

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					Refer to the Washoe County Development Code (Articles 402, 404 and 406) for additional information		
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.

Regulatory Zoning - Washoe

CPA:

JURISDICTION: 3

ACRES (GIS): Not Available

PLANAREA: SW

ZONING: LDS

MASTER PLAN: SR

RZA: Not Available

MPA: Not Available

ZONING DESC: LOW DENSITY SUBURBAN

MASTER PLAN DESC: SUBURBAN RESIDENTIAL

CPA:

JURISDICTION: 3

ACRES (GIS): Not Available

PLANAREA: SW

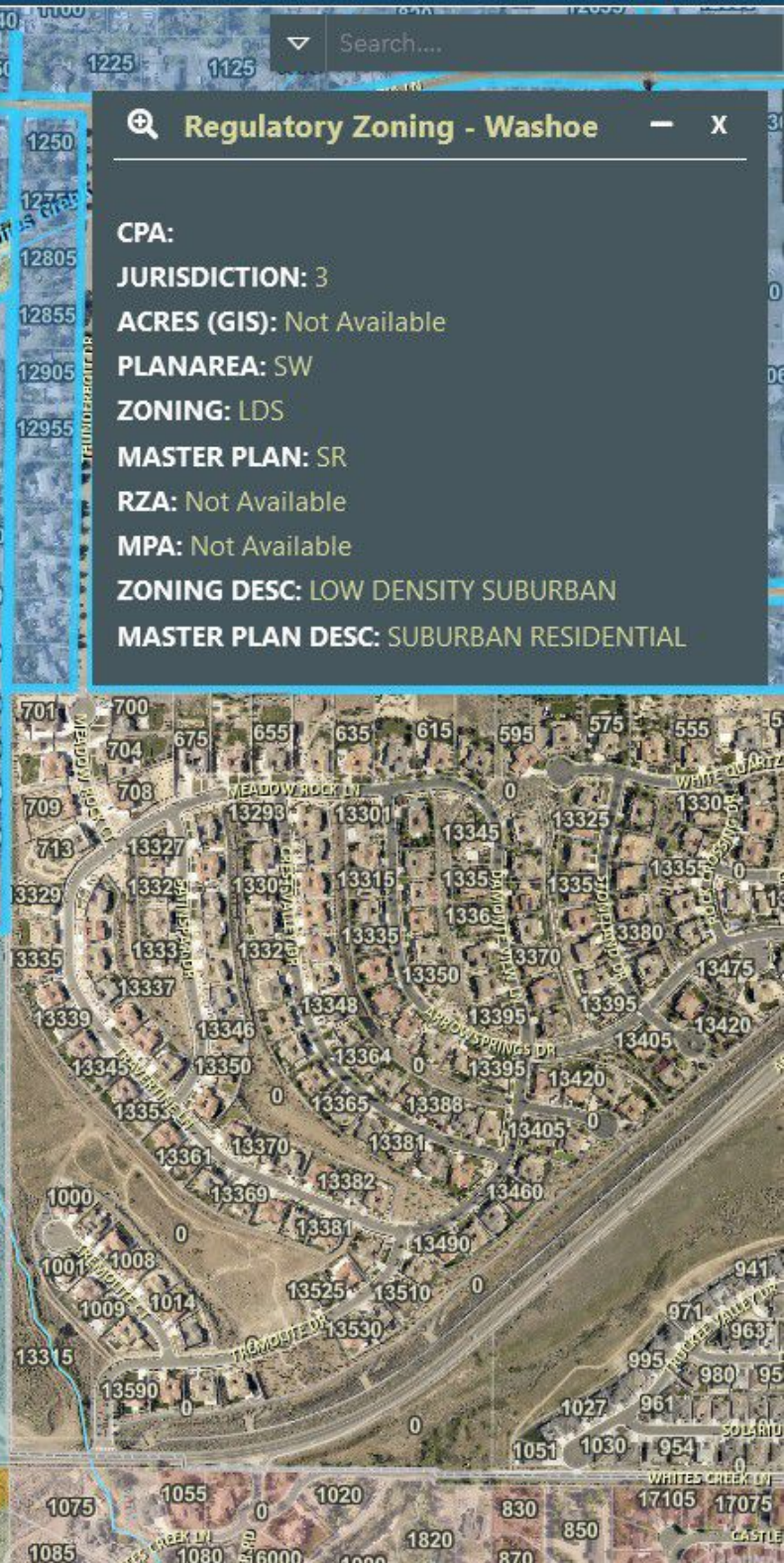
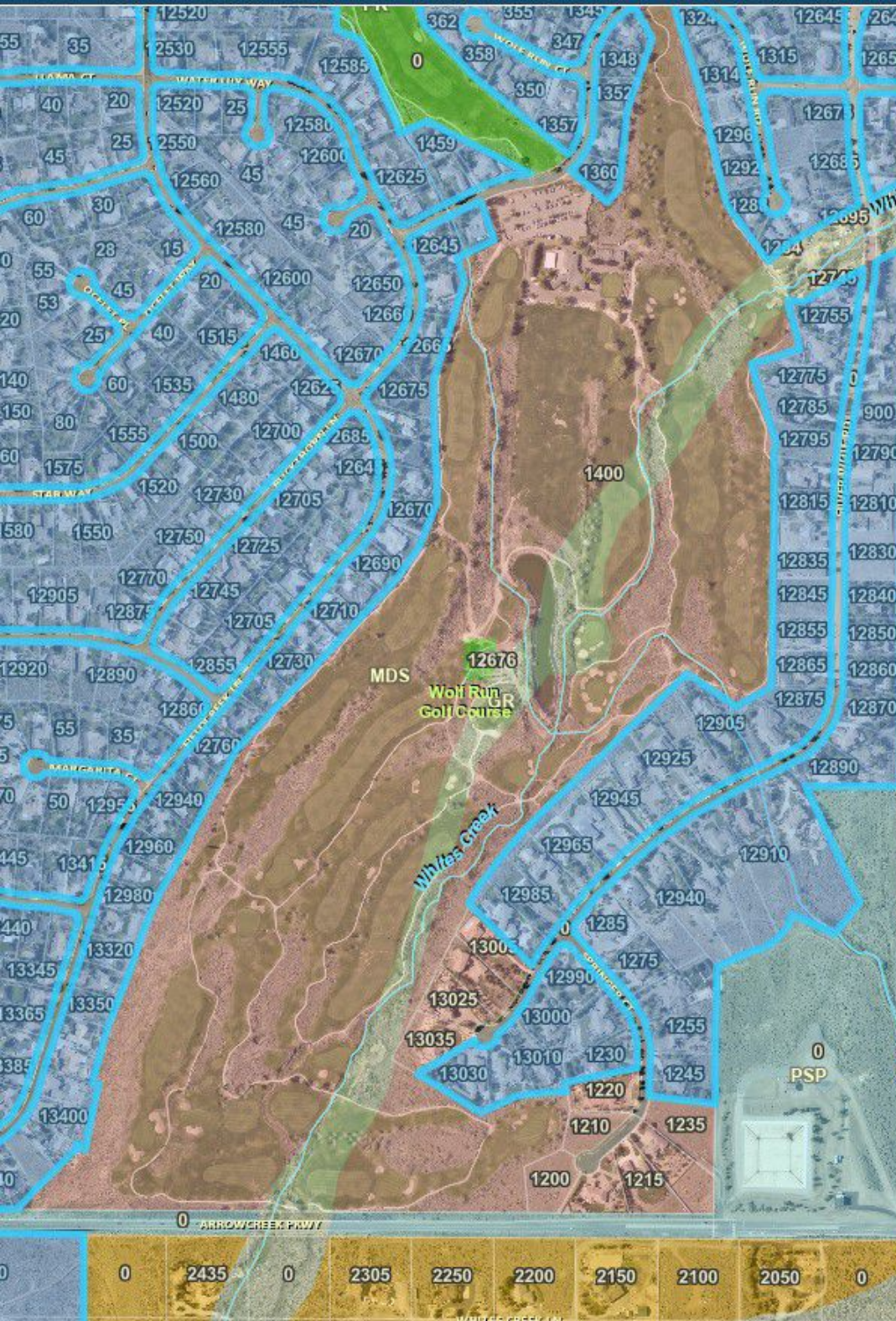
ZONING: LDS

MASTER PLAN: SR

RZA: Not Available

MPA: Not Available

ZONING DESC: LOW DENSITY SUBURBAN

MASTER PLAN DESC: SUBURBAN RESIDENTIAL

LOT #

LOT #	#	STREET NAME	PHASE	MAX. HEIGHT
1	12760	Silver Wolf Road	12A	31'
2	12770	Silver Wolf Road	12A	32'
3	12795	Silver Wolf Road	12A	32'
4	12810	Silver Wolf Road	12A	32'
5	12830	Silver Wolf Road	12A	32'
6	12845	Silver Wolf Road	12A	32'
7	12850	Silver Wolf Road	12A	31'
8	12865	Silver Wolf Road	12A	31'
9	12870	Silver Wolf Road	12A	31'
10	12880	Silver Wolf Road	12A	31'
11	12890	Silver Wolf Road	12A	31'
12	12900	Silver Wolf Road	12A	31'
13	12910	Silver Wolf Road	12A	32'
14	12920	Silver Wolf Road	12B	32'
15	12930	Silver Wolf Road	12B	32'
16	12940	Silver Wolf Road	12B	32'
17	12950	Silver Wolf Road	12B	32'
18	1285	Springer Court	12B	32'
19	1275	Springer Court	12B	32'
20	1265	Springer Court	12B	32'
21	1255	Springer Court	12B	32'
22	1245	Springer Court	12B	32'
23	1235	Springer Court	12B	32'
24	1225	Springer Court	12B	
25	1215	Springer Court	12B	
26	1205	Springer Court	12B	
27	1200	Springer Court	12B	
28	1210	Springer Court	12B	
29	1220	Springer Court	12B	
30	1230	Springer Court	12B	
31	1260	Springer Court	12B	
31	1260	Springer Court	12B	
32	1280	Springer Court	12B	
33	13000	Silver Wolf Road	12B	
34	13010	Silver Wolf Road	12B	
35	13020	Silver Wolf Road	12B	
36	13030	Silver Wolf Road	12B	
37	13035	Silver Wolf Road	12B	
38	13025	Silver Wolf Road	12B	
39	13015	Silver Wolf Road	12B	
40	13005	Silver Wolf Road	12B	

LOT #

1	12760 Silver Wolf Road	12A	31'
41	12995 Silver Wolf Road	12B	
42	12985 Silver Wolf Road	12B	
43	12975 Silver Wolf Road	12B	
44	12965 Silver Wolf Road	12B	
45	12955 Silver Wolf Road	12B	
46	12945 Silver Wolf Road	12B	
47	12935 Silver Wolf Road	12B	
48	12925 Silver Wolf Road	12B	
49	12915 Silver Wolf Road	12A	31'
50	12905 Silver Wolf Road	12A	26
51	12885 Silver Wolf Road	12A	32
52	12875 Silver Wolf Road	12A	32
53	12870 Silver Wolf Road	12A	31
54	12845 Silver Wolf Road	12A	31
55	12850 Silver Wolf Road	12A	32
56	12835 Silver Wolf Road	12A	32
57	12830 Silver Wolf Road	12A	31
58	12825 Silver Wolf Road	12A	32
59	12805 Silver Wolf Road	12A	32
60	12795 Silver Wolf Road	12A	33
61	12885 Silver Wolf Road	12A	33
62	12775 Silver Wolf Road	12A	34
63	12765 Silver Wolf Road	12A	33
64	12755 Silver Wolf Road	12A	31
?	12750 Silver Wolf Road	12A	

BY STREET

LOT #	#	STREET NAME	PHASE	MAX. HEIGHT
1	12760	Silver Wolf Road	12A	31'
2	12770	Silver Wolf Road	12A	32'
3	12795	Silver Wolf Road	12A	32'
4	12810	Silver Wolf Road	12A	32'
5	12830	Silver Wolf Road	12A	32'
6	12845	Silver Wolf Road	12A	32'
7	12850	Silver Wolf Road	12A	31'
8	12865	Silver Wolf Road	12A	31'
9	12870	Silver Wolf Road	12A	31'
10	12880	Silver Wolf Road	12A	31'
11	12890	Silver Wolf Road	12A	31'
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13	12910	Silver Wolf Road	12A	32'
14	12920	Silver Wolf Road	12B	32'
15	12930	Silver Wolf Road	12B	32'
16	12940	Silver Wolf Road	12B	32'
17	12950	Silver Wolf Road	12B	32'
33	13000	Silver Wolf Road	12B	
34	13010	Silver Wolf Road	12B	
35	13020	Silver Wolf Road	12B	
36	13030	Silver Wolf Road	12B	
37	13035	Silver Wolf Road	12B	
38	13025	Silver Wolf Road	12B	
39	13015	Silver Wolf Road	12B	
40	13005	Silver Wolf Road	12B	
41	12995	Silver Wolf Road	12B	
42	12985	Silver Wolf Road	12B	
43	12975	Silver Wolf Road	12B	
44	12965	Silver Wolf Road	12B	
45	12955	Silver Wolf Road	12B	
46	12945	Silver Wolf Road	12B	
47	12935	Silver Wolf Road	12B	
48	12925	Silver Wolf Road	12B	
49	12915	Silver Wolf Road	12A	31'
50	12905	Silver Wolf Road	12A	26
51	12885	Silver Wolf Road	12A	32
52	12875	Silver Wolf Road	12A	32
53	12870	Silver Wolf Road	12A	31
54	12845	Silver Wolf Road	12A	31
55	12850	Silver Wolf Road	12A	32
56	12835	Silver Wolf Road	12A	32

BY STREET

LOT #	#	STREET NAME	PHASE	MAX. HEIGHT
57	12830	Silver Wolf Road	12A	31
58	12825	Silver Wolf Road	12A	32
59	12805	Silver Wolf Road	12A	32
60	12795	Silver Wolf Road	12A	33
61	12885	Silver Wolf Road	12A	33
62	12775	Silver Wolf Road	12A	34
63	12765	Silver Wolf Road	12A	33
64	12755	Silver Wolf Road	12A	31
?	12750	Silver Wolf Road	12A	
18	1285	Springer Court	12B	32'
19	1275	Springer Court	12B	32'
20	1265	Springer Court	12B	32'
21	1255	Springer Court	12B	32'
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25	1215	Springer Court	12B	
26	1205	Springer Court	12B	
27	1200	Springer Court	12B	
28	1210	Springer Court	12B	
29	1220	Springer Court	12B	
30	1230	Springer Court	12B	
31	1260	Springer Court	12B	
31	1260	Springer Court	12B	
32	1280	Springer Court	12B	