ARTICLE I: OFFICIAL ZONING MAP AND ESTABLISHMENT OF ZONE DISTRICTS

Section 18.08.101. Establishment and Purpose of Base and Overlay Zoning Districts.

In order to classify, regulate, restrict, and segregate the use of land; the location, use, bulk, height of structures; and to carry out the purposes of this title, base and overlay zoning districts are established as follows.

(a) **BASE ZONING DISTRICTS—ESTABLISHMENT.**

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<th>TABLE 18.08-1: BASE ZONING DISTRICT NAMES AND ABBREVIATIONS</th>
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<td><strong>Residential Base Zoning Districts</strong></td>
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</table>
(b) RESIDENTIAL BASE ZONING DISTRICTS.

(1) LLR2.5 Large Lot Residential—2.5 acres.
   a. Purpose.
      This district provides for large lot single-family uses that may include agricultural
      uses. This zoning district is also intended to preclude premature development of
      rural land on the fringes of the urban area and protect environmental resources.

(2) LLR1 Large Lot Residential—1 acre.
   a. Purpose.
      This district provides for large lot single-family uses that may include agricultural
      uses. This zoning district is also intended to preclude premature development of
      rural land on the fringes of the urban area and protect environmental resources.

(3) LLR.5 Large Lot Residential—.5 acre.
   a. Purpose.
      This district provides for large lot single-family uses that may include agricultural
      uses.

(4) SF15 Single-Family Residential—15,000 square feet.
   a. Purpose.
      This district provides for single-family residential land uses. Single-family residen-
      tial areas usually function as the least intense urban land use and are typically
      located between higher intensity residential and rural land uses.

(5) SF9 Single-Family Residential—9,000 square feet.
   a. Purpose.
      This district provides for single-family residential land uses. Single-family residen-
      tial areas usually function as the least intense urban land use and are typically
      located between higher intensity residential and rural land uses.

(6) SF6 Single-Family Residential—6,000 square feet.
   a. Purpose.
      This district provides for single-family land uses and is considered appropriate
      adjacent to low density multi-family, SF9 and SF4 Zoning Districts.

(7) SF4 Single-Family Residential—4,000 square feet.
   a. Purpose.
      This district provides for small lot and clustered single-family subdivisions and
      establishes specific design requirements to reduce the visual and functional
      problems created by smaller lot sizes. This district is considered appropriate on
      infill sites and in areas of minimal slope. In areas of significant slope (15 percent
      or more), its use is appropriate only to the extent that it results in the preservation
      of steep or difficult to develop land.
MF14 Multi-Family.
   a. Purpose.
      This district provides for low-density multi-family residential developments. This type of multi-residential zoning is considered to be the one that is most appropriate adjacent to single-family residences.

MF21 Multi-Family.
   a. Purpose.
      This district provides for areas of residential use where the predominant type of housing is low-rise multi-family. It is further the intent of this district to ensure that amenities are provided within developments to offset the impacts of increased residential densities. This district is considered appropriate adjacent to the MF14 Zoning District and predominantly commercial areas.

MF30 Multi-Family.
   a. Purpose.
      This district provides for areas of residential and limited nonresidential use where the predominant type of housing is low-rise multi-family. It is further the intent of this district to assure that necessary amenities are provided within developments to offset the impacts of increased residential densities.

(c) NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS.

(1) MU Mixed Use District.
   a. Purpose.
      This district promotes high intensity mixed use development in designated regional centers and transit-oriented development (“TOD”) corridors. MU zoning is permitted only where there is a regional center or TOD corridor plan adopted as part of the City of Reno Master Plan.
   b. District-specific standards.
      See Section 18.08.301.

(2) OS Open Space District.
   a. Purpose.
      This district preserves areas as open space and may also be applied to areas reserved for drainage facilities and utilities.

(3) PO Professional Office.
   a. Purpose.
      This district provides for office conversions and small office developments and is considered appropriate in transitional areas designated on the master plan or adjacent to residential districts.
   b. District-specific standards.
      See Section 18.08.301.

(4) GO General Office.
   a. Purpose.
      This district establishes regulations for office parks or complexes which also provide for accessory complementary uses.
(5) **PF Public Facility.**
   a. **Purpose.**
      This district provides for public facilities and public service uses which may be in private ownership, including utility uses, parks and recreation areas and institutions.

(6) **NC Neighborhood Commercial.**
   a. **Purpose.**
      This district provides for commercial and service enterprises that are customarily associated with residential development and allows for uses that are frequented for personal goods or services resulting in a reduction in the number and length of vehicle trips. This district is not appropriate for businesses that are based on a community-wide or regional market.
   b. **District-specific standards.**
      See Section 18.08.301.

(7) **AC Arterial Commercial.**
   a. **Purpose.**
      This district provides for commercial and service enterprises that generate large volumes of automobile traffic and are dependent upon direct or indirect access to major arterials.

(8) **CC Community Commercial.**
   a. **Purpose.**
      This district provides for general commercial and service enterprises for the community at large.

(9) **HC Hotel Casino.**
   a. **Purpose.**
      This district establishes regulations that recognize the unique characteristics of the hotel/casino developments in areas located outside of the downtown, mitigate the impacts of hotel/casino development and encourage higher quality destination resorts that will increase tourism within the community.

(10) **I Industrial.**
    a. **Purpose.**
       This district provides for intensive activities and land uses that have the most potential for impacting adjacent land uses and infrastructure (e.g., heavy industrial). This zoning should be located in areas with access to air, roadway, and/or railway transportation systems.

(11) **IC Industrial Commercial.**
    a. **Purpose.**
       This district provides for a mix of industrial and small-scale commercial land uses. This type of zoning should be separated from residential development by natural or manmade buffers such as major drainage ways and arterial roadways.
    b. **District-specific standards.**
       See Section 18.08.301.
(12) **IB Industrial Business.**

   a. **Purpose.**
      This district provides for research and development and production facilities. It is primarily intended for developing areas. This type of zoning should be separated from residential development by natural and manmade buffers such as major drainage ways and arterial roadways.

(d) **SPECIAL PURPOSE BASE ZONING DISTRICTS.**

(1) **General.**
A special purpose zoning district is a base zoning district that has unique characteristics because of a specialized use that requires special zoning regulations to provide for the use.

Special purpose districts may designate special regulations regarding land uses, buildings and structures, building height, building site areas, setback requirements, and any other item regulated in Title 18.

(2) **PUD Planned Unit Development Special Purpose District.**

   a. **Purpose.**
      This district encourages flexibility in the development of land to promote the most appropriate and compatible uses; improves the design, character, and quality of new development; facilitates the adequate and economical provision of streets and utilities; and preserves the natural and scenic features in the community. More specifically, the purpose of the Planned Unit Development District is:

      1. To encourage flexibility in the development of land in Reno;
      2. To promote its most appropriate and compatible use;
      3. To improve the design, character, and quality of new development;
      4. To facilitate the adequate and economical provision of streets and utilities; and
      5. To preserve the natural and scenic features of open areas in the community.

   b. **District-specific standards.**
      See Section 18.08.302.

(3) **SPD Specific Plan District.**

   a. **Purpose.**
      The City of Reno recognizes existing SPD designations, however, no longer accepts applications for this zoning designation. The following purpose statement remains for reference:

      The purpose of this district is to accommodate projects or plans where the design and configuration of the uses are so arranged as to constitute a single functionally integrated entity. In such projects the use of land within a component, and among the various components, if there is more than one component, must be designed to be compatible and complementary. In this district the location, use and physical characteristics of structures, improvements, and open space must all work together in furthering the stated purpose of the design of the project or plan.
In order to achieve optimal functional integration in such projects or plans, the city recognizes that it may be desirable to regulate and restrict on a project or plan specific basis the erection, construction, reconstruction, alteration, repair or use of buildings, structures, or land. Further, the city recognizes that the purpose of this district may be furthered by permitting a diversity of land uses not found in other zoning districts. In light of the multitude of land uses which may be permitted in this district, and the need to ensure that such uses are internally compatible and both complementary and compatible with surrounding and nearby existing and/or planned uses of land, it is the express intent of the city to subject requests for changes in zoning to the Specific Plan District to a heightened level of scrutiny during the review process and, should a request be approved, to strictly limit the possibilities of change in the use or arrangement of land, structures, and open space.

(4) **UT5 Unincorporated—5 acre.**

a. **Purpose.**

This district converts properties that Washoe County has planned for large lot residential development to a city zoning district without modifying the planned density. Other uses may include agriculture, energy production and outdoor recreation.

b. **District-specific standards.**

See Section 18.08.302.

(5) **UT10 Unincorporated—10 acre.**

a. **Purpose.**

This district converts properties that Washoe County has planned for large lot residential development to a city zoning district without modifying the planned density. Other uses may include agriculture, energy production and outdoor recreation.

b. **District-specific standards.**

See Section 18.08.302.

(6) **UT40 Unincorporated—40 acre.**

a. **Purpose.**

This district converts properties that Washoe County has planned for large lot residential development to a city zoning district without modifying the planned density. Other uses may include agriculture, energy production and outdoor recreation.

b. **District-specific standards.**

See Section 18.08.302.

(e) **OVERLAY ZONING DISTRICTS—GENERAL PURPOSE AND ESTABLISHMENT.**

(1) **General purpose.**

An overlay district, whether a general or a planning area overlay district, is a zoning district that is superimposed on an underlying base zoning district, thus establishing a layer of additional regulations that restrict, prohibit, or add to the base zoning regulations set forth in this title.
(2) Establishment of general and planning area overlay zoning districts.

Pursuant to authority granted by NRS 278.250, the city council hereby establishes two types of overlay zoning districts: general and planning area overlay districts. General overlay districts are intended to address unique issues, opportunities, and challenges associated with a specific type of land use or specific type of geologic feature that may be found or established in many different parts of the city. Planning area overlay districts are intended to address unique land use issues, opportunities, and challenges associated with a specific geographic part or portion of the city, and for which the city has adopted or applied specific area land use plans or policies. Accordingly, the general and planning area overlay districts applicable in the city are:

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<td>General Overlay Zoning Districts</td>
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TABLE 18.08-2: OVERLAY ZONING DISTRICT NAMES AND ABBREVIATIONS

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<th>Neighborhood Planning Area Overlay Zoning Districts</th>
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(3) **Conflicting regulations.**

If a conflict exists between one or more standards applicable in the base zoning district and one or more standards applicable in the overlay zoning district, provisions of the zoning overlay district shall apply and control. If a conflict exists between standards applicable in a general overlay district and standards applicable in a planning area overlay district, provisions of the general overlay district shall apply and control. Where conflicts exist between different planning overlay district the hierarchy of Table 18.08-2 shall apply.

(4) **GENERAL OVERLAY ZONING DISTRICTS.**

(1) **HL Historic or Landmark General Overlay District.**

   a. **Purpose.**
   
   This district preserves buildings or protects districts which have historical, architectural, cultural or landmark value; and provides for appropriate uses other than those permitted in the underlying zoning district as an aid to the owner’s efforts to preserve the historical, architectural, cultural or landmark value.

   b. **District-specific standards.**
   
   See Section 18.08.401.

(2) **MH Mobile Home Overlay District.**

   a. **Purpose.**
   
   This district provides for mobile homes to be appropriately located throughout the community such that they do not become concentrated or isolated in one particular area of the city. Appropriate areas for mobile home subdivisions and mobile home parks are transition areas near multi-family or nonresidential development. This section also intends to promote the public health, safety and general welfare by establishing minimum standards for all mobile home parks and mobile home subdivisions hereafter erected within the city.

   b. **District-specific standards.**
   
   See Section 18.08.401.
AIRPORT SAFETY GENERAL OVERLAY DISTRICTS.

(1) AFP Airport Flight Path General Overlay District.

   a. **Purpose.**
      The purpose of establishing airport flight path areas is to reduce the risk of injury
      and property damage areas near Reno-Tahoe International and Reno-Stead
      Airports.

   b. **District-specific standards.**
      See Section 18.08.402.
(2) ANE Airport Noise Exposure General Overlay District.
   
a. **Purpose.**
   The purpose of establishing airport noise exposure areas is to ensure that appropriate construction methods are used to reduce noise impacts near the Reno-Tahoe International and Reno-Stead Airports.

b. **District-specific standards.**
   See Section 18.08.402.

(h) CPA COOPERATIVE PLANNING AREA OVERLAY DISTRICT.

   (1) **Purpose.**
   The CPA Cooperative Planning Area Overlay District provides consistent development standards in areas subject to cooperative planning, as identified in the City of Reno Master Plan.

   (2) **District-specific standards.**
   See Section 18.08.404.

(i) REGIONAL CENTER PLANNING AREA OVERLAY DISTRICTS.

   (1) **DRRC Downtown Reno Regional Center Overlay District.**
   
a. **Purpose.**
   The DRRC Downtown Reno Regional Center Overlay District promotes the distinctly urban character of Downtown Reno and its important role as the primary regional center in the metropolitan area and supports the region's and city's adopted land use goals for the DRRC district.

   b. **District-specific standards.**
   See Section 18.08.405.

   (2) **CRC Convention Regional Center Overlay District.**
   
a. **Purpose.**
   This district modifies the underlying mixed use zoning land uses, development standards, and development review procedures within the Convention Regional Center and is intended to maintain and enhance the Convention Center and promote compatible land uses in the immediate vicinity.

   b. **District-specific standards.**
   See Section 18.08.405.

   (3) **MRC Medical Regional Center Planning Area Overlay District.**
   
a. **Purpose.**
   This district modifies the underlying mixed use zoning district land uses, development standards, and development review procedures within the Medical Regional Center Planning Area and is intended to maintain and enhance the Medical Center and promote compatible land uses in the immediate vicinity.

   b. **District-specific standards.**
   See Section 18.08.405.
(4) **UNRC University of Nevada Regional Center Planning Area Overlay District.**

   a. **Purpose.**
   This district modifies the underlying mixed use zoning land uses, development standards, and development review procedures within the University of Nevada Regional Center Planning Area and is intended to maintain and enhance the University of Nevada and promote compatible land uses in the immediate vicinity.

   b. **District-specific standards.**
   See Section 18.08.405.

(5) **RTIARC Reno-Tahoe International Airport Regional Center Planning Area Overlay District.**

   a. **Purpose.**
   This district modifies the underlying mixed use zoning land uses, development standards, and development review procedures within the Reno-Tahoe International Airport Regional Center Planning Area and is intended to maintain the viability of regional airport operations and promote airport compatible land uses on Airport Authority property.

   b. **District-specific standards.**
   See Section 18.08.405.

(6) **RSARC Reno-Stead Airport Regional Center Planning Area Overlay District.**

   a. **Purpose.**
   This district modifies the underlying mixed use zoning land uses, development standards, and development review procedures within the Reno-Stead Regional Center Planning Area Overlay District and is intended to maintain the viability of regional airport operations and promote airport compatible uses on property owned by the Airport Authority.

   b. **District-specific standards.**
   See Section 18.08.405.

(7) **Reserved.**

(8) **Reserved.**

(9) **RRC Redfield Regional Center Planning Area Overlay District.**

   a. **Purpose.**
   This district modifies the underlying mixed use zoning district land uses, development standards, and development review procedures within the Redfield Regional Center Planning Area and is intended to maintain and enhance the University of Nevada, Redfield Campus, Summit Sierra Commercial Center and surrounding area while promoting compatible land uses in the immediate vicinity.

   b. **District-specific standards.**
   See Section 18.08.405.
(10) DRC Dandini Regional Center Planning Area Overlay District.

a. **Purpose.**
   This district modifies the underlying mixed use zoning district land uses, development standards, and development review procedures within the Dandini Regional Center Planning Area and is intended to maintain and enhance the Dandini Regional Center Area and promote compatible land uses in the immediate vicinity.

b. **District-specific standards.**
   See Section 18.08.405.

(11) Western Gateway Regional Center Planning Area Overlay District.

a. **Purpose.**
   This district modifies the underlying mixed use zoning district land uses, development standards, and development review procedures within the Western Gateway Regional Center Planning Area.

b. **District-specific standards.**
   See Section 18.08.405.

(12) MGOD Mortensen-Garson Overlay District.

a. **Purpose.**
   This district modifies the underlying base zoning land uses, development standards, and development review procedures within the Western Gateway Regional Center Plan and Mortensen-Garson Neighborhood Plan areas.

b. **District-specific standards.**
   See Section 18.08.406 for Mortensen-Garson Overlay District standards applicable to both the Western Gateway Regional Center Plan and the Mortensen-Garson Neighborhood Plan areas.

(j) **TRANSIT CORRIDOR OVERLAY DISTRICTS.**

(1) MSTC Mill Street Transit Corridor Overlay District.

a. **Purpose.**
   This district modifies the underlying mixed use land uses, development standards, and development review procedures within the Mill Street Transit Corridor Overlay District. The District is intended to maintain and enhance the Mill Street Transit Corridor area and promote compatible land uses in the immediate vicinity.

b. **District-specific standards.**
   See Section 18.08.405.
(2) **RLM River Landing at Mill Planning Area Overlay District.**

   a. **Purpose.**
   This district modifies the underlying mixed use land uses, development standards, and development review procedures within the River at Mill Planning Area Overlay District of the Mill Street Transit Corridor Plan. This District is intended to maintain and enhance the River at Mill area and promote compatible land uses in the immediate vicinity.

   b. **District-specific standards.**
   See Section 18.08.405.

(3) **E4TC East 4th Street Transit Corridor Overlay District.**

   a. **Purpose.**
   This district modifies the underlying mixed use land uses, development standards, and development review procedures within the East 4th Street Transit Corridor Overlay District. This District is intended to maintain and enhance the East 4th Street area and promote compatible land uses in the immediate vicinity.

   b. **District-specific standards.**
   See Section 18.08.405.

(4) **NVTC North Virginia Street Transit Corridor Overlay District.**

   a. **Purpose.**
   This district modifies the underlying mixed use land uses, development standards, and development review procedures within the North Virginia Street Transit Corridor Overlay District. This District is intended to maintain and enhance the North Virginia Street area and promote compatible land uses in the immediate vicinity.

   b. **District-specific standards.**
   See Section 18.08.405.

(5) **Reserved.**

(6) **SVTC South Virginia Street Transit Corridor Overlay District.**

   a. **Purpose.**
   This district modifies the underlying mixed use land uses, development standards, and development review procedures within the South Virginia Street Transit Corridor Overlay District. This District is intended to maintain and enhance the South Virginia Street area and promote compatible land uses in the immediate vicinity.

   b. **District-specific standards.**
   See Section 18.08.405.
(7) **PLC Plumb Lane Crossing Planning Area Overlay District.**

a. **Purpose.**
   This district modifies the underlying mixed use land uses, development standards, and development review procedures within the Plumb Lane Crossing Planning Area Overlay District of the South Virginia Street Transit Corridor Plan. This District is intended to maintain and enhance the Plumb Lane Crossing area and promote compatible land uses in the immediate vicinity.

b. **District-specific standards.**
   See Section 18.08.405.

(8) **W4TC West 4th Street Transit Corridor Overlay District.**

a. **Purpose.**
   This district modifies the underlying mixed use land uses, development standards, and development review procedures within the West 4th Street Transit Corridor Overlay District. This District is intended to maintain and enhance the West 4th Street area and promote compatible land uses in the immediate vicinity.

b. **District-specific standards.**
   See Section 18.08.405.

(k) **NEIGHBORHOOD PLANNING AREA OVERLAY DISTRICTS.**

(1) **WUNP West University Neighborhood Planning Area Overlay District.**

a. **Purpose.**
   This district outlines the development standards that specifically apply to this neighborhood in addition to those set forth in the underlying zoning districts adopted for the designated location. These standards provide a detailed description of elements that create the desired development character.

b. **District-specific standards.**
   See Section 18.08.406.

(2) **PL Plumas Neighborhood Residential Core Planning Area Overlay District.**

a. **Purpose.**
   This district provides design standards for the Plumas Neighborhood Residential Core Area (See Figure 18.08-1). This zoning district is intended to preserve the residential character of the Plumas Neighborhood Residential Core Area through design standards for new development and additions to existing buildings.

b. **District-specific standards.**
   See Section 18.08.406.
FIGURE 18.08-1: PLUMAS NEIGHBORHOOD RESIDENTIAL CORE PLANNING AREA OVERLAY DISTRICT
(3) **MQ McQueen Neighborhood Planning Area Overlay District.**

a. **Purpose.**
   This district outlines the development standards that specifically apply to this neighborhood in addition to those set forth in the underlying zoning districts adopted for the designated location. These standards provide a detailed description of elements that create the desired development character.

b. **District-specific standards.**
   See Section 18.08.406.

(4) **GF Greenfield Neighborhood Planning Area Overlay District.**

a. **Purpose.**
   This district outlines the development standards that specifically apply to this neighborhood in addition to those set forth in the underlying zoning districts adopted for the designated location. These standards provide a detailed description of elements that create the desired development character.

b. **District-specific standards.**
   See Section 18.08.406.

(5) **SE Southeast Neighborhood Planning Area Overlay District.**

a. **Purpose.**
   This district outlines the development standards that specifically apply to this neighborhood in addition to those set forth in the underlying zoning districts. These standards provide a detailed description of elements that create the desired development character.

b. **District-specific standards.**
   See Section 18.08.406.

(6) **Wells Avenue Neighborhood Planning Area Overlay District.**

a. **Purpose.**
   This district outlines the development standards that specifically apply to the Wells Avenue Neighborhood Planning Area in addition to those set forth in the underlying zoning districts adopted for the designated location. These standards provide a detailed description of the elements and design criteria that create the desired development character.

b. **District-specific standards.**
   See Section 18.08.406.

(7) **CCAN Country Club Acres Neighborhood Planning Area Overlay District.**

a. **Purpose.**
   This district outlines the development standards that specifically apply to this neighborhood in addition to those set forth in the underlying zoning districts. These standards provide a detailed description of the elements that create the desired development character.

b. **District-specific standards.**
   See Section 18.08.406.
(8) **MGOD Mortensen-Garson Overlay District.**

a. **Purpose.**

The purpose of the Mortensen-Garson Overlay District is to modify the underlying base zoning land uses, development standards, and development review procedures within the Western Gateway Regional Center Plan and Mortensen-Garson Neighborhood Plan areas.

b. **District-specific standards.**

See Section 18.08.406.

(l) **RESERVED.**

(Ord. No. 5431, § 2, 2-25-03; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5750, § 1, 9-28-05; Ord. No. 5778, § 1, 12-1-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5830, § 1, 5-24-06; Ord. No. 5860, § 1, 8-23-06; Ord. No. 5870, § 1, 9-13-06; Ord. No. 5879, § 1, 10-11-06; Ord. No. 5916, § 1, 4-11-07; Ord. No. 5948, § 1, 7-11-07; Ord. No. 5950, § 1, 7-11-07; Ord. No. 5957, § 1, 7-11-07; Ord. No. 5996, § 1, 1-16-08; Ord. No. 6002, § 1, 2-13-08; Ord. No. 6035, § 1, 6-25-08; Ord. No. 6037, § 1, 6-25-08; Ord. No. 6039, § 1, 7-16-08; Ord. No. 6054, § 1, 9-10-08; Ord. No. 6067, § 1, 12-3-08; Ord. No. 6108, § 1, 6-24-09; Ord. No. 6124, § 1, 9-23-09; Ord. No. 6171, § 6, 1-19-11; Ord. No. 6319, § 1, 2-26-14)

**Section 18.08.102. Adoption of Districts—Official Zoning Maps.**

a. **ZONING MAPS.**

The established districts and boundaries are adopted as shown on the maps entitled "Zoning Maps," which are made a part of this chapter and title, together with all notations, references, data and other information, and all subsequent changes and amendments thereto. The Zoning Maps are located at the administrator's office.

b. **ZONING MAP AMENDMENTS**

Records of past ordinances amending the Zoning Maps are located at the administrator's office.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5356, § 1, 7-9-02; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5474, § 1, 7-16-03)

**Section 18.08.103. Rules for Interpretation of Zoning District Boundaries.**

a. **INTERPRETATION OF DISTRICT BOUNDARIES.**

Where uncertainty exists as to the boundaries of zoning districts, as shown, the following rules shall apply:

1. Boundaries are intended to parallel street lines or to follow lot or property lines as they exist at the time of passage of this chapter or amendments hereto, unless specifically shown otherwise.

2. Where a boundary follows a public street or alley, the centerline of the street shall be the boundary. If the street moves, the zoning boundary moves accordingly.

3. In the event of further uncertainty, the administrator shall determine the boundary location.
(4) The administrator may make minor adjustments to the zoning district boundaries based on a final subdivision design provided a finding is made that such adjustment is not contrary to the original project approval and is in compliance with this title.
(b) ERRORS AND OMISSIONS.

(1) If a previously approved map amendment was not changed by error or oversight, the administrator shall make any changes necessary to comply with the approved map amendment.

(2) The administrator may make minor adjustments to district boundaries of a zoning map amendment case provided:
   a. The minor modification is made based on the filing of a final map which shows minor discrepancies with the legal description provided with the initial application for a zoning change;
   b. The intent of the original project is met; and
   c. The change does not have any effect on the character of the proposed zoning map amendment.

(c) VACATED RIGHTS-OF-WAY.

If a dedicated street or alley is abandoned, the zoning regulations applicable to abutting properties shall apply to the portion of the vacated right-of-way.

(d) ANNOTATING DISTRICT BOUNDARY CHANGES.

When a district change is approved by the city council, the zoning maps shall be amended. Each amendment shall incorporate a map clearly delineating the area affected and the zoning classification to which the area is changed. Each map shall be certified by the mayor, attested by the clerk, and a true copy attached to the zoning map.

(e) PROPERTY WITH MORE THAN ONE ZONING DESIGNATION.

Parcels with more than one zoning designation (on separate and discrete areas) are permitted. Land use and development shall be in conformance with the applicable zoning district for each portion of the parcel.

(Ord. No. 5189, § 1, 9-26-00)

Section 18.08.104. Effect of Districting.

(a) APPLICATION.

The provisions of this title governing the use of land, buildings and structures, the size of yards, height and bulk of buildings, density of population, and other provisions, are hereby declared to be in effect upon all land within the boundaries of each and every district herein established.

(b) CLASSIFICATION OF LAND USES.

The following shall prevail:

(1) The express enumeration in this chapter of a particular class of building or use in any district shall be determined a prohibition of such building or use in all other districts unless so specified.

(2) Uses not specifically included in any zoning district and not specifically excluded therefrom by this chapter may be included in that district, as determined by the administrator, if such uses are similar to and not more obnoxious than the uses specifically included, or if such uses are accessory to uses that are specifically included.
(c) **LOTS DIVIDED INTO SEPARATE OWNERSHIP.**

Where a lot is divided into separate ownerships and the area of either portion is such that the number and location of buildings thereon no longer conforms to the lot area requirements of the particular district, then in the determination of the permissive number and location of buildings of either portion, both parts shall be considered as one parcel only. Such restrictions shall be noted on the deed and shall be binding on subsequent purchasers.

(Ord. No. 5189, § 1, 9-26-00)

**Section 18.08.105. Classification of Annexed Land.**

Territory annexed to the city shall, upon the date of such annexation, be classified for the purposes of this chapter in accordance with the hierarchy established below:

(a) **MASTER PLAN DESIGNATIONS.**

The master plan land use that applies to the territory is:

1. The joint plan adopted as per NRS 278.02786;
2. In the absence of an adopted joint plan, the adopted planned unit development;
3. In the absence of an adopted planned unit development, the adopted specific plan;
4. In the absence of an adopted specific plan, the adopted regional center plan;
5. In the absence of an adopted regional center plan, the adopted transit corridor plan;
6. In the absence of an adopted transit corridor plan, the adopted neighborhood plan;
7. In the absence of an adopted neighborhood plan, the City of Reno Master Plan Land Use plan map;
8. In the absence of a City of Reno Master Plan Land Use designation, in accordance with Table 18.08-2A below.

(b) **ZONING DESIGNATIONS.**

1. Except as provided in subsection (2) below, the zoning designation that applies to the territory shall be assigned in accordance with Table 18.08-2A below.

2. When the City of Reno zoning that would be granted in accordance with Table 18.08-2A does not conform with the City of Reno Master Plan Land Use designation, the zoning that conforms to the Master Plan and most closely approximates the zoning that would be assigned in accordance with Table 18.08-2A will be granted.

<p>| TABLE 18.08-2A: CITY OF RENO MASTER PLAN LAND USE AND ZONING BASED ON COUNTY PLAN OR ZONING |
|-----------------------------------------------|-------------------|--------------------|---------------------|</p>
<table>
<thead>
<tr>
<th>RENO MASTER PLAN LAND USE (1)</th>
<th>RENO ZONING (2)</th>
<th>WASHOE COUNTY COMPREHENSIVE PLAN DESIGNATION</th>
<th>WASHOE COUNTY ZONING DISTRICT (3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unincorporated Transition</td>
<td>UT10</td>
<td>Low Density Rural</td>
<td>A-5, A-6</td>
</tr>
<tr>
<td>Unincorporated Transition</td>
<td>UT5</td>
<td>Medium Density Rural</td>
<td>A-4, E-5</td>
</tr>
</tbody>
</table>

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## TABLE 18.08-2A: CITY OF RENO MASTER PLAN LAND USE AND ZONING BASED ON COUNTY PLAN OR ZONING

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Zoning Designation</th>
<th>Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Residential/Commercial</td>
<td>CC, AC (5) General</td>
<td>C-1, C-2</td>
</tr>
<tr>
<td>Urban Residential/Commercial</td>
<td>NC Neighborhood</td>
<td>C-1, C-2</td>
</tr>
<tr>
<td>Commercial/Office</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tourist Commercial (6)</td>
<td>HC (6) Tourist</td>
<td>R-H, TC, C-2</td>
</tr>
<tr>
<td>Industrial</td>
<td>I</td>
<td>M-1, ME, MS, MW, C-2</td>
</tr>
<tr>
<td>Public Facility</td>
<td>PF Public/Semi-Public</td>
<td>A-R, L-R</td>
</tr>
<tr>
<td>Park/Recreation/Open Space</td>
<td>OS Parks and Recreation</td>
<td>A-R, L-R</td>
</tr>
<tr>
<td>Special Planning Area</td>
<td>SPD (7) Specific Plan Area</td>
<td>Any zone if included in an adopted specific plan.</td>
</tr>
<tr>
<td>MH</td>
<td>TR Overlay District</td>
<td></td>
</tr>
</tbody>
</table>
CHAPTER 18.08 ZONING
ARTICLE I. OFFICIAL ZONING MAP AND ESTABLISHMENT OF ZONE DISTRICTS
Section 18.08.105. Classification of Annexed Land.
(b) Zoning Designations.

| TABLE 18.08-2A: CITY OF RENO MASTER PLAN LAND USE AND ZONING BASED ON COUNTY PLAN OR ZONING |
| Notes to Table 18.08-2A: |
| (1) This column only applies to the classification of annexed land that does not already have a city master plan land use designation. |
| (2) This column only applies to the classification of annexed land that does not already have a city zoning designation. |
| (3) Washoe County zoning shall only be used for properties without a Washoe County Comprehensive Plan Designation. |
| (4) Where the existing land use is nonresidential, the zoning assigned will be NC. |
| (5) Parcels fronting on a major arterial as designated on the City of Reno Master Plan shall be zoned AC. Other parcels shall be zoned CC. |
| (6) Where neither a hotel nor casino has been approved on site (by virtue of a business license, building permit, or special use permit), the Master Plan land use designation shall be Urban Residential/Commercial and the zoning shall be CC. |
| (7) Individual zoning districts may be assigned at the time of annexation which are consistent with the uses adopted in the specific plan. |

(Ord. No. 6171, § 7, 1-19-11; Ord. No. 6304, § 1, 8-28-13)

Section 18.08.106. Sphere of Influence.

(a) MASTER PLAN.
For all territory in the sphere of influence where the adopted City of Reno Master Plan has a land use designated, that land use shall apply and the city shall exercise all authority conferred by NRS 278.010 to 278.630 inclusive.

(b) ZONING.

(1) The city may adopt zoning map designations within the sphere of influence.

(2) All lands within the Sphere of Influence shall be classified in accordance with the hierarchy established for annexation in Section 18.08.105. Where the City of Reno Master Plan allows for a range of densities, the density that most closely approximates Washoe County’s land use plan or zoning (as applicable) within that range shall be utilized as the basis for assigning zoning.

(3) For Sphere of Influence properties without zoning designations, development shall proceed in accordance with the zoning district that would be assigned upon annexation in accordance with Section 18.08.105 above.

(c) RESERVED.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5356, § 3, 7-9-02; Ord. No. 5755, § 2, 10-12-05; Ord. No. 5832, § 1, 5-24-06; Ord. No. 6171, § 8, 1-19-11; Ord. No. 6304, § 2, 8-28-13)