPORTANT: This table is a general guide only. To determine requirements for a specific property, please contact the Washoe County Planning Desk at (775) 328-6100.

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MASTER PLAN DESC: SUBURBAN RESIDENTIAL

