

APN# _____

Recording Requested by:

Name: Wood Rodgers Inc
Address: 1361 Corporate Blvd
City/State/Zip: Reno NV 89502

When Recorded Mail to:

Name: Heather Manzo, City of Reno
Address: 1 E 1st St
City/State/Zip: Reno NV 89501

Mail Tax Statement to:

Name: _____
Address: _____
City/State/Zip: _____

DOC # 4845151

08/28/2018 11:01:00 AM
Requested By
RANCHARRAH HOLDINGS LLC
Washoe County Recorder
Laurence R. Burtness - Recorder
Fee: \$41.00 RPTT: \$0.00
Page 1 of 215



(For Recorder's use only)

RANCHARRAH Planned Devl Handbook

(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Signature

Heather Manzo

Printed Name

Title

ASSISTANT Planner,
City of Reno

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

RANCHARRAH

Planned Unit Development Handbook

**Prepared for:
City of Reno**

**4th Amendment
Adopted July 18, 2018**

Recordation Requested By:

Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, NV 89502

**NOTICE OF DESIGN GUIDELINES FOR RANCHARRAH PLANNED UNIT DEVELOPMENT
(FORTH REVISION — JULY 18, 2018)**

Notice is hereby given that the Planned Unit Development Guidelines for the Rancharrah Planned Unit Development, entitled "Rancharrah Planned Unit Development", 3rd Amendment, May 13, 2015 have been revised, effective July 18, 2018. A copy of the revised guidelines is attached hereto and incorporated herein.

This revision supersedes and terminates the applicability of all previous revisions to the Guidelines. The May 13, 2015 version was the last revision that was recorded in the office of the Washoe County Recorder on December 7, 2015 as Document No. 453233.

DATED this 23rd day of August, 2018.

RANCHARRAH HOLDINGS, LLC (dba RANCHARRAH)

By _____
Chip Bowlby, Managing Member

State of Nevada)
) ss
County of Washoe)

On this 23rd day of August, 2018, personally appeared before me, a Notary Public, personally known to me (or proved) to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed this instrument.

In witness whereof, I have hereunto set my hand and affixed my official stamp at my office in the Count of Washoe the day and year in this certificate first above written.

Amber Harmon (Seal)
Signature of Notary Public

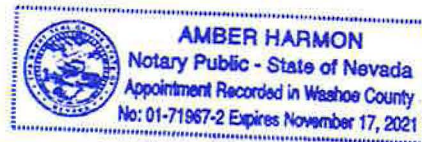


Table of Contents

	<u>Page</u>		<u>Page</u>
1. Project Description			
Introduction	1	Alleyways	14
Objective	1	Trail Standards	14
Project Location	1	Parking (General)	15
<i>Vicinity Map</i>	2	Traffic	15
Site Conditions	3	Sanitary Sewer Service	16
Project Development Concept	3	Water Service	17
Development Schedule	4	Hydrology	17
Open Space	4	2. Development Standards	
<i>Land Use Plan</i>	5	Introduction	18
<i>Open Space/Trails Plan</i>	6	Lot Size/Setbacks (General)	18
Administration	7	Uses (General)	18
Review Process	7	Events Center	19
Appeals	8	Permitted Uses	19
Conflicts	8	Setbacks	21
Flexibility	8	Parking	21
Modifications	8	Open Space Requirements	21
Infrastructure	9	<i>Events Center Open Space</i>	23
Access	9	<i>Plan</i>	
<i>Circulation Plan</i>	10	<i>Conceptual Outdoor</i>	24
Roadway Standards	11	<i>Events Center Detail</i>	
Main Street	11	Equestrian Center	25
Residential Collector	12	Permitted Uses	25
Local Street	13	Uses Requiring a Special Use	25
		Permit	26
		Setbacks	26
		Parking	26
		Open Space Requirements	26

	<u>Page</u>		<u>Page</u>
<i>Equestrian Center Open Space Detail</i>	28	Setbacks	39
Estates Residential	29	Parking	39
Permitted Uses	29	Single Family Residential	40
Setbacks	29	Permitted Uses	40
Parking	29	Prohibited Uses	40
Open Space Requirements	29	Setbacks	40
<i>Estates Residential Open Space Detail</i>	30	Parking	41
South Commercial	31	Open Space Requirements	41
Permitted Uses	31	<i>Single Family Open Space Detail</i>	43
Uses Requiring a Special Use Permit	32	<i>West Side Open Space Buffer Detail</i>	44
Prohibited Uses	32	Cottages	45
Setbacks	32	Permitted Uses	45
Parking	33	Setbacks	45
Open Space Requirement	33	Parking	45
<i>South Commercial Site Restrictions and Open Space Detail</i>	35	Open Space Requirements	46
<i>Plan View Buffer</i>	36	<i>Cottages Open Space Detail</i>	47
<i>South Boundary Buffer Cross Section</i>	37	Urban Residential	48
North Commercial	38	Permitted Uses	48
Permitted Uses	38	Setbacks	48
Uses Requiring a Site Plan Review	39	Parking	49
Uses Requiring a Special Use Permit	39	Signage	50
		Signage Equivalency Table	50
		Signage Modifications	50
		Architecture	51
		Architectural Standards	51

	<u>Page</u>	<u>Appendices:</u>
<i>Architectural Character Residential Options</i>	52	Appendix 1 – Council Decision & Certification Letter and Zoning Ordinance
<i>Architectural Character Non-Residential Options</i>	53	
Landscaping	55	Appendix 2 – Legal Description
Minimum Req. Landscape Area	55	
Screening	55	Appendix 3 – Traffic Impact Analysis
Open Space Buffering and Landscaping	55	Appendix 4 – Preliminary Hydrology Report
Lighting	56	
Fencing	57	Appendix 5 – Preliminary Sewer Report
Boundary Fencing	57	
Open Space Fencing	57	Appendix 6 – Special Events Checklist
Community Center/Events Center/Equestrian Center	57	
Residential Property	57	
Swimming Pools/Other Amenities e.g. tennis courts	57	
<i>Fencing Examples</i>	58	

Chapter 1
Project Description

1. Project Description

Introduction

The Rancharrah Planned Unit Development Handbook (PUD) represents the design standards to guide development of the Rancharrah master planned community. The development plan for Rancharrah builds upon the history behind the ranch and reflects the changing urbanization of the surrounding areas. The majority of the ranch includes a mix of single family detached and higher density attached residential homes and utilizes the existing structures on the ranch for equestrian and special events venues. Parcels located on the eastern perimeters of the ranch with Kietzke Lane frontage will be developed consistent with the existing commercial and office developments adjacent to these areas.

Objective

The objective of the Rancharrah PUD is to establish design standards and expectations to develop a mix of uses on the property that will address the following:

- Utilize existing structures, including the main house and riding facilities to establish unique equestrian and special events venues;
- Construct commercial and office uses consistent with uses found in the adjacent commercial and office uses to the north, south, and east;
- Compatibility with adjacent Bartley Ranch Regional Park and Wheatland Park to the west;
- Sensitivity to, and connectivity with, adjacent open space/park features including equestrian trails and

amenities within Bartley Ranch Regional Park and Wheatland Park;

- Utilization of sensitive grading, Low Impact Development (LID), and drainage facilities required for development of the site;
- Maintain the ranch aesthetic of the property, including tree lined lanes, open spaces, and single family architectural styles complementary with existing buildings throughout the ranch.
- Remain sensitive to and maintain the low density and rural residential character of the area to the south of the ranch on Del Monte Lane.
- Remain sensitive to and maintain similar density and lot sizes with the Lewis Lakeside subdivision to the west.

Project Location

Rancharrah encompasses 141± acres located on the northwest corner of the Kietzke Lane and Del Monte Lane intersection. Access to the heart of the ranch is provided from Talbot Lane on the north and from Kietzke Lane on the east. The office and commercial parcels are served only via Kietzke Lane. The ranch is bound to the north by the Ribeiro general office development, to the east by the NevDex office development, to the south by Mountain View Corporate Center, churches, and existing unincorporated residential, and to the west, predominately by Bartley Ranch Regional Park, Wheatland Park, and the Lewis Lakeside single family residential subdivision.



Vicinity Map

Site Conditions

The Rancharra site is predominately undeveloped. Existing buildings include: the main house and five ranch houses, equestrian facilities (stables, corrals, training facilities, etc.), an art studio and storage facility. The site is relatively flat and slopes gently to the east, averaging 2 percent of fall toward Kietzke Lane. The Lake Ditch makes up the westerly boundary of the ranch. The entire site falls within Flood Zone Shaded X, which is discussed in detail in Appendix 4, Preliminary Hydrology Study.

Project Development Concept

The project concept is to develop an attractive mix of uses that will build upon the existing features of the ranch, with the addition of office and commercial uses to the east, adjacent to Kietzke Lane. The development plan includes continued utilization of the main house as a distinctive special events center, and the existing equestrian facility as commercial stables and a riding club. The remainder of the ranch will be dedicated to an attractive mix of residential uses, including varying single family lots, as well as single family attached and higher density units.

The development plan for Rancharra includes the following Land Use Categories and acreages:

Land Use	Acreage (acres)	Density (du/acre)	Units (approx.)
Events Center	12.8±	1	12
Equestrian Center	7.2±	1	7
North Commercial	12.3±	-	-
South Commercial	11.4±	-	-
Estates Residential	10.8±	0.9±	10
Urban Residential	14.6±	21.2±	310
Cottages	27.4±	9.1±	250
Single Family	39.9±	3.3±	133
Backbone Roadways	3.8±	-	-
TOTAL	141±	4.9±	722¹
<i>Open Space²</i>	13.2±		

Notes:

1. *The total number of residential dwelling units shall not exceed 722 dwelling units. Individual village densities may vary slightly from the above assumptions.*
2. *The Open Space is included as part of each land use category. Details for required open space are described in the individual land use categories, as applicable.*

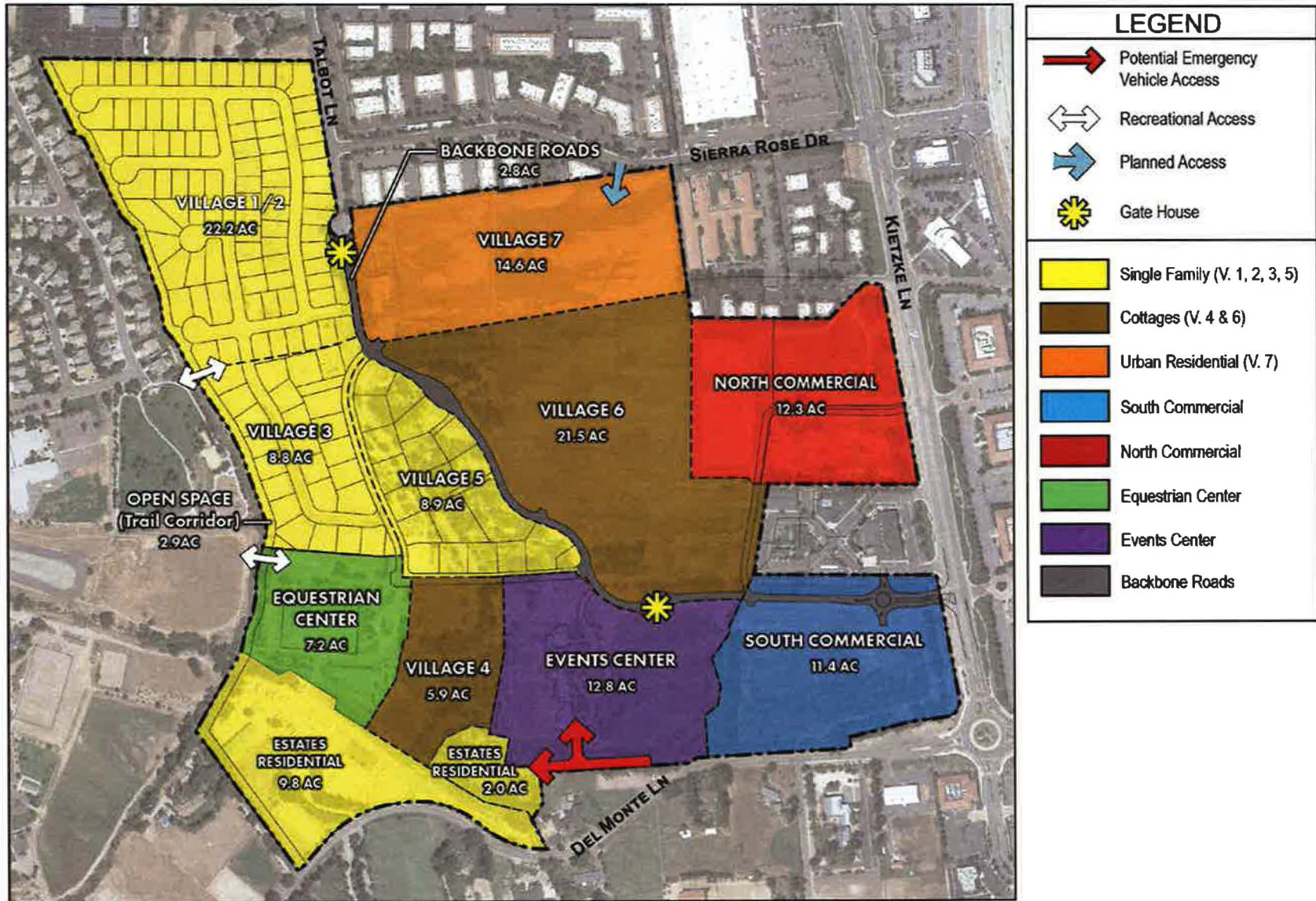
See the Land Use Plan on page 5 for land use category locations.

Development Schedule

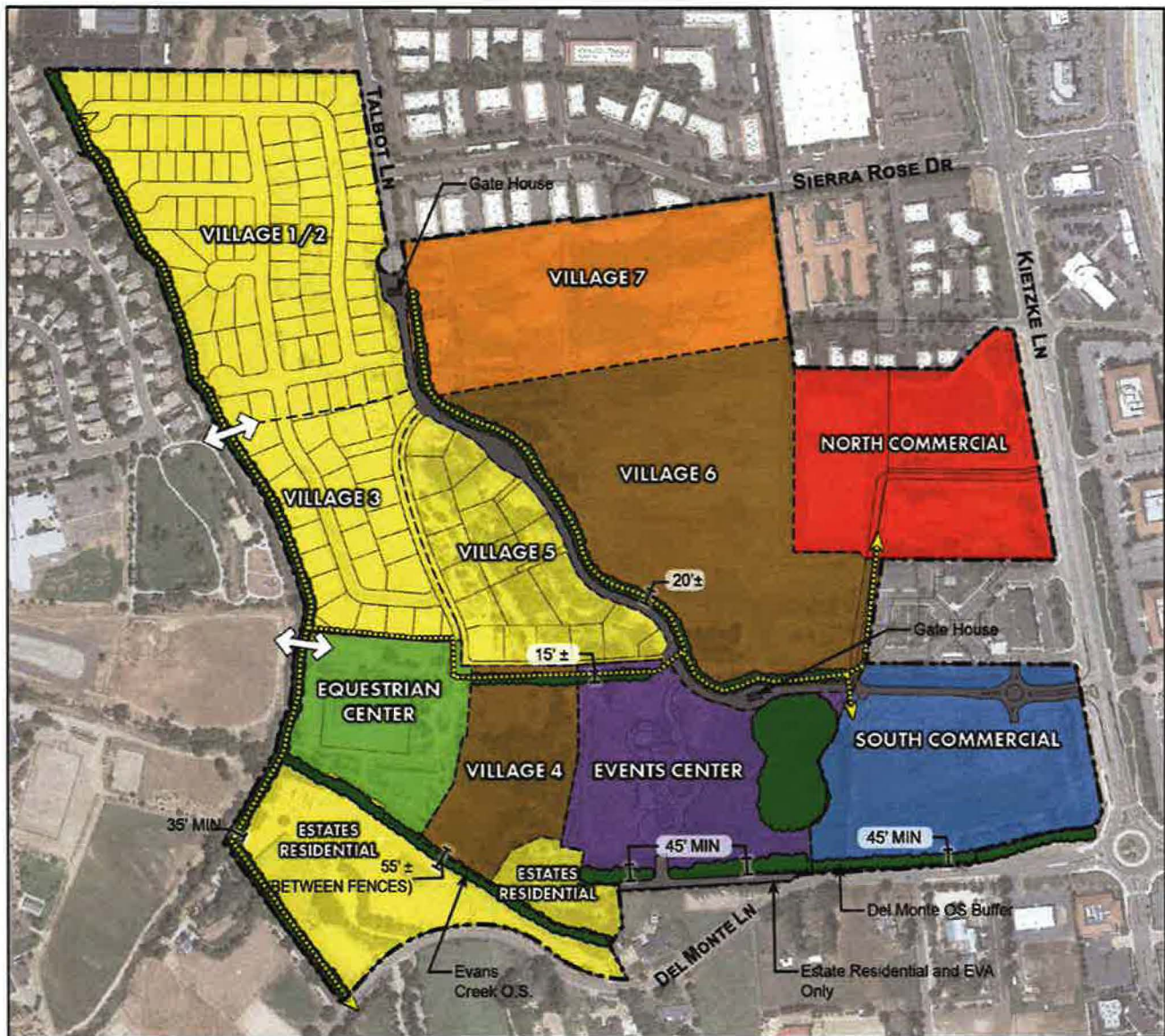
Build out of the project will be dependent on market conditions and is estimated to be 10-15 years. No specific phasing is proposed for the project; however, it is anticipated that minor improvements to existing facilities will be included in the initial phase with subsequent phases being developed as market conditions may dictate and in accordance with the standards provided herein. The 15 year time frame shall start at the time of final approval (the recording date of the certified handbook). If the project is not completed at the end of 15 years (completion is defined as all final maps are recorded for all residential villages) then the PUD will require an application to the City Council to determine if it is appropriate to extend the development schedule prior to further development. This time frame shall not apply to the construction of individual homes on recorded lots of approved final maps or for construction of permitted commercial/office developments described in this PUD handbook.

Open Space

Open space is proposed throughout the PUD. The open space areas are depicted in the Open Space/Trails Plan provided on page 6. Generally, the open space amenities preserve the intrinsic qualities of the ranch, including the Lake Ditch, Evans Creek, Harrah Pond, and various existing landscape features. Additionally, the open space addresses the need to buffer certain activities within the PUD from surrounding properties to the south and west. More detailed description of the open space and buffer treatments and standards are provided in Chapter 2 of this PUD within each land use category, as applicable.



Land Use Plan



LEGEND	
	Open Space
	Recreational Access
	Trails
	Single Family (V. 1, 2, 3, 5)
	Cottages (V. 4 & 6)
	Urban Residential (V. 7)
	South Commercial
	North Commercial
	Equestrian Center
	Events Center
	Backbone Roads

Open Space/Trails Plan

Administration

The Rancharrah PUD shall be administered by the Zoning Administrator or his/her designee as defined in the City of Reno Annexation and Land Development Code. The administrator shall have the authority to reasonably interpret and apply this PUD handbook.

Rancharrah Holdings LLC (dba Rancharrah), shall be the master developer in place from the first phase of development of the PUD. Should the master developer be designated or assigned to another entity, the assignee shall notify the City of Reno in writing and provide documentation of the change in entity. This master developer shall continue throughout the development of the PUD until and unless a master property owners association or other such entity is created to serve the role of master developer. Master developer rights may be assigned by land use categories, dependent on the underlying property ownership and previous assignment of declarant rights, which shall be disclosed to the City of Reno upon application for development permits. The role of the master developer, for the purposes of this PUD, shall be:

- To prescribe and administer methods and procedures to ensure and control the quality of development that occurs within Rancharrah PUD;
- To maintain all common area improvements, storm drain and/or irrigation channels (not including the Lake Ditch), detention and/or other flood control facilities (including Evans Creek – the City of Reno may provide

emergency maintenance during flood events, if necessary);

- To construct, or have constructed, all pedestrian/equestrian trails, pathways, and sidewalks, and
- To establish Covenants, Conditions and Restrictions (CC&R's), which may allow for the creation of: an Architectural Review Committee to maintain consistent project architecture; and a master owners association to provide maintenance and operations of the common elements of the PUD and enforcement of the CC&R's.
- To continue to pay to the Lake Ditch Company, on a yearly basis, an amount equivalent to the ownership of 274 ditch shares.

Only the City of Reno, the master developer or its authorized designee or assignee may initiate an amendment to the PUD handbook.

Review Process

Prior to the submittal of a development application to the City, the proposed development shall be reviewed by the master developer at their sole discretion. Each development application submitted to the City shall include written documentation of approval from the master developer. Written approval by the master developer does not constitute City approval of a development application. The construction of individual projects, including accessory structures shall follow the City of Reno building permit process. For some uses where a tentative map, special use permit, or site plan review

is required, these processes shall precede the building permit process, as applicable.

Appeals:

The applicant or developer may appeal any decision, comments, or recommendations of the Administrator in accordance with RMC Section 18.06.208, as amended.

Conflicts

In the event of a conflict between these design standards and City Code, these standards shall govern development of Rancharra. When a specific standard is not addressed by the PUD, then the applicable section of Reno Municipal Code Title 18, as amended, at the time of review shall prevail.

Flexibility

The Land Use Plan and Development Standards contained herein are intended to depict the general development vision for the PUD. Sufficient flexibility shall be allowed to permit detailed planning and design at the time of actual development. The acreage of each land use category may be increased by up to 10% between nonresidential and residential land uses if it is demonstrated that additional acreages are necessary due to constraints and/or design considerations to accommodate the project, to the satisfaction of the Administrator. This provision shall not exceed a cumulative total of 10% for each land use category. Changes in excess of 10% shall require an amendment to the Development Standards Handbook. Residential land use categories, including

densities and residential dwelling unit allocation, may be interchangeable between villages and will be defined fully with the tentative map for any given residential village. With each tentative map application, the master developer and/or applicant shall provide an accounting of the overall residential unit allocations approved to date. The total number of residential units shall not exceed 722 units.

The following conditions shall apply to the future development of Rancharra and shall not be varied without an amendment to the PUD handbook:

- The density and lot sizes of Village 2 shall not be less than the SF9 zone, as defined in RMC.
- No changes to the buffers and other limitations required along the southern and western boundaries, as described in the individual land use categories.
- Access to Del Monte Lane is limited to access to the Estates Residential parcel and for emergency vehicle ingress/egress only.
- No vehicle access or connection is allowed from the west of the PUD. Specifically, no vehicle access to Ridgeview Drive shall be allowed.

Modifications:

The Administrator shall have the ability to grant minor deviations as outlined in RMC 18.06.411(a)(1), as amended. Minor deviations shall be subject to written approval from the master developer. Deviations of 10% or more shall conform to the City of Reno Variance process as outlined in RMC 18.06.408, as amended.

Infrastructure

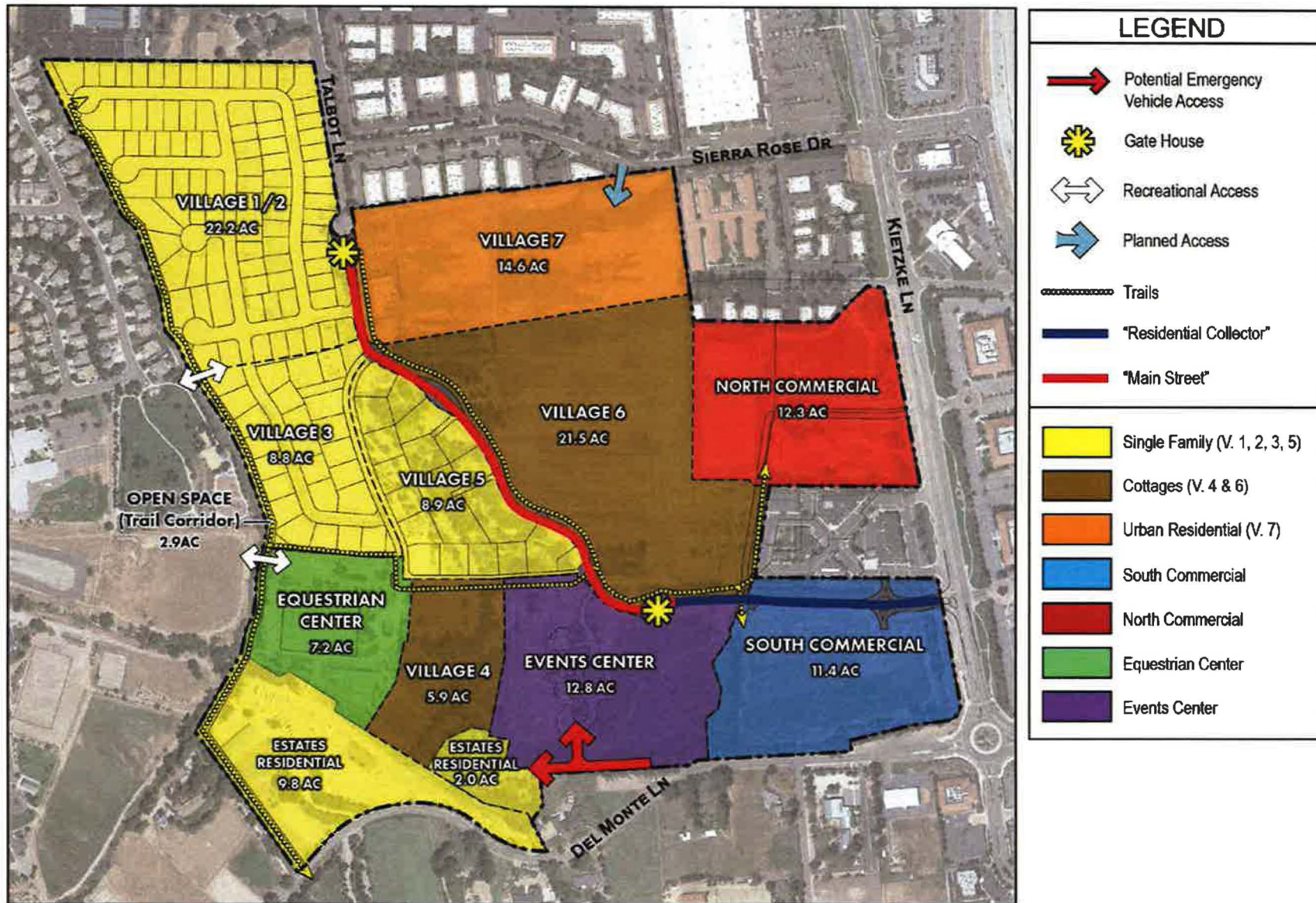
Access:

Primary access to the residential portions of the ranch and special events center is provided by the existing main gate access from Talbot Lane and a new roadway and gatehouse from Kietzke Lane. Primary access to the North Commercial parcel is served from Kietzke Lane. The Office/Medical parcel is served via the new roadway connection to Kietzke Lane. The traffic report contained herein (Appendix 3) addresses the potential access alternatives to Kietzke Lane. Additional access locations between the individual land use categories shall be determined during review of a tentative map or commercial building permit application, as applicable. **Vehicle access provided from Del Monte Lane shall be for emergency and Estate Residential access only – no office, commercial, equestrian or special events access shall be allowed from Del Monte Lane.**

Access to the residential and events land uses will be private and gated. The roadway standards provided on the following pages shall apply to development of the ranch. Alternative roadway sections may be allowed as approved during the Tentative Map approval process or at the time of building permit for non-residential land uses.

A minimum four foot wide sidewalk shall be installed along Talbot Lane extending from the existing multiuse trail within PUD to the existing sidewalk located on the southeast corner of Sierra Rose Drive and Talbot Lane. This sidewalk shall be

installed prior to the issuance of a certificate of occupancy for the first residential unit within the PUD.

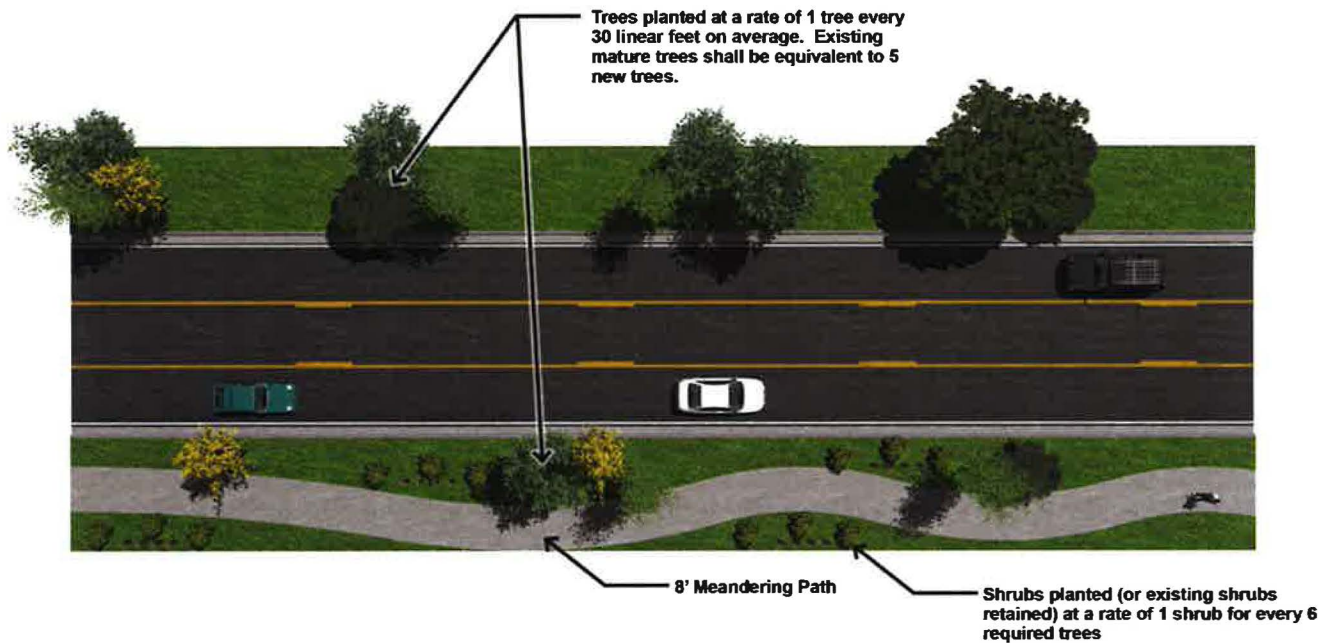
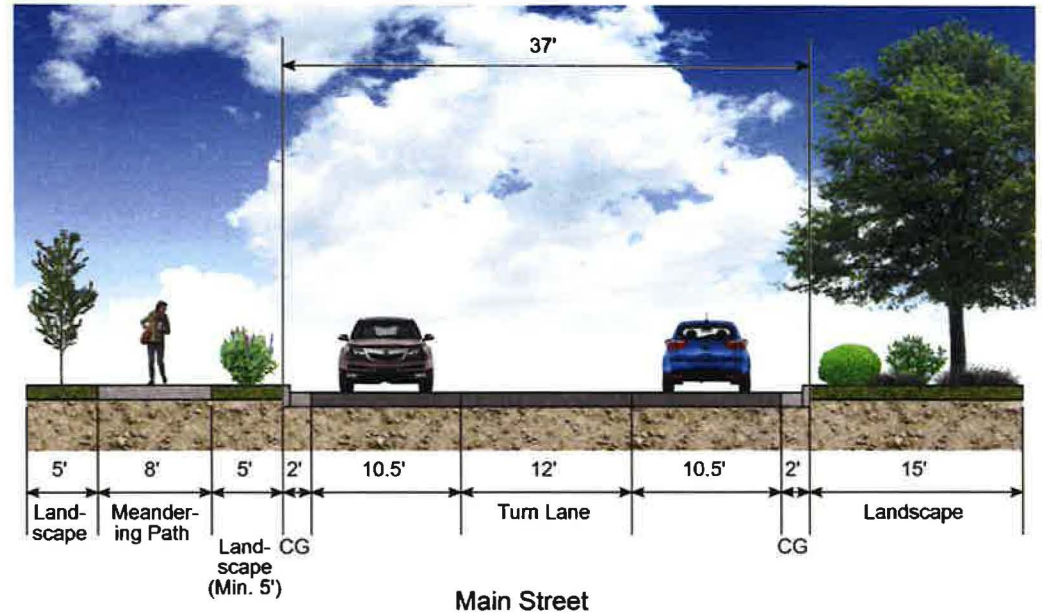


Circulation Plan

Roadway Standards

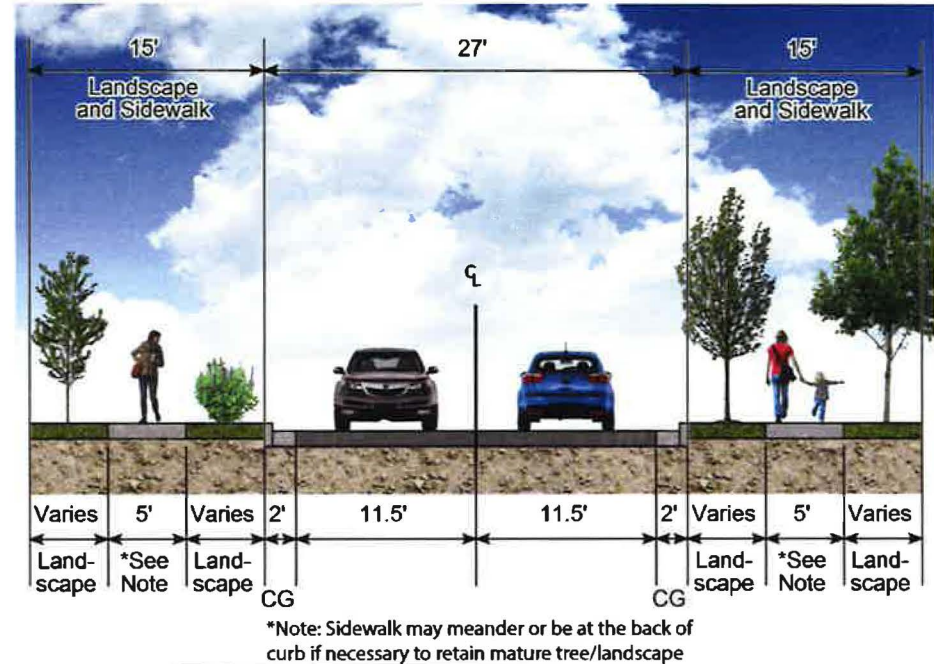
Main Street:

“Main Street” is the extension of Talbot Lane and generally includes the existing roadway from the Talbot gate house to the Equestrian Center (see Circulation Plan). Efforts shall be made to retain the approximately 145 existing mature trees on Main Street. If trees must be removed for access roads, driveways or other extenuating circumstances, a minimum of one tree for every 30 lineal feet shall be maintained. If new trees must be added, they shall be a minimum 3” caliper for deciduous and 10-foot tall for evergreens.

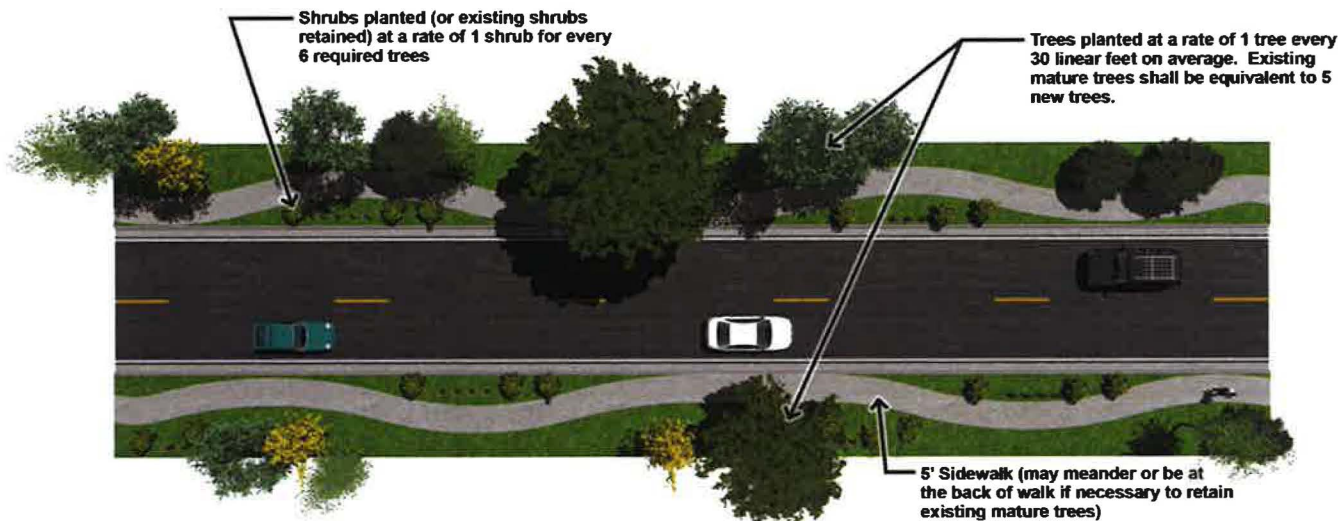


Residential Collector:

Residential collectors provide access from “Main Street” to the individual villages, as well as the roadway connection to Kietzke Lane through the South Commercial parcel (see Circulation Plan). Efforts shall be made to retain the approximately 102 existing mature trees on residential collector street connecting Main Street to Kietzke lane. If trees must be removed for access roads, driveways or other extenuating circumstances, or to construct new residential collector roads, a minimum of one tree for every 30 lineal feet shall be provided. If new trees must be added, they shall be a minimum 3” caliper for deciduous and 10-foot tall for evergreens.

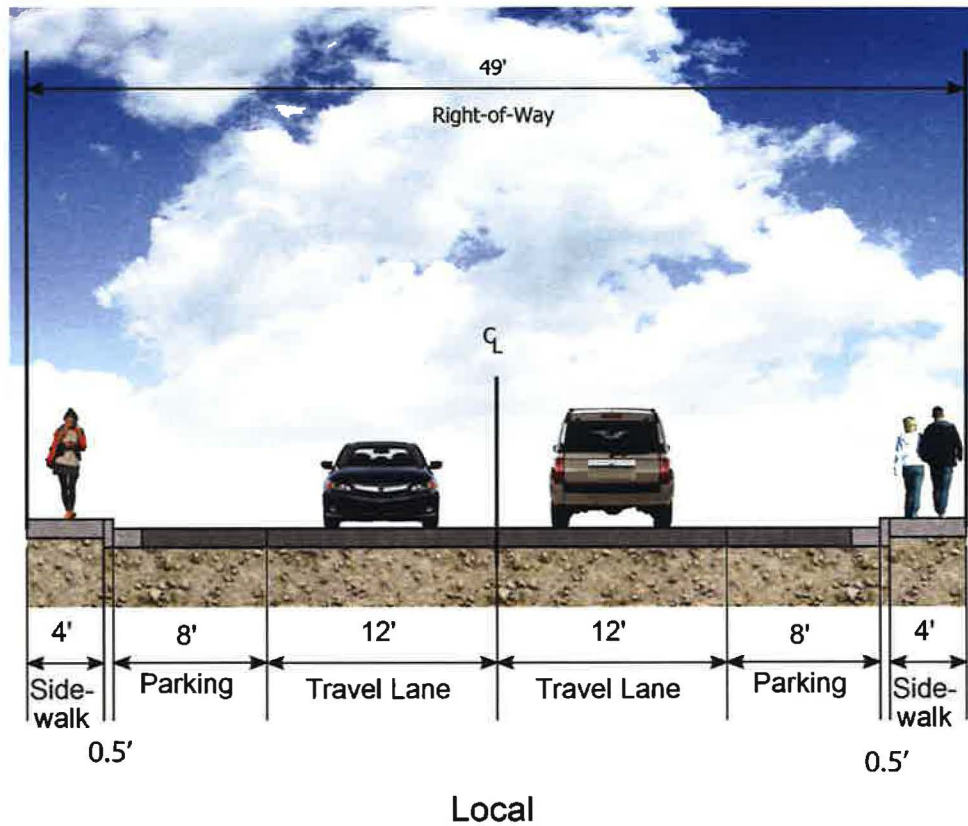


Residential Collector



Local Street:

Local streets are located within individual villages. On-street parking may be omitted with a subdivision plan that includes off-street parking pockets at the time of the Tentative Map. Parking pockets shall be provided and constructed in accordance with RMC 18.12.1101-1105, as amended. No parking pocket shall contain more than 5 parking spaces without being separated by a landscape island at least 10' wide.

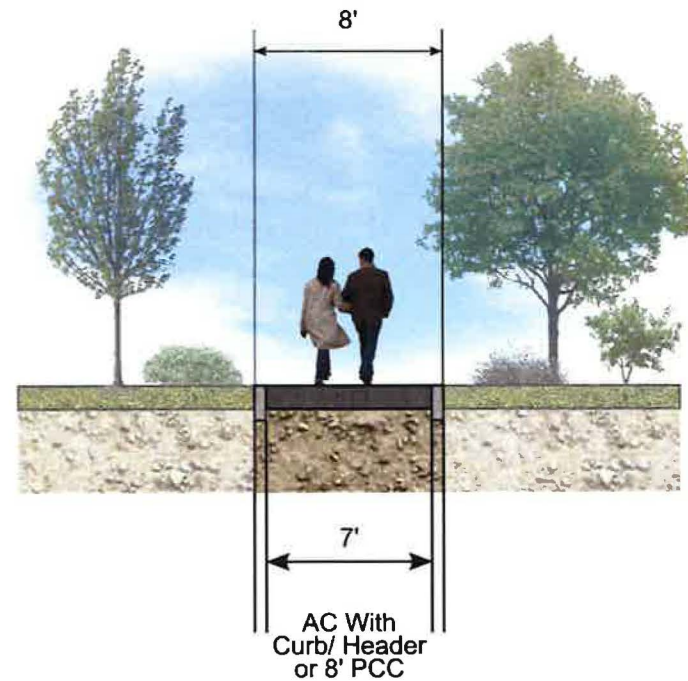
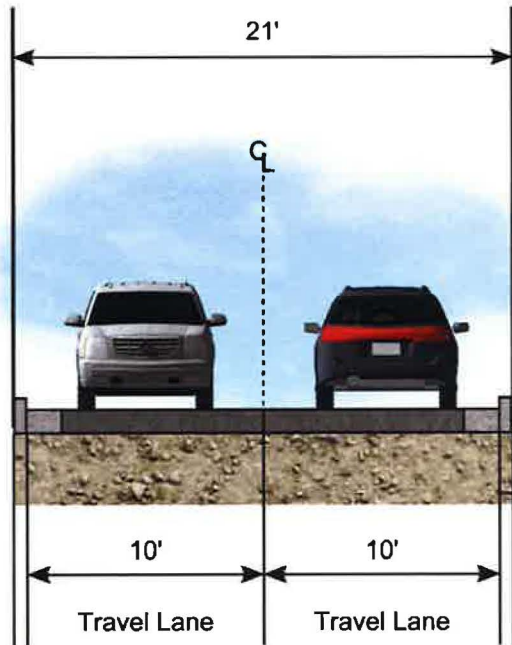


Alleyways:

Depending on the residential product type, alleys may be proposed during review of individual subdivision Tentative Maps or in the urban residential village (Village 7) at the time of building permit.

Trail Standards:

Private trails are proposed throughout the ranch with final locations determined at the time of tentative map and/or building permit for the individual villages. General trail corridors are identified on the open space/trail plan provided on page 6, with the following anticipated trail width standard. The width of each trail corridor is detailed in the open space requirements of each land use categories’.



Parking (General):

Parking for developments in the South Commercial and North Commercial land use designations shall be provided and constructed in accordance with RMC 18.12.1101, as amended, unless expressly modified within these development standards. Parking lot lighting shall be dark skies certified and shall not have any spillover onto any adjacent residential properties within or outside of the PUD boundaries. Documentation of compliance with parking and parking lot landscape requirements for expansions of existing uses shall be provided at the time of building permit.

Parking lots to serve the Events Center and Equestrian Center shall be provided adjacent to the respective facilities to serve their parking needs. Parking for the Equestrian Center will be allowed on the north side of the Equestrian Center for both vehicle and trailer parking. Parking for the Events Center will be allowed on the north, south or east sides of the existing mansion. Directional signage and/or valet parking personnel shall be provided to direct attendees to appropriate parking locations during all special events.

Overflow parking may be required periodically for specialty functions that occur within the Events or Equestrian Centers and shall be subject to approval of a Special Activities Permit. Overflow parking for events with more than 800 people may occur with vehicles staged along the many smaller paved and dirt access roads throughout the Equestrian and Events Center with valet parking personnel. Additionally, overflow specialty functions may utilize parking constructed and associated with the South Commercial and North Commercial parcels during

off-peak hours for these developments, in coordination with the individual property owners, the details of which shall be determined and set forth at the time of a Special Events Permit. Any outdoor event serving more than 800 people: 1) shall not occur more than 12 times per calendar year; 2) and there shall be no more than two events of this size in any given calendar month; 3) each event of this size shall not last more than 7 consecutive days. Refer to Appendix 6 for Special Events Checklist.

Specific parking requirements are detailed within the individual land use categories.

Traffic:

Project traffic is discussed in detail in the Traffic Impact Study (2014) and an updated Trip Generation/Traffic Study Update letter (2018) prepared by Traffic Works (Appendix 3 of this PUD handbook). The following table is an abridged version of the trip generation tables provided in Appendix B. The trip generation is based upon an assumption of land uses and gross square footages. Note that the project's land use mix could be revised, without affecting the traffic analysis or impacts, so long as the total aggregate trip generation estimates for the PUD are not exceeded. **The total trips for the project shall not exceed 13,077 daily, 939 AM Peak Hour, or 1,301 PM Peak Hour, as approved with the 3rd Amendment of the Rancharra PUD without an amendment to the PUD handbook.** It is possible that with final development of Rancharra, mainly in new development areas such as the South Commercial and North Commercial sites, the gross square footage in these land use categories may exceed that which was assumed in the traffic

report (see Appendix 3) as long as the total aggregate trip generation for the PUD is not exceeded. Proposed non-residential developments that are consistent with the approved traffic impact study may proceed to building permit, as applicable, with the provision of an updated trip generation letter.

**Note: All trip generation numbers in the table to the right are for "total project trips at driveways" and should be used as the basis for comparing future specific land use mix options against this application.*

Project Element	Acres	Daily	AM Peak Hour	PM Peak Hour	Estimated Development
Residential, Events Center, & Equestrian Center	113.5	4,860	365	450	162 Single-Family Housing Units 310 Multi-Family Apartments 250 Cottages Combined 17,000 square feet of Event Center and Equestrian Center
North Commercial	12.3	1,293	104	129	37,500 square feet of Office 331 assisted living beds

Project Element	Acres	Daily	AM Peak Hour	PM Peak Hour	Estimated Development
South Commercial	11.4	5,970	349	104	45,200 square feet of Office 8,000 square feet of Bank 26,600 square feet of Retail 30,000 square feet of Restaurant
SUBTOTAL	137.2	12,123	818	1,221	
PUD APPROVED TOTAL	141	13,077	939	1,301	

Sanitary Sewer Service:

The site will be serviced by the City of Reno with regard to Sanitary Sewer. There is a City of Reno sewer main within Kietzke Lane which runs north from Del Monte Lane to Hammill Lane, connecting to the existing interceptor in Hammill Lane at the US 395 crossing. Sewer from this interceptor eventually outflows into the Truckee Meadows Water Reclamation Facility (TMWRF). There are existing sanitary sewer stubs into the property at several locations throughout the PUD on Talbot Lane, Sierra Rose Drive, and Kietzke Lane. Additionally, an 8" sanitary sewer line was constructed within the site in 1992, which can be used to service portions of the site. The line runs northwest to southeast from the Talbot Lane gatehouse and connects with the public sewer main in Kietzke Lane. Refer to the Preliminary Sanitary Sewer Report provided in Appendix 5

for a more detailed description and analysis of sewer demands with the PUD.

As the Rancharrah PUD allows for flexibility within land use categories, and final site layouts are not known at this time, the Master Sanitary Sewer Study will be required to be updated with each final development permit/application on the site to assure that adequate facilities are or can continue to service the site. Any sanitary sewer facilities constructed to serve the project will be designed in conformance with the City of Reno Public Works Design Manual, as amended.

Water Service:

The project lies within the Truckee Meadows Water Authority (TMWA) service territory. TMWA waterlines exist within Sierra Rose Drive and Talbot Lane to the north, Kietzke Lane to the east and Del Monte Lane to the south. The water facilities for the project will be designed and constructed to conform to TMWA standards and in conformance with Washoe County District Health Department requirements.

Hydrology:

The site generally drains from west to east at slopes of approximately 2%. Offsite drainage does not impact the site except in storms greater than the 100-year recurrence interval as indicated by the Federal Emergency Management Agency (FEMA) Rate maps for the site area. The entire site falls within Zone Shaded X, which is defined by FEMA as areas of 0.2% annual chance of flooding; areas of 1% annual chance for flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

A Preliminary Hydrology Study is provided in Appendix 4 of this PUD Handbook, which discusses in detail the existing conditions and future drainage considerations. As the Rancharrah PUD allows for flexibility within land use categories, and final site layouts are not known at this time, a Technical Drainage Study will be required with each development permit/application on the site to assure that adequate facilities are available or can be provided to service the site in conformance with the City of Reno Public Works Design Manual, as amended.

Chapter 2
Development Standards

2. Development Standards

Introduction

The following chapter addresses the development standards for the Rancharrah land use categories, as depicted on the Land Use Plan on page 5 of this PUD. Addressed within each land use category are the allowed uses, building height, setbacks, bulk, applicable open space requirements, etc. that will apply to future development of Rancharrah. Additional protective covenants may be addressed by a separate CC&R document for these areas.

Lot Size/Setbacks (General):

With the exception of the Single-Family land use category, there are no minimum lot sizes required if the minimum setback can be met from the exterior project boundary.

Uses (General):

Any use not listed in a specific land use category are not allowed unless it is considered accessory to a listed permitted use or is considered to be similar and/or compatible with a listed permitted use, to the satisfaction of the Zoning Administrator, per RMC 18.08.201(a)(4), as amended.

Events Center

The 12.8± acre Events Center encompasses the area surrounding, and including, the main house. The main house is anticipated to be reconfigured inside. Building additions are possible, including permanent tented ballroom enclosures (west of the main house) to accommodate indoor event activities, such as weddings and private parties, as well as providing guest rooms. The grounds surrounding the main house may include areas for patio and outdoor dining areas, outdoor wedding venues (which includes amplified music and speech), and open areas for farmers markets, animal and car shows, art fairs, etc. Additionally, recreational amenities, including but not limited to a fitness center, tennis courts, pools, bocce, volleyball, children’s play areas, etc. may be constructed on the grounds surrounding the main house.

Any residential development within the Events Center may not exceed 1 dwelling unit per acre gross density and shall utilize the design standards established for the Cottage land use category, excluding modifications to building heights that allow three stories. Residential units are only appropriate within the 300-foot buffer zone located along the southern portion of the Events Center.

A conceptual land plan for the outdoor events area (located west of the main house) is provided on page 25. This land plan shows a conceptual representation of potential elements that may be included in this outdoor events area of the events center, but does not represent the final design, programming, or absolute location of outdoor event elements. This outdoor events area is subject to the following stipulations:

- Other than parking and circulation located on the east and south sides of the main house, outdoor special events shall only be allowed the 300-foot buffer along the south PUD boundary if they comply with all of the provisions in the Open Space section below.
- All outdoor special events shall be oriented in a northerly direction, and;
- Outdoor special events shall not exceed 55 dB maximum measured at the nearest residential property line.

The following standards shall apply to development and uses within the Events Center.

Permitted Uses:

- Community center/clubhouse, private
- Indoor/Outdoor events center (i.e. weddings, private parties, concerts, plays, etc.)
- Specialty functions (i.e. art shows, fairs, animal/car shows, theater events, etc. – not exceeding seven (7) consecutive days and no more than two 7-day events per calendar month – maximum combined 12 outdoor events per calendar year for greater than 800 attendees are allowed in either the Equestrian Events or Events Center (specialty functions that exceed 800 people shall apply for a Special Activity Permit) – see Appendix 6 for Specialty Functions Application and Permit Checklist
- Bed & Breakfast/Inn
- Caretaker quarters
- Single family attached/duets/townhomes/condominiums
- Duplexes

- Equestrian trails
- Utility structures less than 6-feet in height
- Accessory structures (i.e. utility structures, storage, workshops, etc.)
- Temporary structures – subject to outdoor entertainment and/or amplified music and speech restrictions noted below
- Permanent tented structures – subject to the outdoor entertainment and/or amplified music and speech regulations noted below.

**Notes: Outdoor entertainment and/or amplified music and speech shall be limited to operate between the hours of 8:00 a.m. and 10:00 p.m. Friday and Saturday and 8:00 a.m. to 9:00 p.m. Sunday through Thursday. All events operating past 9:00 p.m. (Sunday through Thursday) and 10:00 p.m. (Friday and Saturday) shall be fully contained within a permanent structure (not including permanent tented structures).*

Any outdoor events totaling more than 800 people may only be staged a combined 12 times per calendar year in either the Events Center or Equestrian Center. All parking arrangements for events more than 800 people shall obtain a Special Activity Permit from City of Reno prior to the event. Further, they shall not exceed seven (7) consecutive days and no more than two 7-day events per calendar month. Rancharrah staff shall notify property owners adjoining the Special Events and Equestrian Events land use parcels of each upcoming event and include a schedule of events, dates, and times and a contact name and number to resolve questions or issues.

The Events Center shall not exceed the outdoor noise levels specified in requirement #2 below at the property line for

adjoining single family residential properties, (does not include Rancharrah PUD single family uses). Set-up and removal of events may occur outside of operational hours, provided noise generated by these activities does not exceed the levels specified in requirement #2 below. No music or other amplified sound is allowed after hours during outdoor set up and/or removal of these activities.

Noise and operational requirements for all outdoor events are as follows:

1. *Amplified music and speech shall end at 10:00 p.m. Friday and Saturday and 9:00 p.m. Sunday thru Thursday.*
2. *Any outdoor sound systems shall be designed so as to limit maximum noise levels at the residential property lines adjacent to the south and northwest sides of the PUD to 55 dB maximum during the time periods that outdoor amplified music and speech are allowed.*
3. *The earthen berm required between the events center and nearest residences to the south shall be constructed up to 6-feet in height and shall be constructed prior to any outdoor events. No outdoor events shall be permitted until the berm and landscaping are constructed.*
4. *During all outdoor events, Rancharrah staff shall monitor amplified speech and music noise levels at the nearest residential property line to the south on an hourly basis to ensure compliance with the noise standards specified in requirement #2 above.*

Setbacks:^{1,2}

To Exterior Project Boundary Separation Between Buildings	80-feet 20-feet
<u>Building Height:</u> ¹ (new buildings)	35-feet (max. 2-stories)

Note:

1. Existing buildings shall be exempt from the above setback and building height standards. Additions to existing buildings shall meet the above setback and building height standards.
2. The setback for any new residential uses shall be a minimum of 100 feet from the southern boundary.

Parking:

Event Center (indoor/outdoor)	1 space / 4 attendees
Club House	1 space/275 s.f.
Outdoor Specialty Event Functions (defined as more than 800 people)	To be determined based on Special Activity Permit (See Appendix 6 for requirements/checklist)

Note:

Parking ratios for uses not specified above shall be provided per the rates established in RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended. Any new parking lot facilities constructed for the Events Center may be shared with the Equestrian Center as well.

New parking lots may be constructed on the north, south and east sides of the mansion. Parking shall be demonstrated with the building permit for the remodel of the mansion. Additional parking spaces, if necessary for events larger than 800 attendees, may be provided within the PUD in the Office/Medical/Retail or Retail Commercial during off-peak times, subject to the approval of the individual property owner and determined at the time of the Special Activity Permit.

Open Space Requirements:

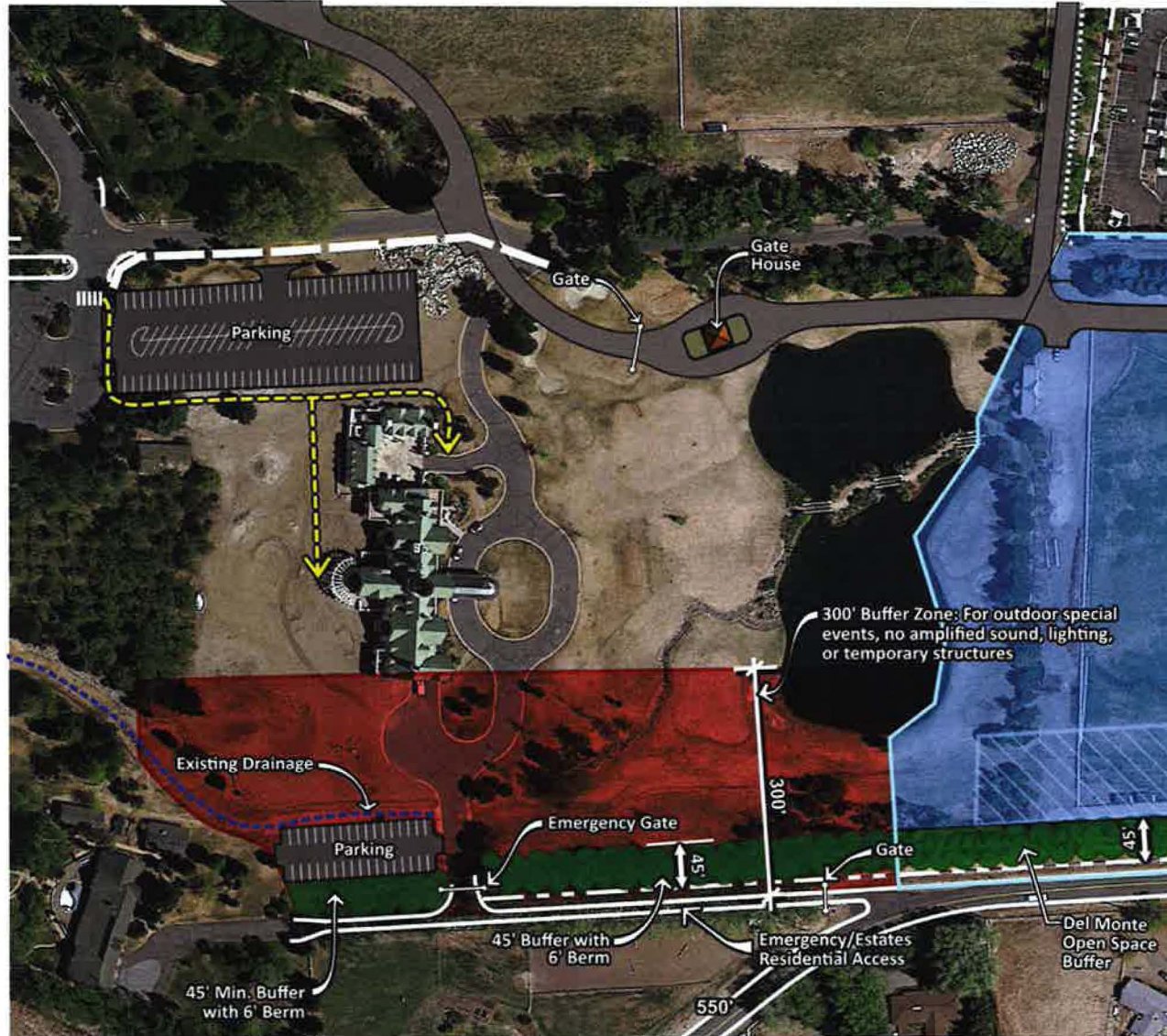
Open space requirements in addition to the general landscape requirements of this PUD handbook are necessary to provide appropriate buffers between uses within this land use category and adjacent residential properties outside of the PUD, as well as provide open space amenities for the PUD. The required open space areas are depicted on the Open Space/Trails plan on page 6, as well as in the detailed open space exhibit for the Events Center provided on the following page 24.

For the Events Center land use category, the following open space features shall be required:

1. An area consisting of the pond and a 10-foot offset from the edge of the pond shall remain undisturbed, except for necessary pond maintenance, additional landscaping and landscape maintenance, and trail maintenance and/or construction.
2. A 45-foot wide open space buffer with a 6-foot tall berm shall be maintained along the southern boundary of the Events Center. The buffer area includes the entire 550 lineal feet along the southern boundary of the Events

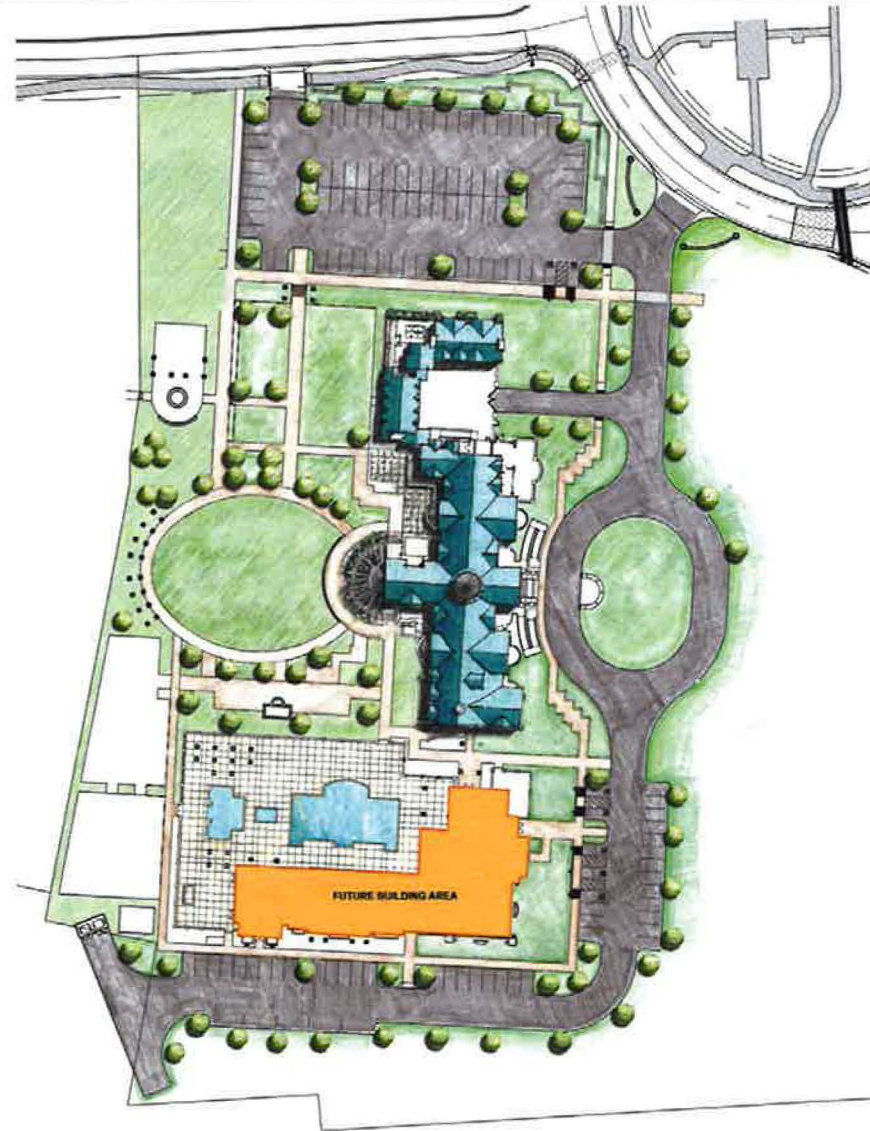
Center from the western edge of the Office/Medical/Retail parcel to the eastern edge of the emergency access drive aisle. Landscape requirements, if necessary to augment existing landscaping, are provided in the Landscape section on page 56 of this PUD.

3. A minimum 45-foot wide landscape buffer shall be constructed between the Events Center and the Estates Residential parcel, as identified on the Events Center open space detail on page 6 and the detailed Events Center Open Space exhibit on page 26. This buffer shall include a minimum 6-foot high berm (measured from the greatest adjacent existing grade) and include two (2) rows of evergreen trees planted in a staggered pattern and at an average interval of 1 every 15-feet.
4. An area 300-feet in width as measured from the southern PUD boundary may be utilized for outdoor special events without amplified music or speech, special event lighting, or temporary event structures. Lighting associated with parking lots and vehicle circulation located within this area shall be permitted, not exceed 15-feet in height and shall be “dark skies” fixtures with shielding to avoid light spill onto adjacent residential properties. Bollard style lighting and landscape accent lighting shall also be permitted.



--- Potential Pedestrian Connections

Events Center Open Space Plan



Conceptual Outdoor Events Center Detail

Equestrian Center

The 17± acre Equestrian Center contains a world class private indoor riding and stable facility, training and breeding pens, and outdoor riding arenas. The facility will be utilized for commercial boarding, as well as hosting private riding clubs and equestrian events. In addition to the existing trails system, new trails may be added including a private bridge crossing over the Lake Ditch, which will provide access to riding trails within the Bartley Ranch Regional Park. The trail connection to Bartley Ranch will require separate easements and agreements between the property owner, Lake Ditch, and Washoe County Parks & Open Space and must be provided with the building permit submittal for the bridge.

Should any portion of the Equestrian Center cease to operate as an equestrian use, the acreage may be developed as single family residential, not to exceed 1 dwelling unit per acre density. Any single family residential development within the Equestrian Center land use area shall follow the design standards contained in the PUD for the Estates Residential land use category.

The following standards apply to development of the Equestrian Center.

Permitted Uses:

- Indoor/Outdoor equestrian facilities (i.e. stables, training pens, riding arenas, etc.)
- Accessory storage facilities (i.e. hay barn, tack shop, etc.)
- Equestrian trails
- Commercial stables

- Veterinarian services
- Temporary open lot parking (north of Evans Creek), associated with permitted on-site specialty function
- Caretaker quarters
- Riding club
- Outdoor Specialty functions (north of Evans Creek) (i.e. horse shows, exhibitions, competitive equestrian events, etc. – not to exceed seven (7) consecutive days) – maximum combined 12 outdoor events per calendar year are allowed in either the Equestrian Events or Events Center (specialty functions that exceed 800 people shall apply for a Special Activity Permit)
- Accessory structures (i.e. utility structures, storage, workshops, etc.)

Uses Requiring a Special Use Permit:

- Indoor/Outdoor Event/Entertainment Facility (i.e. rodeo/livestock events facility, stadium, etc.)

Note:

1. *Outdoor entertainment and/or amplified music and speech, as well as arena lighting shall be limited to operate between the hours of 8:00 a.m. and 10:00 p.m. Friday and Saturday and 8:00 a.m. to 9:00 p.m. Sunday through Thursday (does not include indoor entertainment/music events). The Equestrian Center shall not exceed noise levels specified for the Events Center in requirement #2 on page 21 of this PUD handbook at the property line for adjoining single family residential properties to the south and northwest (does not include Rancharra PUD single family uses).*

2. Any outdoor events totaling more than 800 people may only be staged a combined 12 times per calendar year in either the Events Center or Equestrian Center. All parking arrangements for events more than 800 people shall obtain a Special Activity Permit from City of Reno prior to the event (see application and permit check list for special events in Appendix 6). Further, there shall be no more than two events per calendar month lasting longer than 7 consecutive days.

Setbacks:

To Exterior Project Boundary (buildings)	40-feet
To Exterior Project Boundary (open pens and arenas)	0-feet

<u>Building Height:</u> (new buildings)	45-feet (max. 2-stories)
---	-----------------------------

Note:

It is not foreseen that the Equestrian Events Facility property will be parceled for any uses. If the property is parcelized, setback requirements not identified above will conform to the SF-15 zone, as amended.

Parking:

Commercial Stables	1 space / 5 horses 1 trailer space/ 15 horses
Specialty Functions	To be determined based on anticipated attendance

Note:

Parking ratios for uses not specified above shall be provided per the rates established in RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended. Any new parking facilities constructed for the Equestrian Center may be shared with the Events Center.

New parking spaces to accommodate both vehicle and trailer parking shall be constructed on the north side of Evans Creek in the Equestrian Center. Additional parking spaces, if necessary for events larger than 800 attendees, may be provided within the PUD in the Office/Medical or Retail Commercial during off-peak times, to the approval of the individual property owner and determined at the time of the Special Activity Permit (see Appendix 6 for Special Activity permit requirements).

Open Space Requirements:

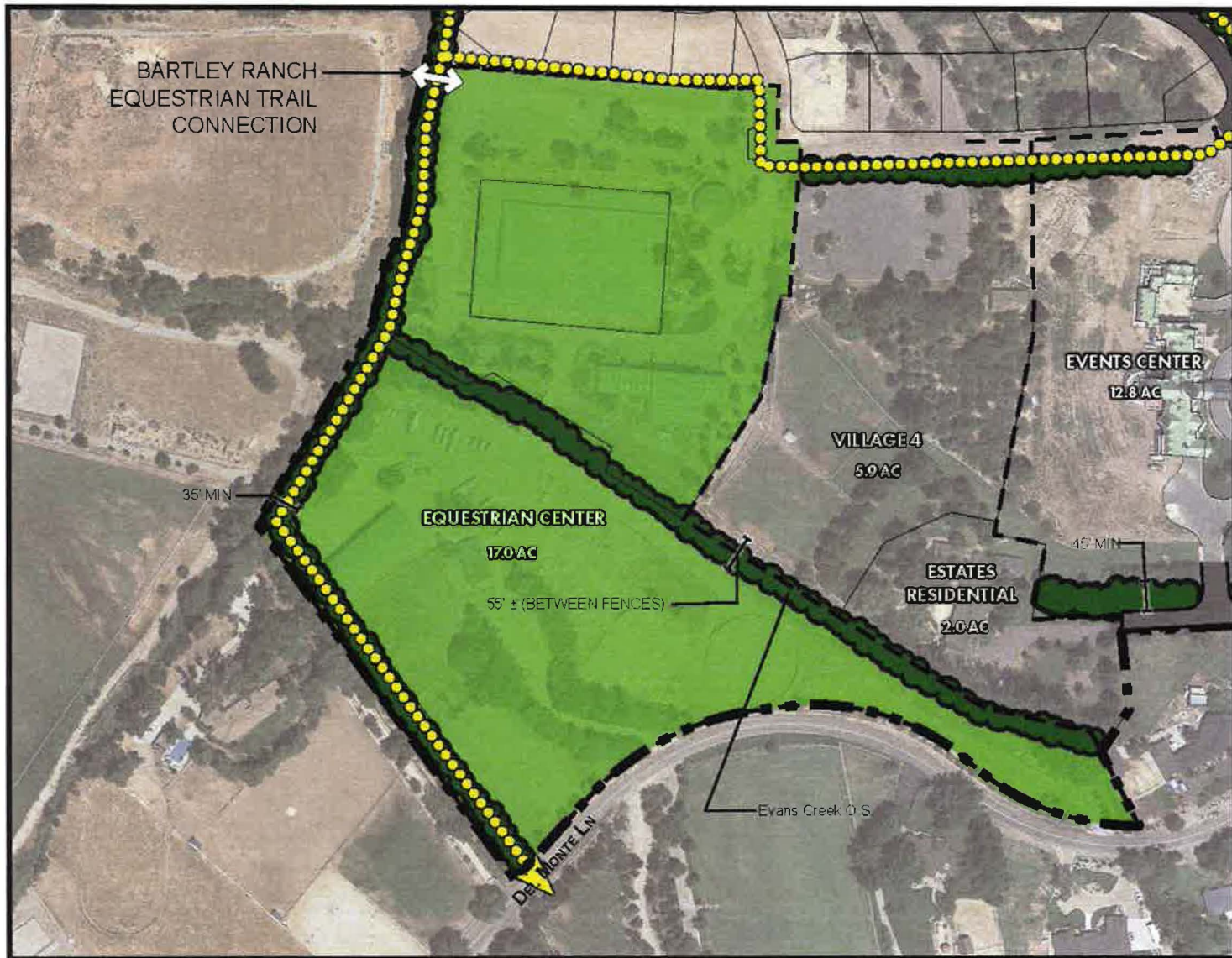
Open space requirements in addition to the general landscape requirements of this PUD handbook are necessary to provide appropriate buffers between uses within this land use category and adjacent residential properties outside of the PUD, as well as open space amenities for the PUD. The required open space areas are depicted on the Open Space/Trails plan on page 6, as well as in the detailed open space exhibit for the Equestrian Center provided on the following page 29.

The existing equestrian trail identified along the Lake Ditch shall remain as part of the West Side Open Space Buffer (minimum 35' in width). An optional bridge crossing may be constructed to connect to the Bartley Ranch trail network to enhance the equestrian operation. The bridge crossing and trail connection

to Bartley Ranch will require all necessary approval and agreements with the Lake Ditch Company and Washoe County Parks and Open Space to be provided at the time of building permit submittal for the crossing.

For the Equestrian Center land use category, the following open space features shall be required:

1. The Evans Creek corridor area is approximately 55 feet in width and is located between existing fences. This area shall remain undisturbed (existing riparian vegetation shall remain) except for necessary maintenance activities.



Equestrian Center Open Space Detail

Estates Residential

The 10.8± acre Estate Residential category is located at the southern end of the PUD, near Del Monte Lane and will maintain the single family residential use and accessory structures on the site. The use of this parcel generally follows the LLR-1 designation of the City of Reno Zoning Code, with some limitations on allowed uses. The following standards shall apply to future improvements to the Single-Family parcel.

Permitted Uses:

- Single family, detached
- Cluster Development
- Stable (private)
- Utility Box, Well House, Backup Generator, Pumping or Booster Station
- Accessory structures and temporary uses are allowed per RMC 18.08.201, LLR-2.5 zoning designation, as amended.

Setbacks:¹

Minimum Lot Size	1 Acres
Front yard	30-feet
Side yard	15-feet
Rear yard	30-feet
Separation between buildings	10-feet
Building Height (new building)	30-feet (max. 2-stories)

Parking:²

Single Family	1 space/bedroom
---------------	-----------------

Notes:

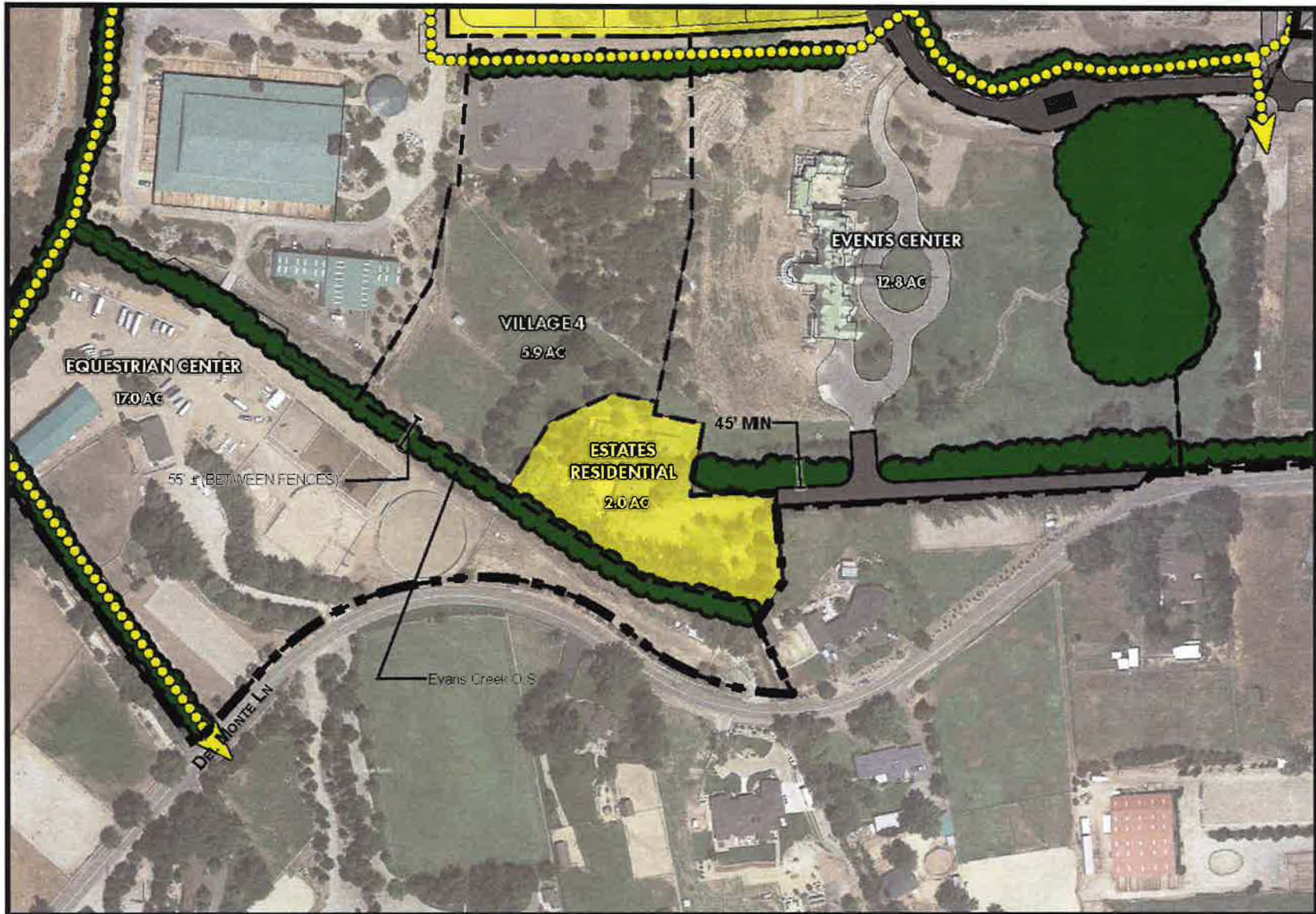
1. Existing buildings shall be exempt from the above setback standards. Additions to existing buildings shall meet the above setbacks.
2. Parking ratios for uses not specified above shall be provided per the rates established in RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended.

Open Space Requirements:

Additional open space requirements in addition to the general landscape requirements of this PUD handbook are necessary to provide appropriate buffers between uses within this land use category and adjacent properties, as well as to maintain open space areas within the PUD. The required open space areas are depicted on the Open Space/Trails plan on page 6, as well as in the detailed open space exhibit for the Estates Residential provided on the following page 32.

For the Estates Residential land use category, the following open space features shall be required:

1. The Evans Creek corridor area is approximately 55 feet in width and is located between existing fences. This area shall remain undisturbed (existing riparian vegetation shall remain) except for necessary maintenance activities.



Estates Residential Open Space Detail

South Commercial

The South Commercial parcel contains approximately 11.4± acres and is located on the northwest corner of Kietzke Lane and Del Monte Lane. This land use category will contain a mix of uses similar to the office, commercial and restaurant uses in the vicinity to the north, south, and east on Kietzke Lane. Also allowed within this area are retail uses that are intended to service the surrounding area. The following standards shall apply to development of the South Commercial land use designated area.

The South Commercial parcel contains an area 100-feet in width adjacent to the open space buffer along Del Monte Lane that shall be limited to single story buildings (as depicted in the Land Use Plan on page 5 and on the South Commercial Site Restrictions exhibit on the following pages). This area shall be limited to operate between 7:00 a.m. and 7:00 p.m. (except for uses within the east 200-feet adjacent to Kietzke Lane).

The traffic impact study for the South Commercial category as contained in Appendix 3 of this PUD estimates 45,200± sq. ft. professional office, 26,600± sq. ft. of retail, 30,000± sq. ft. of restaurant, and 8,000± sq. ft. bank. The land use mix may be modified and amount of floor area estimated in the traffic report may be increased as long as the overall aggregate traffic generation estimated for the PUD is not exceeded. (Note: The land use mix and restrictions for the south 100-foot single story build zone for the South Commercial parcel cannot be modified by this provision.)

Permitted Uses:

- Animal clinic, shelter, hospital or boarding kennel (indoor only)
- Assisted living/nursing home
- Auto showroom, indoor (no outdoor display)
- Bakery, retail
- Barber/Beauty Shop
- Child care center
- Cleaners, Commercial
- Congregate care
- Copy center
- Cultural and public facilities (Including art galleries, libraries, museums, post offices, etc.)
- Financial institution (with drive-thru)
- General personal services
- General retail store or commercial use other than listed
- Hospice
- Laboratory (if not “Group H” Occupancy as defined in building code and if 4,000 s.f. or less)
- Laundry drop-off/pick-up
- Medical facility, with limited overnight care (not a general hospital)
- Office, other than listed
- Recording studio
- Restaurant w/o alcohol service (drive thru facilities limited to one – Note 2) – not allowed within the 100-foot single story build area, excluding the east 200-feet adjacent to Kietzke Lane (see graphic on page 37)
- Restaurant with alcohol service (drive thru facilities limited to one – Note 2) - not allowed within the 100-foot single

story build area, excluding the east 200-feet adjacent to Kietzke Lane (see graphic on page 37)

- Showroom
- Utility box/well house, backup generator, pumping or booster station
- Accessory structures (i.e. utility structures, storage, workshops, etc.)
- Uses located outside of the south 100-foot single story building area, plus those located within the east 200-feet of the single-story building area adjacent to Kietzke Lane are allowed to operate between 6:00 a.m. and 11:00 p.m. Restaurants may be allowed to continue inside operations between the hours of 11:00 p.m. and 2:00 a.m.– see graphic on page 37
- Uses located within the south 100-foot wide single-story building area (excluding the east 200-foot adjacent to Kietzke Lane) are allowed to operate between the hours of 7:00 a.m. and 7:00 p.m.– see graphic on page 37
- Wine bar or wine/beer/specialty spirits tasting room (in conjunction with a retail packaged liquor use)

Uses Requiring a Special Use Permit:

- College
- Convention center
- Laboratory (if “Group H” Occupancy as defined in building code or if more than 4,000 s.f.)
- School, vocational/trade
- Major utilities
- Uses located outside of the south 100-foot single story building area, plus the east 200-feet of the single-story building area adjacent to Kietzke Lane are allowed to

operate between 11:00 p.m. and 6:00 a.m. with approval of a special use permit. This excludes restaurants, which may be allowed to continue inside operations between the hours of 11:00 p.m. and 2:00 a.m. and medical/surgery rehabilitation facilities with overnight care that may operate without a special use permit – see graphic on page 37

Prohibited Uses:

- Restaurants with or without alcohol service within the 100-foot single story building area, excluding the 200-feet of the single-story building area adjacent to Kietzke Lane – see graphic on page 37
- Uses located within the south 100-foot wide single-story building area (excluding the east 200-foot adjacent to Kietzke Lane) shall not operate between the hours of 7:00 p.m. and 7:00 a.m.– see graphic on page 37

Setbacks:¹

Front yard	10-foot
Side yard	5-foot
Rear yard	10-foot
Separation between buildings	10-foot

Building Height:

52-feet⁴
(max. 2-stories)

Notes:

1. *The interior setbacks identified above may be reduced to zero (0) in cases of commercial parcelization/subdivision, in accordance with RMC Section 18.12.101(b), as amended.*
2. *Only one drive thru facility associated with a restaurant use shall be allowed in the South Commercial land use category. The number of drive thru facilities associated with other uses (i.e. financial institutions, etc.) is not limited. All drive thrus shall be prohibited to operate between the hours of 11:00 pm and 6:00 am.*
3. *No parking or outdoor activities are allowed south of the single-story building area between the single-story buildings and the open space buffer.*
4. *Building heights for buildings located within the south 100-foot wide single-story building area shall be limited to one story and 30-feet.*

Parking:

Parking ratios for uses specified above shall be provided per the rates established in RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended. If a use identified above is not included in RMC 18.12.1102, then parking ratios provided for similar uses that are identified in recognized parking reference guides (ITE Parking Generation Manual or APA Parking Standards) may be utilized to the satisfaction of the Zoning Administrator.

All required parking for the *South Commercial* category shall be provided on-site.

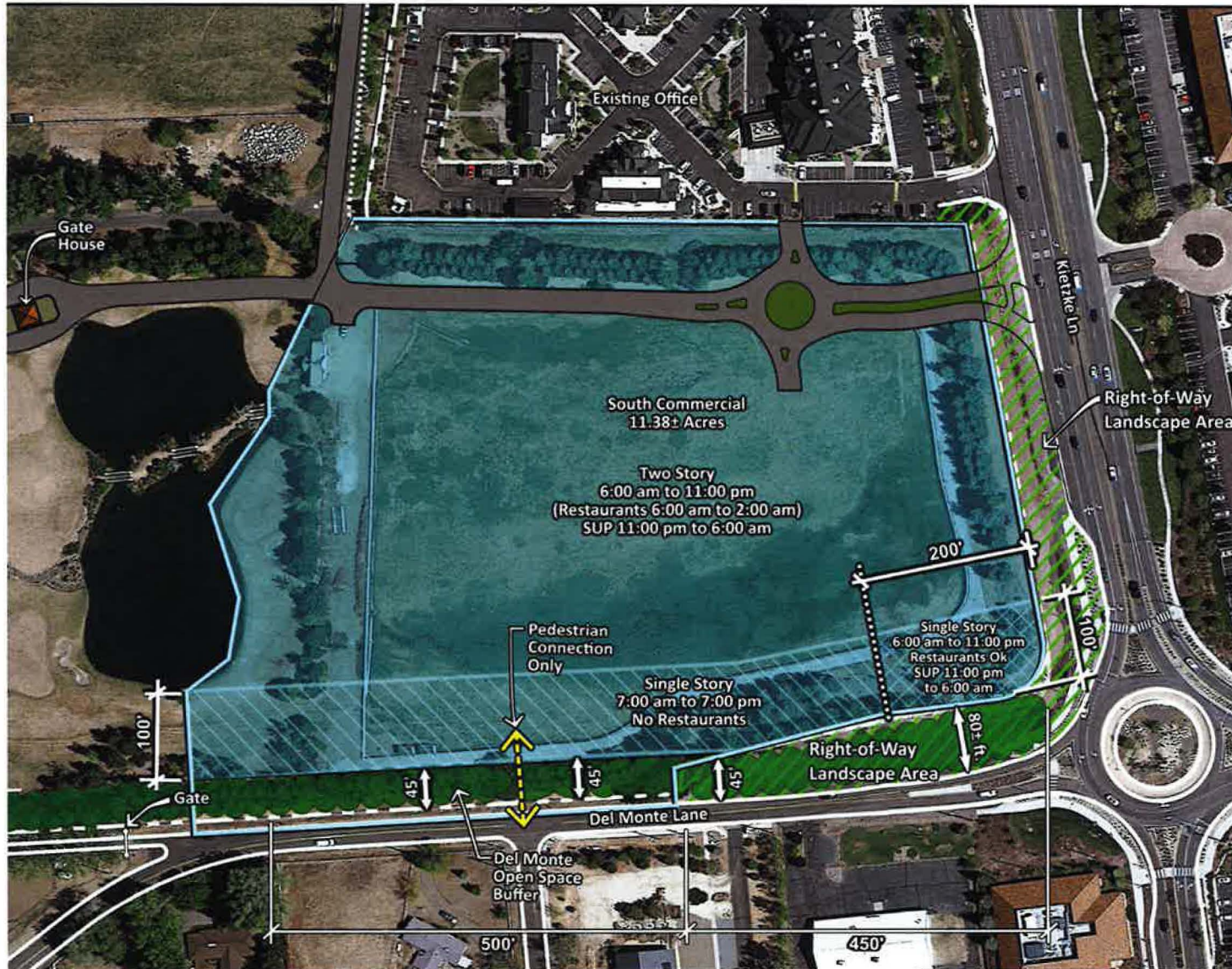
Open Space Requirements:

Open space requirements in addition to the general landscape requirements of this PUD handbook are necessary to provide appropriate buffers between uses within this land use category and adjacent properties. The required open space areas are depicted on the Open Space/Trails plan on page 6, as well as in the detailed open space exhibit for the *South Commercial* provided on the following page 37.

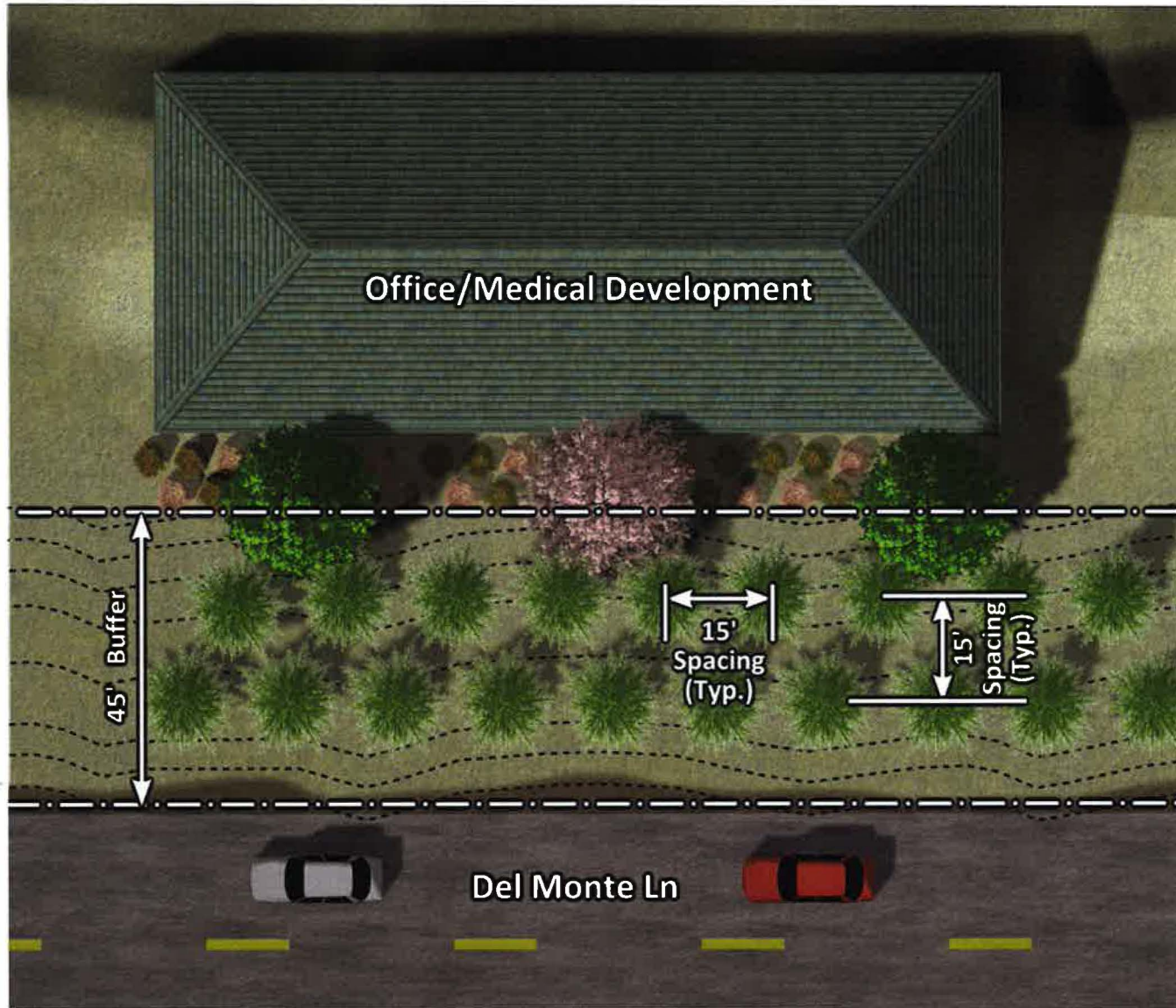
For the *South Commercial* land use category, the following open space features shall be required:

1. A minimum 45-foot wide open space buffer is required along the southern boundary of the *South Commercial* parcel. The 500 lineal feet of buffer extending east from the eastern boundary of the Special Events parcel shall maintain the existing 45-foot wide buffer with a 6-foot tall landscaped berm. Two rows of evergreen trees shall be planted (or existing trees preserved, as applicable) within the berm in a staggered pattern at an average interval of one (1) tree every 15-feet (additional ornamental trees may be intermixed for visual appeal to the approval of the Administrator). Transplanted mature trees from other portions of the PUD shall be used whenever possible. If new trees must be planted, they shall be a minimum of 10-foot in height (for evergreens) and 2-1/2" caliper (for deciduous) at the time of planting and interspersed with transplanted or existing mature trees. (Refer to buffer and open space details on the following pages). This buffer area shall be included and maintained with the first building permit for this land use category.

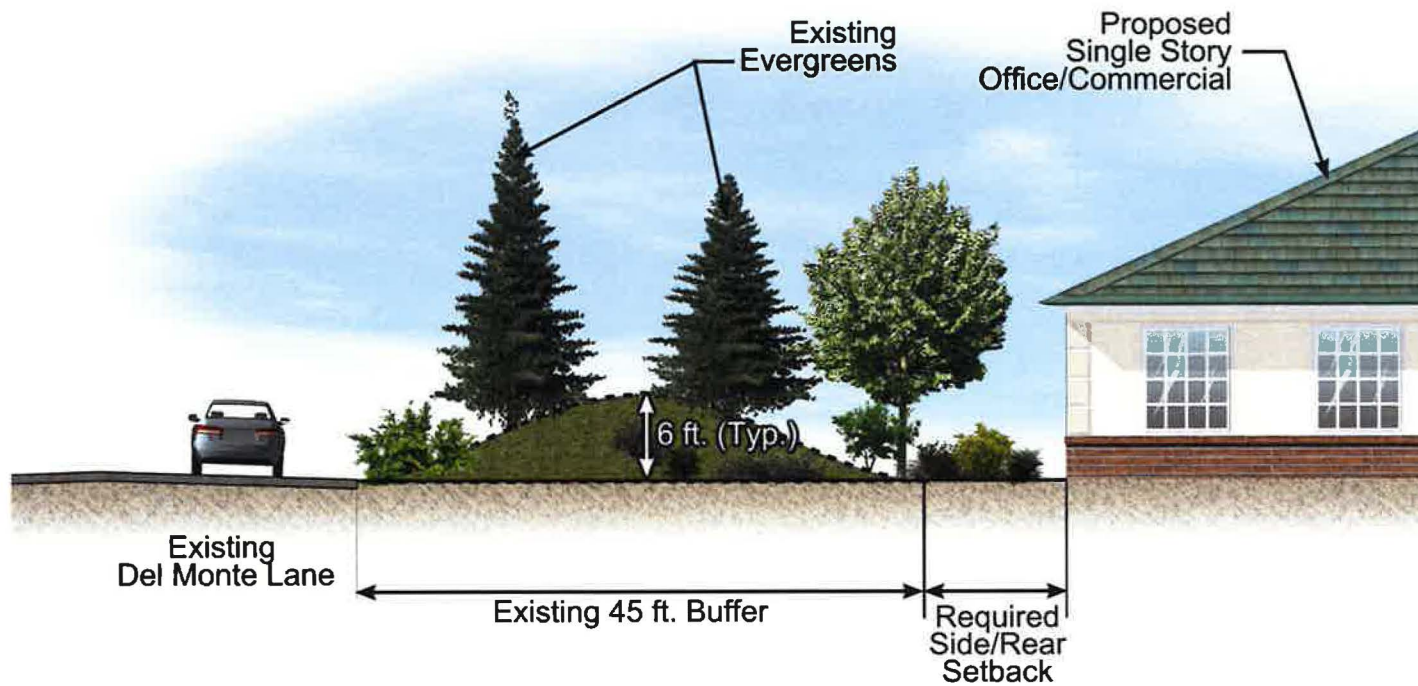
2. The remaining 450 lineal foot buffer extending east to the Kietzke Lane/Del Monte Lane roundabout consists of ±45-80-feet of Del Monte Lane right of way that shall be landscaped in a similar fashion to the right of way landscape surrounding the PUD on Kietzke Lane (see *South Commercial Open Space Detail* page 37). At a minimum, trees in the east 450-foot section shall be planted at a rate of 1 tree for every 30 lineal feet of street frontage. (Refer to buffer and open space details on pages 38 and 39). Plans for the buffer treatments shall be submitted with the first building permit for the Office/Medical/Retail parcel.
3. The excess right of way area adjacent to Kietzke Lane shall be landscaped in a similar fashion to the right of way landscaping on adjacent properties in the Kietzke Lane corridor and planted with the same standards for the Del Monte right of way. Landscape plans shall be submitted with the first building permit for the *South Commercial* parcel.



South Commercial Site Restrictions and Open Space Detail



Plan View Buffer Exhibit



South Boundary Buffer Cross Section

North Commercial

The North Commercial category is located along Kietzke Lane, approximately mid-block between Sierra Rose Drive and Del Monte Lane. The parcel is 12.3± acres in size. Allowed uses and setback requirements for this area are identified below.

The traffic impact study for the North Commercial category estimates 15,000± sq. ft. of retail, 5,000± sq. ft. of restaurant, 120,000± sq. ft. of professional office, and 40,000± sq. ft. of medical office. The square footages and mix of uses may vary slightly from this at the time of build out.

Permitted Uses:

- Antique/collectible Store
- Assisted living/nursing home
- Bakery, retail
- Bar
- Barber/beauty shop
- Blood plasma donor center
- Building & landscape material/lumber yard (all activity and displays indoors)
- Car wash
- Child care center
- Church/house of worship
- College, university or seminary
- Commercial cleaners
- Commercial amusement/recreation (inside) other than listed
- Communication facility, equipment only
- Congregate care
- Convenience store
- Copy center
- Drive-thru facility
- Financial institution
- Fitness center
- Freestanding ATM
- Funeral parlor
- General personal services
- General retail store or commercial use other than listed
- Government facility
- Hospice
- Hospital acute & overnight care
- Hotel (non-restricted gaming prohibited)
- Household goods, light service, repair & assembly
- Laboratory (if not "Group H" occupancy as defined in building code and if 4,000 s.f. or less)
- Laundry drop-off/pick-up
- Laundry, self-serve
- Library, art gallery or museum
- Medical facility, day use only
- Office, other than listed
- Pet store
- Plant nursery/garden supply
- Post office
- Public transit or school bus shelter
- Recording studio
- Restaurant with alcohol service
- Restaurant without alcohol service
- Sale of low volume bulky goods
- School, vocational/trade
- Service station

- TV broadcasting & other communication services
- Utility box/well house, backup generator, pumping or booster station
- Accessory structures (i.e. utility structures, storage, workshops, etc.)
- Uses operating between the hours of 11:00 p.m. and 6:00 a.m. (24 hours)

Uses Requiring a Site Plan Review:

- School, secondary (public or private)
- Building & landscape material/lumber yard (with outdoor display/storage)

Uses Requiring a Special Use Permit:

- Automobile rental
- Night club
- Electric generating plant
- Electric utility substation
- Laboratory (if “Group H” Occupancy as defined in building code or if more than 4,000 s.f.)
- Pool or billiard parlor
- Utilities, major

Setbacks¹:

Front yard	10-feet
Side yard	5-feet
Rear yard	10-feet
Separation between buildings	10-feet

Building Height:² 55-feet³

Note:

1. *The setbacks identified above may be reduced to zero (0) in cases of commercial parcelization/subdivision, in accordance with RMC Section 18.12.101(b), as amended.*
2. *Buildings directly adjacent to western property line of the North Commercial property, adjacent to Villages 6 and 7 shall provide a 6-foot solid wall on the property line and a 10-foot landscape setback with a 1:1 height to setback ratio for each foot in height over 15-feet, which shall be provided in addition to the required 10-foot landscape setback. Parking and/or drive aisles may be placed within the 1:1 setback area, located between the new building and the 10-foot landscape strip.*
3. *The building height within 200-feet of Kietzke Lane shall not exceed 55-feet. The building height for buildings located more than 200-feet west of Kietzke Lane may be increased with approval of a special use permit.*

Parking:

Parking ratios for uses allowed in the North Commercial area shall be provided per the rates established in RMC Section 18.12.1102, “Off-Street Parking Requirements”, as amended. If a use identified above is not included in RMC 18.12.1102, then parking ratios provided for similar uses that are identified in recognized parking reference guides (ITE Parking Generation Manual or APA Parking Standards) may be utilized to the satisfaction of the Zoning Administrator.

All parking for the North Commercial area shall provide on-site parking for all of its uses.

Single Family Residential

Single family residential land uses anchor the overall land use plan for the PUD, comprising approximately 39.9± acres. The overall single family residential density ranges between 4.5 and 6.5 du/acre.

The following table provides a summary of the anticipated lot size and density by village (final lot counts per village may vary slightly with final design):

Village	Typical Lot Size	Typical Density	Allowable Lots
1	6,000 s.f.	6.0 du/acre	74
2	9,000 s.f.	4.5 du/acre	8
3	6,000 s.f.	6.0 du/acre	31
5	6,000s.f.	6.5 du/acre	20

The following standards shall apply to the Single-Family land use category.

Permitted Uses:

- Single family, detached
- Cluster development
- Zero lot line
- Community center/clubhouse, private (with associated outdoor recreation facilities (i.e. tennis court(s), basketball court(s), etc.)
- Single family attached/townhomes
- Park/recreation area
- Trails

- Utility Box, Well House, Backup Generator, Pumping or Booster Station
- Accessory structures and temporary uses are allowed per RMC 18.08.201, SF-6 zoning designation

Prohibited Uses:

- Cluster development, zero lot line, and single family attached/townhomes in Village 2

Lot Standards:

Minimum Lot Size	
Village 1	6,000 s.f.
Village 2 ²	9,000 s.f.
Village 3	6,000 s.f.
Village 5	6,000 s.f.

Minimum Lot Width	(Interior/Corner)
Village 1	60-feet/70-feet
Village 2	70-feet/70-feet
Village 3	60-feet/70-feet
Village 5	60-feet/20-feet

Setbacks: ^{1, 3}

Front yard	10-feet
Garage	20-feet
Side yard	5-feet
Rear yard	10-feet ⁴

Building Height: 35-feet (max. 2-stories)

Minimum lot frontage 25-feet

Parking:⁴

Single Family

Per RMC Section 18.12.1102, “Off-Street Parking Requirements”, as amended

Notes:

1. *Existing buildings shall be exempt from the above setback standards. Additions to existing buildings shall meet the above setbacks. Residential setback and lot size standards contained herein may be modified during review of the tentative map. The modified setbacks and lot sizes shall be made a condition of approval for the subdivision. See notes 2 and 3 below for lot size and setback standards for Village 2.*
2. *The minimum lot size for Village 2 shall not be less than 9,000 s.f.*
3. *In Village 2, homes located adjacent to Lewis Lakeside Subdivision shall maintain a 65-foot setback from the exterior PUD boundary.*
4. *Parking ratios for uses not specified above shall be provided per the rates established in RMC Section 18.12.1102, “Off-Street Parking Requirements”, as amended.*

Open Space Requirements:

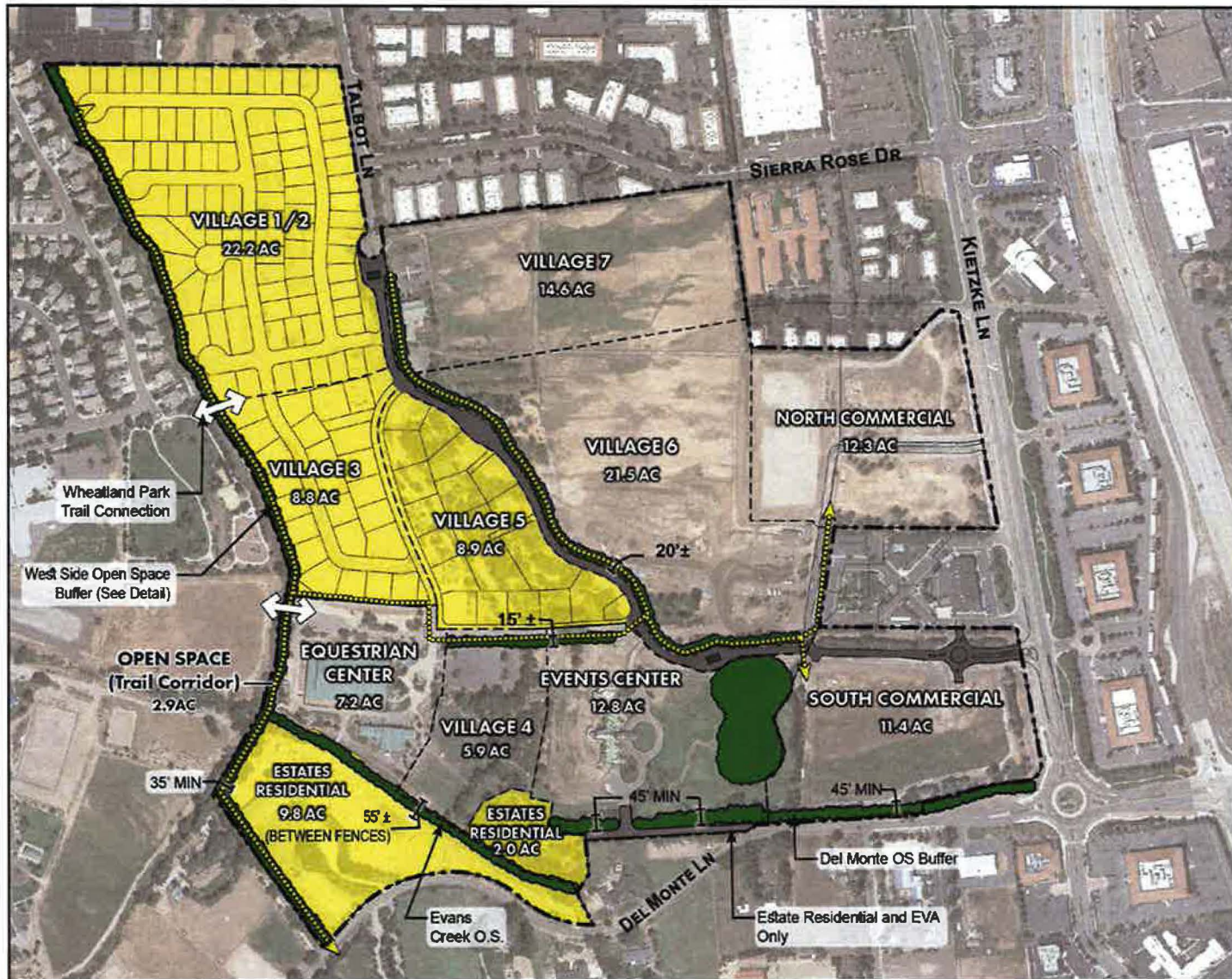
Additional open space requirements in addition to the general landscape requirements of this PUD handbook are necessary to provide appropriate buffers between uses within this land use category and adjacent properties, as well as to provide open space amenities throughout the PUD. The required open space areas are depicted on the Open Space/Trails plan on page 6, as

well as in the detailed open space exhibit for the Single Family provided on the following page 46.

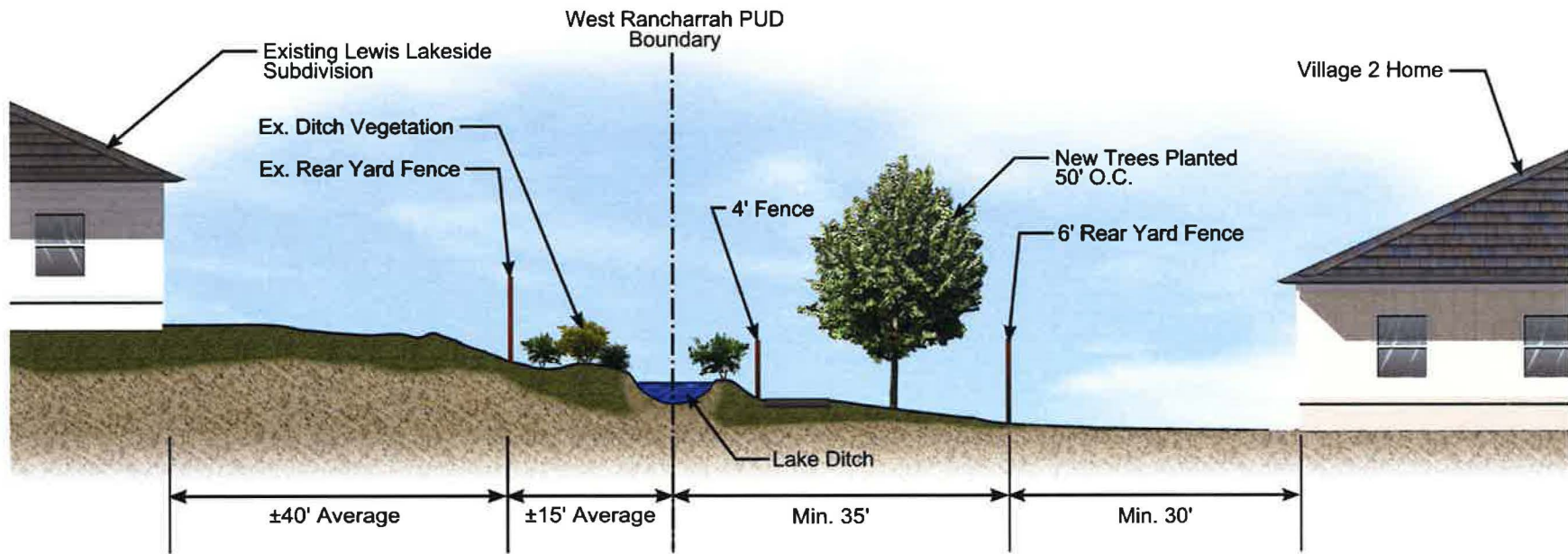
For the Single-Family land use category, the following open space features shall be required:

1. An open space buffer shall be provided adjacent to the east side of the Lake Ditch. The Lake Ditch buffer shall consist of a 35-foot wide trail corridor with an 8-foot wide multi-use path that can double as a maintenance access for the Lake Ditch Company, as well as landscape and fencing. The 35-feet is measured from the west exterior PUD boundary to the property line of the adjacent single-family village. Specifically, for Village 2, a minimum 65-foot overall setback from the west PUD boundary to homes within Village 2 shall be maintained. Shade trees adjacent to the trail shall be planted at a rate of 1 tree for every 50 feet on average. Refer to the Roadway Standards in Chapter 1 for trail specifications. Plans for the Lake Ditch buffer and trail, shall be submitted with the first final map and subdivision improvements plans for the adjacent village.
2. A trail connection from the single family to Wheatland Park to the west provides access from Rancharrah to Huffaker Elementary School. Plans for the trail connection and bridge shall be submitted with the first final map and subdivision improvement plans for the first village located adjacent to the trail connection.
3. Plans for trails and open space identified along the Main Street and residential collector roadways adjacent to the villages must be provided with the first final map

and subdivision improvement plans, unless previously approved as part of the improvement plans for the adjacent backbone roadways.



Single Family Open Space Detail



West Side Open Space Buffer Detail

Not To Scale

Cottages

The Cottages land use designation includes Villages 4 and 6 and encompasses approximately 27.4± acres. This land use category is intended to provide for a higher density mix of small lot single family detached and single family attached residential products.

The following standards shall apply to the Cottages land use category.

Permitted Uses:

- Single family, detached
- Small lot single family
- Cluster development
- Zero lot line
- Community center/clubhouse, private (with associated outdoor recreation facilities (i.e. tennis court(s), basketball court(s), etc.)
- Single family attached/duets/townhomes/condominiums
- Duplexes
- Park/recreation area
- Trails
- Utility Box, Well House, Backup Generator, Pumping or Booster Station
- Accessory structures and temporary uses are allowed per RMC 18.08.201, SF-6 zoning designation

Minimum Lot Size: 1,250 sq. ft.

Setbacks:¹

Front yard	10-foot
Garage	3-foot or 20-foot
Side yard (interior)	0-foot or 5-foot
Side yard (corner)	10-foot
Rear yard	8-foot
Separation between buildings	10-foot

Building Height:² 35-foot
(max. 2-stories)

Parking:³

Single Family	Per RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended
---------------	---

Notes:

1. Existing buildings shall be exempt from the above setback standards. All new buildings and additions to existing buildings shall meet the above setbacks. Residential setback and lot size standards contained herein may be modified during review of the tentative map. The modified setbacks and lot sizes shall be made a condition of approval for the subdivision.
2. Building height may be modified, with the approval of a special use permit, and increased to 3-stories to accommodate unique housing products. The developer shall provide building architecture and demonstrate that the increased building height is appropriate and in character with other surrounding uses with the SUP

application. For the east and south portions of Village 4, adjacent to the Events Center and Estates Residential, as well as portions of Village 6 adjacent to Village 5, the developer shall demonstrate that the increased height is mitigated. Mitigation of increased height may include increased setbacks, a step back of the third story a minimum of six feet for 80% of the building frontage, etc. or a combination of measures. Within the Event Center Village the height shall be limited to two stories.

3. *Parking ratios for uses not specified above shall be provided per the rates established in RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended.*

Open Space Requirements:

Open space requirements in addition to the general landscape requirements of this PUD handbook are necessary to provide appropriate open space amenities adjacent to this land use category. The required open space areas are depicted on the Open Space/Trails plan on page 6, as well as in the detailed open space exhibit for the Cottages provided to the right.

For the Cottages land use category, the following open space features shall be required:

1. Plans for trails and open space identified along the Main Street and residential collector roadways adjacent to village 5 must be provided with the first final map and subdivision improvement plans, unless previously approved as part of the improvement plans for the adjacent backbone roadways.



Cottages Open Space Detail

Urban Residential

Located adjacent to the Retail Commercial and existing office developments, the Urban Residential land use category includes Village 7 and is the highest density residential village in the PUD. Totaling approximately 14.6± acres, this village is intended to include attached single family and/or multifamily uses.

A potential Community Center is proposed in the western portion of the Urban Residential land use parcel. The Community Center contemplates reuse of the existing sales pavilion building, with the addition of outdoor amenities, such as sports courts, pool and playground area. The Community Center is an optional amenity and not required to be constructed by the developer.

The following standards shall apply to the Urban Residential land use category.

Permitted Uses:

- Single family, detached
- Small lot single family
- Cluster development
- Zero lot line
- Community center/clubhouse, private (with associated outdoor recreation facilities (i.e. tennis court(s), basketball court(s), pool, etc.)
- Single family attached/townhomes
- Duplexes
- Condominiums
- Apartments

- Senior housing, assisted living, active adult, skilled nursing
- Park/recreation area
- Trails
- Utility Box, Well House, Backup Generator, Pumping or Booster Station
- Accessory structures and temporary uses are allowed per RMC 18.08.201, SF-6 zoning designation
- Office/Medical/Retail uses as listed on pages 32-34 for the east 8.7± acres discussed above, at the discretion of the property owner

Minimum Lot Size: N/A
Minimum Lot Width: N/A

Setbacks:¹

Single Family Detached/Attached

Front yard	10-foot
Garage	3-foot or 20-foot
Side yard	0-foot or 5-foot
Rear yard	10-foot
Separation between buildings	10-foot
Driveway Length	19-foot min.

Multifamily

Front yard	15-foot
Side yard	5-foot
Rear yard	10-foot

Building Height² 45-foot
(max. 3-stories)

Parking:³

Single Family	Per RMC Section 18.12.1102, “Off-Street Parking Requirements”, as amended
Multifamily	Per RMC Section 18.12.1102, “Off-Street Parking Requirements”, as amended

Notes:

1. Residential setback and lot size standards contained herein may be modified during review of the tentative map. The modified setbacks and lot sizes shall be made a condition of approval for the subdivision.
2. Buildings directly adjacent to existing buildings to the north and east of Village 7 (along Sierra Rose Drive) shall provide a 10-foot landscape setback with a 1:1 height to setback ratio for each foot in height over 15-feet, which shall be provided in addition to the required 10-foot landscape setback. Parking and/or drive aisles may be placed within the 1:1 setback area, located between the new building and the 10-foot landscape strip.
3. Parking ratios for uses not specified above shall be provided per the rates established in RMC Section 18.12.1102, “Off-Street Parking Requirements”, as amended. For Single Family uses, the “per bedroom” parking requirement shall be provided as off-street parking and guest parking may be provided on-street and/or in parking pockets.

Signage

Signage within the Rancharra PUD shall conform to City of Reno RMC Sections 18.16.101 through 701, as amended, with the following modifications noted below. For purposes of translation, the following table shall establish the comparable City of Reno zoning designation to the land use categories defined within this PUD handbook.

Signage Equivalency Table

(Reference RMC Table 18.16-1)

PUD Land Use Category	Equivalent City of Reno Zoning
Events Center	NC
Equestrian Events	NC
North Commercial	AC
South Commercial	NC
Estates Residential	Residential
Urban Residential	Residential
Cottages	Residential
Single Family	Residential

Signage Modifications:

- All freestanding signs located on Del Monte Lane and Sierra Rose Drive shall be limited to a maximum of 8-feet in height, 60 sq. ft. in size with indirect illumination. Only one (1) monument sign shall be allowed adjacent to Del Monte Lane at the corner of Del Monte Lane and Kietzke Lane.
- Any signage facing residential uses shall have indirect lighting with illumination restricted to the hours of 7:00 a.m. to 7:00 p.m.

- No wall signs shall be allowed to face residentially zoned properties in this PUD to the west and south, as well as Bartley Ranch.
- A schematic design of the freestanding monument and wall signage program shall be submitted to the Zoning Administrator for review and approval prior to issuance of the first building permit for the South Commercial and North Commercial land use categories.
- The freestanding signage in the Retail Commercial land use category shall be limited to two (2) 12-foot tall, 125 sq. ft. monument signs located adjacent to Kietzke Lane with indirect illumination only (no flashing/animated signs allowed).
- The freestanding signage in the South Commercial land use category shall be limited to two (2) signs consisting of: one (1) 12-foot tall, 125 sq. ft. monument sign located adjacent to the Kietzke Lane and new project residential collector road; and one (1) 8-foot, 60 sq. ft. monument sign located on the corner of Kietzke Lane and Del Monte Lane. Both monument signs shall have indirect illumination with no flashing/animation allowed.
- Letter height for wall signs shall not exceed 4-feet in the Retail Commercial land use category.
- Signs for the residential villages shall be provided with each tentative map or building permit application, as applicable. All residential village signs that demonstrate compliance with RMC Sections 18.16.101 through 701, as amended, may proceed to permit with no discretionary review.

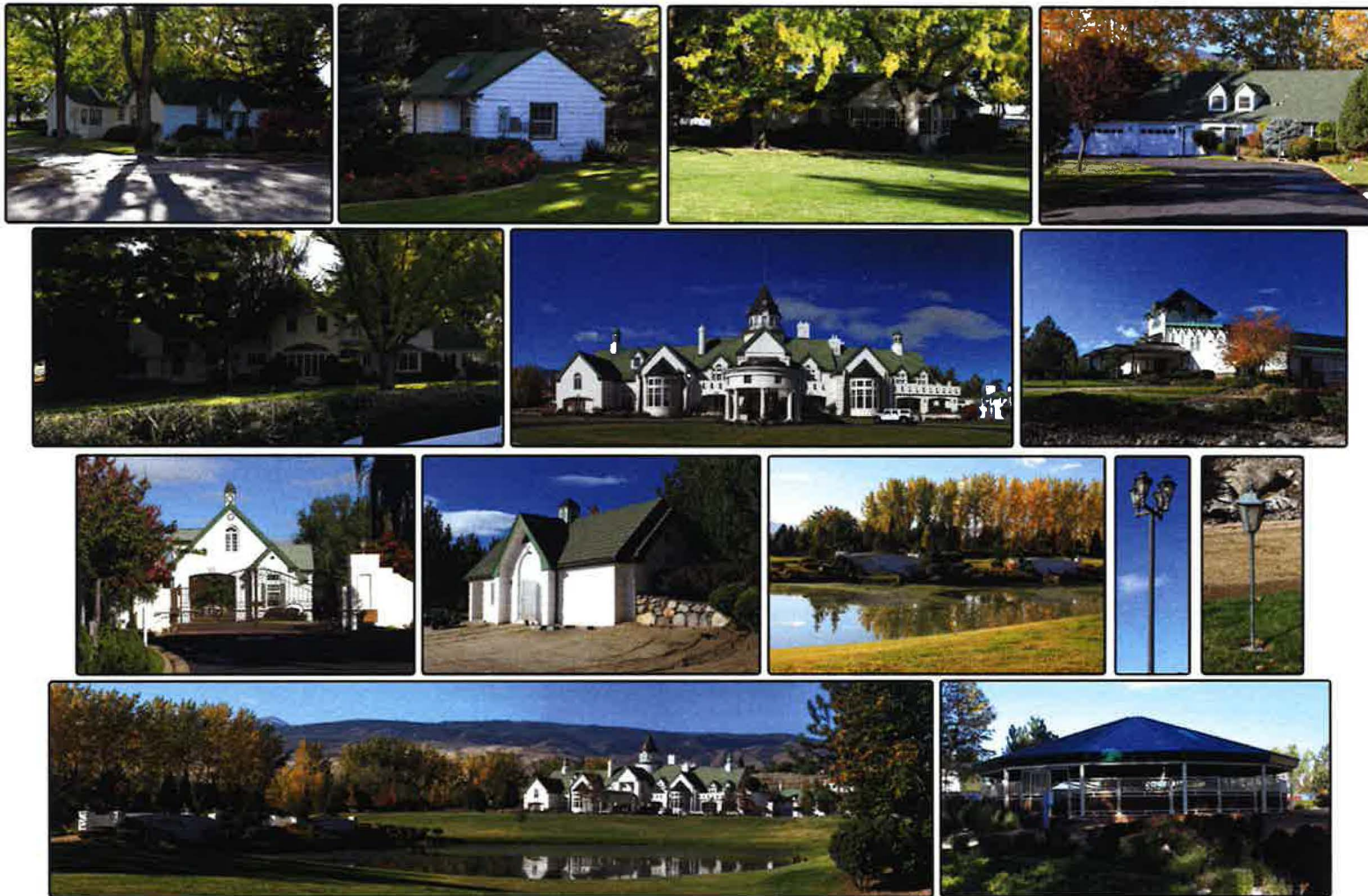
Architecture

The architectural style of Rancharrah presents a blend of traditional American vernacular architectural styles and also offers the opportunity for innovative design and reinterpretation. While it is certainly appropriate for buildings to be reminiscent of the former ranch and ranch homes that populate the Del Monte Lane area, it would also be acceptable to emphasize the distinctive style of the existing structures through a stylistic reinterpretation in the new community. A mix of architectural styles throughout the PUD is appropriate, with non-residential land use categories providing the opportunity for more modern reinterpretations of the architectural character, while residential land uses maintain more traditional interpretations. Architectural character imagery is provided on the following pages to demonstrate the various architectural elements that may be appropriate for Rancharrah.

Architectural Standards:

All future structures within the Rancharrah PUD shall conform to the following standards:

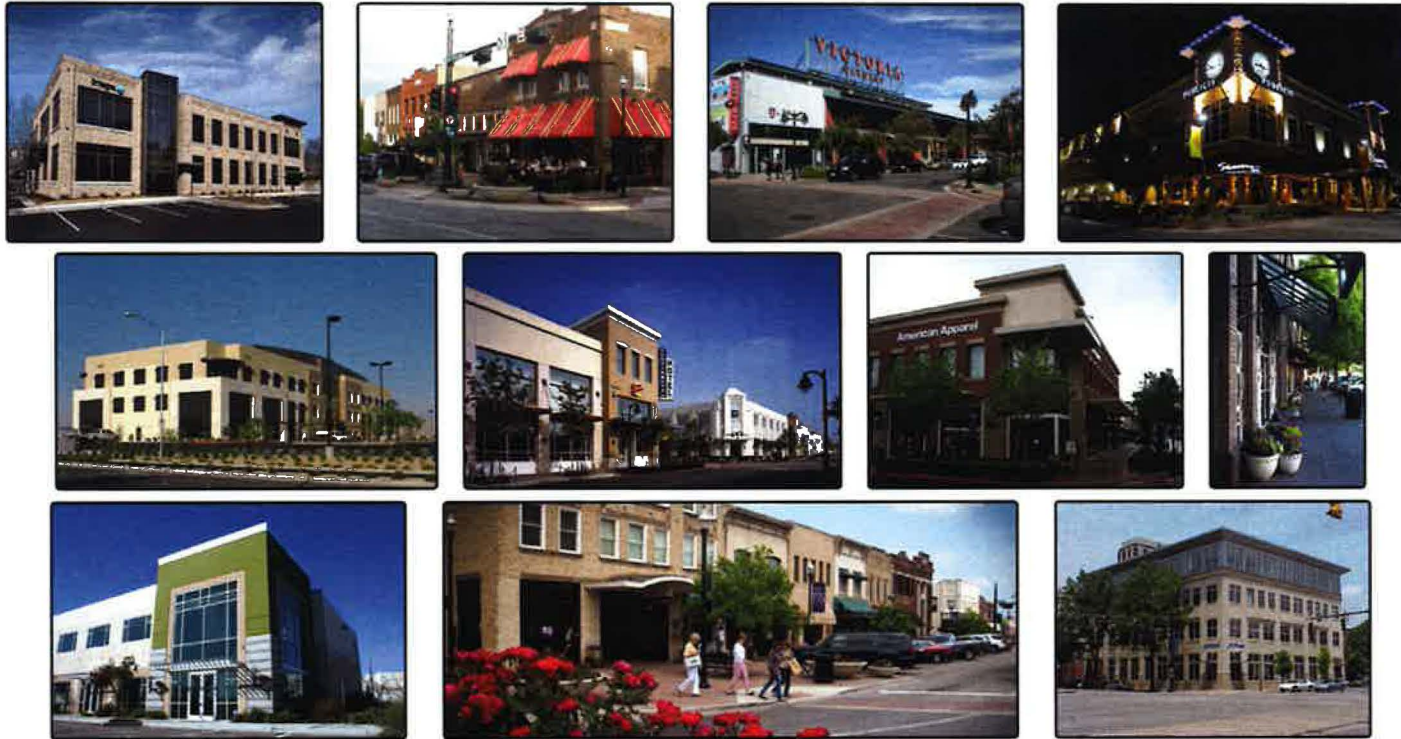
- Building articulation and exterior interest shall be provided on all sides.
- All new buildings shall conform to RMC Section 18.12.301(a), as amended for multifamily, office and commercial zoning districts.
- RMC Section 18.12.306 shall not apply to future developments within the Rancharrah PUD.
- Loading areas should not face public roadways. In the event that loading areas are adjacent to public roadways, the loading area must be screened and provide visual interest and be incorporated into the architectural style of the building and/or screening.
- Architectural elements must not end at the corner of a building and shall wrap around the corner and extend to a logical terminus point that is incorporated into the overall architectural design.
- Unless expressly approved by the master developer and the City of Reno Zoning Administrator, flat roofs shall not be allowed on new residential buildings, except for minor architectural accents that do not make up the predominant roof form. Flat roofs are allowed for non-residential uses. Parapet walls or other architectural features shall extend above the roof line to screen rooftop mechanical equipment from view at ground level.
- Four (4) sided color elevations shall be provided at the time of each building permit for non-residential land uses and at the time of master housing plan approval for residential land uses.
- Single Family residential villages shall comply with the Street Image standards described in RMC 18.12.302(e), as amended.



Rancharra
Architectural Character - Residential Options



Rancharrah
Architectural Character - Residential Options



Rancharrah
Architectural Character - Non-Residential Options

Landscaping

Landscaping for new development within the Rancharrah PUD shall conform to RMC 18.12.1205 through 18.12.1211, as amended, except as expressly modified with the following standards.

Minimum Required Landscape Area:

Events Center	20%
Equestrian Events	20%
North Commercial	15%
South Commercial	20%
Estates Residential	Refer to RMC 18.12.1205
Urban Residential	Refer to RMC 18.12.1205
Cottages	Refer to RMC 18.12.1205
Single Family	Refer to RMC 18.12.1205

The minimum front yard setback, excluding driveways and sidewalks, shall be comprised entirely of landscape, which shall be credited toward the percent of required landscape area identified in the table above.

The North Commercial and South Commercial frontages located adjacent to Kietzke Lane and Del Monte Lane shall be required to provide landscaping within the right of way between the property line and the developed portion of these two streets. The landscaping shall be consistent with the right of way landscaping constructed along the west side of Kietzke Lane between McCarran Boulevard and Del Monte Lane. This landscaping is in addition to the required on-site landscaping and shall be reviewed and approved with the first building

permit for each parcel and installed prior to the issuance of the first certificate of occupancy.

Screening:

Screening of utilities, equipment, and outdoor service areas (i.e. trash enclosures) shall conform to RMC 18.12.1208, as amended.

Open Space, Buffering and Landscaping:

All open space perimeter buffers and landscaping shall be approved and installed in accordance with the requirements discussed for Open Space requirements within each land use category of this PUD handbook located along the west and south boundaries of the PUD.

Lighting

Lighting within the Rancharrah PUD is intended to be unobtrusive and add to the nighttime aesthetics of the ranch and surrounding neighborhood. New lighting fixtures within the Rancharrah PUD shall be consistent with the architectural design of the existing fixtures throughout the ranch, as depicted in the Architectural Character figures on pages 54 through 57 and conform to RMC 18.12.304(e), as amended. Alternative light standards complementary to the proposed architecture may be used in the Retail Commercial and Office/Medical/Retail, to the approval of the Administrator during review of each building permit. Further, lighting within Rancharrah shall:

- Light standards shall be limited to 15-feet in height.
- Lighting shall use cut-off fixtures, refractors, or housing shields to eliminate light spillover.
- Landscape lighting shall be soft, unobtrusive and directed and/or shielded to prevent glare.
- A final site lighting photometric plan shall be submitted reviewed and approved by the Zoning Administrator prior to the issuance of each building permit.
- No light standards shall be allowed within or to the south of the Open Space Buffers for the Events Center, Equestrian Center, and South Commercial land use categories.
- All exterior lighting shall utilize state of the art “dark skies” lighting techniques, as certified by the project lighting engineer, with each building permit/final map, as applicable.

Fencing

Fencing within the Rancharrah PUD is intended to add aesthetic enhancement to the ranch, while providing necessary privacy and separation of uses. The overall fencing shall comply with the standards outlined below. Additional standards concerning the aesthetics of the fencing in particular areas may be promulgated by the Design Guidelines prepared by the Master Developer but the Design Guidelines shall not create standards or guidelines that are deemed less restrictive than the PUD Handbook. A fencing plan showing the location and fencing types proposed shall be provided with each tentative map, if applicable, or with building permit for non-residential and urban residential uses. Fencing types and materials shall be consistent along the project boundary and along backbone roadways to present a unified look and aesthetic throughout the PUD.

Boundary Fencing

Fencing along the boundary of the site may be open or solid (to provide visual screening) and shall be no more than 6 feet in height. Materials that are acceptable include, but are not limited to wrought iron (or material simulating wrought iron) wood, stucco and stone.

Open Space Fencing

There is no requirement of any fencing surrounding Open Space or trails. If fencing is desired, then it shall be split rail, 3-rail or 4-rail. The materials may be wood or synthetic material.

Community Center/Events Center/Equestrian Center

Fencing surrounding these areas will be permitted and the fencing may be on or inside of the property line of the particular Center. This fencing shall not exceed a maximum of 6 feet in height and may be solid or see through (e.g. wrought iron). The height and type of fencing will depend upon security and safety issues dictated by the particular uses.

Residential Property

Fencing may be permitted on any property line and may be solid. The maximum height shall be 6 feet. Allowable materials include wood, stucco, stone, extruded metal or wrought iron (or equivalent). A fencing plan included type of fence and material shall be provided with each tentative map.

Swimming Pools/Other Amenities e.g. tennis courts

Perimeter fencing will be allowed and will follow the appropriate State and City codes for fencing. Fencing surrounding tennis or basketball courts may be vinyl coated chain link (uncoated galvanized fencing is prohibited) and may be of regulation height typically required for these amenities.

Fencing Examples

