

HANDOUT

Casitas

PERMITS+PLUS
 **ZONE** 

Washoe County
Permits Plus Zone
1001 East Ninth Street
PO Box 11130
Reno, NV 89520-0027



Casita Guidelines

The following standards describe the procedural requirements for construction of a casita (a small residential component) on a lot with a proposed or existing residence:

- A casita cannot exceed 320 square feet of habitable space (closets, bathrooms, hallways are not defined as “habitable space.”)
- A casita is allowed a full bathroom. A full bathroom may include a toilet, sink, tub or shower or tub/shower combination with a limit of three fixture units.
- No cooking facilities or area that could easily be used as a kitchen is allowed, for example “wet bars”, kiln area, garden center or the like.
- Casita must be connected to main residence by a common, architecturally compatible roofline.
- Casitas may constitute a second story over a garage.
- The casita must meet established setbacks of the regulatory zone. Casitas may not be located within the front setback of a property/lot. See Planning and Zoning for all setback questions.
- A casita may not meet the standards of an attached or detached accessory dwelling.
- As a condition of the above approval a “Deed Restriction” must be recorded documenting the limits to the use of the Casita. The deed restriction template is attached. All blanks ___ and > must be filled in with appropriate information. This must be recorded prior to the issuance of any building permits for the Casita. Please contact Planning staff for a digital copy of the deed restriction template.

RECORDING REQUESTED BY:

Washoe County Department of Community Development
P.O. Box 11130
Reno, NV 89520

WHEN RECORDED MAIL (DELIVER) TO:

Washoe County Department of Community Development
Attn: >, Planner
P.O. Box 11130
Reno, NV 89520

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
CONCERNING
THE USE OF A CASITA**

This Deed restriction is made the >, day of >, by >, .
(Hereinafter "Declarant")

RECITALS

1. Declarant is the owner of certain real property located in Washoe County, State of Nevada, Assessor Parcel Number APN >, described as follows:

 >Lot and Block or PM Number, Parcel, etc.
2. The Declarant desires to receive approval for Washoe County Building Permit No. _____ to establish CASITA including a minimum of a full bath. An attached structure by a roofline is permitted when the attached unit is not more than 320 square feet of habitable space as determined by Washoe County Department of Community Development below the minimum requirements for an efficiency unit, and may not be used as an apartment.
3. As a condition of the above approval by Washoe County, an appropriate deed restriction is recorded documenting the limits to the use of the CASITA.

DECLARATIONS

- 1. Declarant declares that the CASITA (connected by means of an architecturally compatible roofline), is and shall be an accessory use to the primary residence on the Property, and shall not be used in a fashion as to constitute a secondary residence or separate residential unit. The CASITA shall not be leased, rented or used separate from the primary residence on the Property. The CASITA shall only be used for intermittent and non-continuous occupancy, and no cooking facilities shall be installed therein. Use of the CASITA as a separate residential unit shall constitute a violation of Washoe County approval.
- 2. The Deed Restriction shall be deemed a covenant running with the land or an equitable servitude, as the case may be, and shall constitute benefits and burdens to the Property described above and shall be binding on the Declarant and Declarant's assigns and all persons hereafter acquiring or owning any interest in the Property.
- 3. This Deed Restriction may not be revoked or modified without prior express written and recorded consent of Washoe County of its successor agency, if any. Washoe County is deemed and agreed to be a third party beneficiary of this Deed Restriction and as such, can enforce the provisions of this Deed Restriction.

IN WITNESS WHEREOF, Declarant has executed this Deed Restriction on the day and year written.

DECLARANT (S)' SIGNATURE (S):

>

Dated: _____

>

Dated: _____

STATE OF _____)
) **SS.**
 COUNTY OF _____)

On this _____ day of _____, 200__, before me, personally appeared _____ personally known to me, or proved to me to be on the basis of satisfactory evidence to be the person whose name (s) is/are executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s) or the entity upon behalf of which the person (s) acted executed the instrument.

