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85 Keystone Avenue
Specific Plan District

(Title of Document)

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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.
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(State specific law)



Planning/ROW Manager

Signature

Title

R. David Snelgrove

Printed Name

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.

85 KEYSTONE

SPECIFIC PLAN DISTRICT HANDBOOK



March 4, 2022

85 Keystone SPD

Development Standards Handbook

Notice is given that the Development Standards Handbook for the 85 Keystone Development Specific Plan District was approved by the Reno City Council on May 25, 2022. A copy of the certified handbook is attached hereto and incorporated herein.

Dated this 16th day of June, 2022


R. David Snelgrove

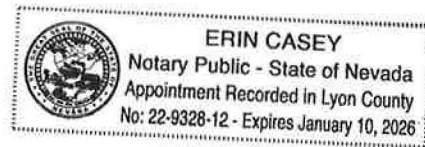
STATE OF NEVADA)

)ss

COUNTY OF WASHOE)

On this 16 day of June, 2022, before me, Erin Casey a Notary Public personally appeared to me or is personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed this instrument.





85 Keystone SPD

Table of Contents

- I Introduction 1
 - A. Project Location 1
 - B. Site Description and Existing Conditions..... 1
 - C. Statement of Purpose and Plan 2
 - D. Zoning 3
- II. Development Standards..... 4
 - A. Standards Not Addressed 4
 - B. Allowed Uses 4
- III. Design Standards 5
 - A. Parking..... 6
 - B. Setbacks..... 6
 - C. Lighting 6
 - D. Signage..... 7
 - E. Residential Adjacency 7
 - F. Building Height..... 8
 - G. Non-Residential Operational Restrictions 8
 - H. Site and Building Standards 8
 - I. Landscaping Standards 9
 - J. Modifications 10

I Introduction

A. Project Location

85 Keystone Development is located at 85 Keystone Avenue, at the SW corner of Keystone and West 1st Street. The Assessor's Parcel Number is 011-081-24 and is approximately 0.466+/- acres. See Figure 1.

B. Site Description and Existing Conditions

The site is located on an arterial roadway (Keystone Avenue) at the southwest corner of Keystone Avenue and W. 1st Street. The property is an infill site located just outside (across the street from) the Downtown Mixed-Use District. The surrounding area is developed with a mix of residential, office and commercial uses with some owner and renter occupied residential units. Many of the residential structures in the area have been converted to non-residential uses.

The site has an existing 2 story office building that fronts onto Keystone Avenue at the intersection with W. 1st Street. The southern portion of the first floor is covered parking and a surface parking lot exists on the western half of the site with access through the covered parking along Keystone Avenue and through the alleyway that runs north-south between Keystone Avenue and Boyd Place.

Figure 1 Vicinity Map



C. Statement of Purpose and Plan

The purpose of this Specific Plan District (SPD) is to establish allowed uses and development standards within the plan area and provide timely implementation of development standards to ensure that proposed development projects are compatible with adjacent properties. From a sustainability standpoint, it would be beneficial to have the existing building reused so as not to necessitate the demolition and entirely new resources for re-development of the site. It is also desired to have this property (and others in the core area of Reno) be developed in a mixed-use fashion. These desired development outcomes are incentivized in this document.

The standards and provisions contained herein will provide for the orderly development of the 85 Keystone Development area and provide for appropriate land use, mitigation of potential impacts, and compliance with Reno Municipal Code standards, as noted and modified, herein.

The intent of the developer is to adaptively reuse the existing two-story building with conversion of the existing office use into a mix of commercial and residential. Additionally, a three-story commercial and residential building is proposed to be constructed on the western portion of the site, where the surface parking lot currently exists. Approximately 3,500 square feet of commercial and 28 apartment units are proposed between the two buildings envisioned for the site. All on-site parking is proposed to be provided in a covered, ground-floor parking.

Following is a perspective image of the proposed development showing adaptive reuse of the existing two-story structure with a new three-story structure behind the existing structure. Patio café seating for neighborhood focused commercial or restaurant uses will be available for the ground-floor non-residential uses that face Keystone Avenue and W. 1st Street. This image is a conceptual view of a possible reuse and redevelopment of the subject property, but other development alternatives would be available.



D. Zoning

The site is currently zoned Professional Office (PO) which is an allowed zoning designation under the Master Plan designation of Suburban Mixed Use (SMU). As described in the ReImagine Reno Master Plan, the allowed zoning designations are intended to provide an opportunity for a broader mix of uses in a more suburban context while also preserving opportunities for higher-density infill and redevelopment in the future (for example, if transit services are expanded to serve the area). It is also intended to provide opportunities for higher-density housing within close proximity to services and employment. Figure 2 (below) depicts the proposed 85 Keystone SPD in context with surrounding zoning patterns.



Figure 2 —Existing Zoning Map

II. Development Standards

The 85 Keystone SPD allows for both commercial and residential land uses. The plan recognizes the need to properly manage and reasonably control operations and various uses to create a mixed-use project that appropriately blends with the neighborhood. The Development Standards promote compatibility with adjacent uses and recognize that neighborhood focused commercial uses providing restaurants or similar food and beverage facilities, small commercial or personal services or other similar uses promote walkability and vibrancy to a neighborhood.

A. Standards Not Addressed

Any development standards not specifically addressed in this handbook, shall be subject to the requirements set forth in Reno Municipal Code (R.M.C.), as amended unless memorialized in the appendix of this document. Where this document is silent on a standard, the applicable section of the R.M.C. associated with the NC (Neighborhood Commercial) zoning district or applicable general design standards shall apply.

B. Allowed Uses

The SPD establishes specific uses that shall be permitted at this site. These uses have been selected as appropriate for the site and the allowed area and intensity for these uses are further defined in the plan. The uses listed below constitute the allowed uses for 85 Keystone.

Allowed uses for 85 Keystone Avenue are:

All primary and accessory uses permitted either outright or with a conditional use permit in the NC zone will be allowed, by right with the following exceptions for conditional and prohibited land uses.

Additional allowed uses with operational standards (See Residential Adjacency Standards in Section III. E.)

- All allowed Food and Beverage Uses, including Bar, Lounge, or Tavern with hours limitations and operational review as identified in Section III.G.
- Live entertainment with hours limitations

Uses needing a Conditional Use Permit

- Non-residential uses operating between the hours of 11:00 p.m. and 6:00 a.m.
- Packaged Alcohol Sales
- Transitional Living Facility
- Urban Farm

Prohibited uses

- Auto Service and Repair
- Cleaners, Commercial
- Communication Facility, Equipment Only
- Mini warehouse
- Plant Nursery or Garden Supply

- Outdoor Storage (Accessory)
- Any drive-thru facilities
- Live entertainment uses between the hours of 10:00 p.m. and 9:00 a.m.
- Gas Station

III. Design Standards

Purpose - The 85 Keystone SPD provides design standards that allow for a mix of land uses that will provide a beneficial asset in this walkable and active neighborhood. The design standards allow for a mix of uses and appropriate intensification to be incorporated on the subject property. Sidewalk café dining is encouraged in uses that front West 1st Street and Keystone Avenue. Adaptive reuse of the existing building is also encouraged to create a more sustainable project. Architectural design standards are provided to help guide the future appearance and aesthetic of a revitalized infill project.

Following are the lot and building standards provided in a summary table for the property.

Lot and Building Standards

85 Keystone SPD Lot and Building Standards	
General Standards	
Lot Width, Minimum	50 feet
FAR Min	0.4
FAR Max	2.0
Density Min	---
Density Max	45 [1] [2]
Setbacks, Minimum	
Front (to Keystone Avenue)	10 feet
Front (to W. 1 st Street)	0 feet
Side	0 feet [3]
Rear	0 or 10 feet (min) [4]
Height, Maximum	
Height	40 feet
Stories	3
Other	
Accessory uses/structures: See R.M.C. Chapter 18.03, Article 4, as noted and amended in this document	
Site and building standards for mixed-use districts: See Chapter 18.04 Article 10, as noted and Amended In Section I	
Development standards (parking, landscaping, etc.): See Chapter 18.04, As noted and amended within this document.	

Notes:

[1] See general standards for density in mixed-use districts in Section 18.04.1003(a)(4) as noted and amended in this document under Section III.I (Site & Building Standards).

[2] If the project is mixed-use and provides a FAR of 1.0 or greater, density allowances apply as noted in Section III.I(2) of this document.

[3] A minimum zero-foot setback is allowed when the property line abuts an alley and at least 24 feet of backup space (including the alley) is provided from all garage doors and parking spaces that backup onto an alley.

[4] Building either placed on property line or setback a minimum of 10 feet. A minimum of 10-feet shall be maintained between structures on different parcels.

A. Parking

Parking shall be provided per the standards outlined in R.M.C., as amended addressing Off-street Parking and Loading and modified, below.

Required parking ratios shall conform to the Level 1 Parking District (min.) for each land use proposed within the project. This section of Reno Municipal Code that is in effect at the time of recordation of this SPD document is memorialized in the Appendix A

Project parking shall be allowed with up to 35% of required as on-street parking, based on available parking spaces within 600 feet of the site, subject to administrator approval as justified by a parking and demand study.

B. Setbacks

1. Setbacks shall be provided as identified in the Lot and Building Standards identified in this document.
2. A minimum 10-foot building separation shall be maintained between existing, constructed buildings on adjacent parcels.

C. Lighting

Exterior Lighting for 85 Keystone shall follow the requirements set forth in the City of Reno Code requirements in R.M.C., as amended addressing Exterior Lighting with the exception of the items specifically identified in this section.

1. Lights affixed to the top of the roof within or specifically for the rooftop amenity area shall be allowed with a maximum height of 10-feet with shielding for adjacent residential uses and turned off by midnight. Low level lighting with light elements that exist at or below the parapet wall height shall be allowed to remain on after midnight for safety and security. Residential adjacency lighting standards shall apply to all on-site development.
2. All rooftop amenity lighting shall be turned off by midnight with the exception of any safety and security lighting.
3. All other on-site, lighting shall be limited to a maximum of 15 feet and shall meet the requirements for shielding as identified in R.M.C, as amended.

D. Signage

On-Premises Signage for 85 Keystone shall follow the requirements set forth in the City of Reno Code requirements in R.M.C., as amended addressing On-Premises Signs. Requirements for signage shall follow this R.M.C., as amended unless specified, below.

The proposed use of the site presents a neighborhood commercial makeup. As such, the neighborhood commercial standards for permanent on-premises signs shall be memorialized to be:

Height (freestanding sign)	8' (max)
Areas (freestanding sign)	60 SF per access to the site
Area (wall sign)	1 SF/100 SF of gross floor area (GFA) All wall signs, combined shall not exceed 400 SF 3-foot maximum letter height
Illumination	indirect
Flashing Animation	Not allowed

Signage Locations – business or project advertising signage shall not be allowed on the western side of the building. as this face of the building is oriented directly toward the MF-30/residentially used properties. Should the actual uses within the parcel on the west side of the alley abutting the subject property, change to non-residential uses, this limitation shall be extinguished.

E. Residential Adjacency

The subject property is located within an area that has been transitioning to a mix of uses without being in a mixed-use zoning designated area per the City Code. Non-residential uses have moved into many of the high density (MF-30) residential zoned properties in the surrounding area, along Keystone Avenue and areas further west on 1st and 2nd streets. Additionally, there currently exists a rather large area of General Commercial (GC) zoning that is located west of Keystone Avenue on W. 1st and 2nd streets.

This section is provided to help promote the allowance of neighborhood focused commercial while providing appropriate limitations to help mitigate potential use conflicts between the non-residential and residential uses. The means of accomplishing this will be through limitations of compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when mixed-use and non-residential development is located near residential zoning districts.

The requirements set forth for Residential Adjacency in R.M.C, as amended will apply to the 85 Keystone SPD area with the exception of the items specifically identified in this section.

Applicability – This article applies to all nonresidential development built on or within 150 feet of any property in a residential zoning district, exempting non-residential districts or zoning that are no greater than three stories in height or 10 acres in size for mixed-use development, this article applies to nonresidential project components, including access and circulation routes.

Building Configuration Transitions – No additional setback requirement shall be necessary so long as the allowed building height within this SPD does not exceed the height allowance of the adjacent residentially zoned property.

If nonresidential parking is located within 30 feet of residential districts and is not separated by a principal building or provided as covered or garage parking, wall screening shall be provided in accordance with R.M.C., as amended, addressing Screening Between Land Uses, with the landscape area increased to 10 feet.

Outdoor Uses - Outdoor Uses shall be limited to accessory uses to the primary non-residential uses on the site such as dining, outside seating areas or outdoor/patio display areas for a retail use.

Outdoor Use Hours Limitations for Certain Uses

- a. All allowed Food and Beverage Uses, including Bar, Lounge, Tavern shall be limited to the hours of 9:00 a.m. to 10:00 p.m. for outdoor patrons and dining
- b. Live entertainment shall be limited to 9:00 a.m. to 8:00 p.m. for outdoor live entertainment.

F. **Building Height**

The maximum building height is identified within the Lot and Building Standards at the beginning of this chapter to be 40 feet. This height is consistent with the allowed height on the MF-30 zoned lots that are adjacent on the north, south and west.

G. **Non-Residential Operational Restrictions**

Bars, Lounges and Taverns shall be limited to 9:00 a.m. to midnight. Any outside operations shall be limited to 10:00 p.m. Prior to the issuance of a business license for a bar or tavern, a operational and queuing plan shall be provided and approved by city staff.

All other indoor non-residential uses shall be limited to the hours of 6:00 a.m. to 11:00 p.m.

Live entertainment shall be limited to the hours of 9:00 a.m. to 10:00 p.m. for indoor and to 8:00 p.m. for outdoor. Outdoor entertainment shall be limited to non-amplified entertainment. Operational noise, levels, including intermittent noise, shall not exceed 65 decibels at the exterior of the building. After 8:00 p.m. all doors and windows to non-residential uses shall be shut.

The operation hour restrictions may be extended with the review and approval of a conditional use permit.

H. **Site and Building Standards**

The proposed uses at 85 Keystone Avenue include a mix of residential and non-residential uses. As such, the requirements for site and building standards for 85 Keystone Avenue shall follow the standards set forth in R.M.C., as amended addressing Site and Building Standards for Mixed Use Districts unless modified, below.

Where the applicable sections identify "all other mixed-use districts," this property shall be included in that design standard.

Clarifications and exceptions to this section of Code are as follows:

1. Discretionary Review

If a mix of land uses is included in the project and the FAR is over 1, the exemptions from discretionary review set forth in R.M.C., as amended shall apply to this site.

Non-residential uses shall be allowed adjacent to the MF-30 residential uses without discretionary review so long as a limitation of hours, as called out in Section III.E (Residential Adjacency), of this document are not exceeded.

2. Density

If a project is proposed as a mixed-use development and the FAR is over 1.0, a density bonus may be used as identified in R.M.C., as amended, addressing Additional Standards for Multi-Family Districts

3. Sidewalks

Sidewalks shall be provided to meet the requirements set forth in R.M.C., as amended unless modified, below.

The Administrator may modify minimum sidewalk dimensions to protect existing structures, utilities, street trees, or landscaping, or for consistency with existing sidewalk dimensions on adjacent properties. Any modifications shall maintain sufficient access for people with disabilities.

The sidewalk along Keystone Avenue shall be allowed to remain at the back face of curb and be provided as the existing 5-foot width.

I. Landscaping Standards

Requirements for the Landscaping, Buffering, Screening and Fencing shall follow the requirements set forth in R.M.C., as amended and modified, below.

The uses proposed at 85 Keystone are intended to provide a mix of uses. As such, it is appropriate that landscape requirements follow the standards that help to promote a mix of land uses. The total amount of landscape area required at 85 Keystone is as follows:

- 5% (greater than 30 DU/acre or 1.5 FAR)
- 10% (greater than 20 DU/acre or 1.0 FAR)
- 20% (all other development)

J. Modifications

If certain exceptions to the land development standards provided in this SPD document or default Code sections are determined to be necessary, the processes defined under R.M.C., as amended addressing Flexibility and Relief, shall be available.

Attachment A

Article 7 Off-Street Parking and Loading

18.04.701 Purpose

This article is intended to provide off-street parking and loading facilities in proportion to the generalized parking, loading, and transportation demands of different land uses. This section is also intended to help protect the public health, safety, and general welfare by:

- (a) Avoiding and mitigating traffic congestion;
- (b) Avoiding and mitigating the adverse visual impact of large concentrations of exposed parking;
- (c) Reducing stormwater runoff, reducing heat island effect from large expanses of pavement, improving water quality, and minimizing dust pollution;
- (d) Providing necessary access for service and emergency vehicles;
- (e) Providing for safe and convenient interaction between vehicles and pedestrians; and
- (f) Providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the city.

18.04.702 Applicability

(a) **New Development**

Unless otherwise exempted by this article, the standards in this article shall apply to all development and land uses established after the effective date of this Title.

(b) **Existing Uses**

(1) No existing use or structure shall be deemed nonconforming solely because of the lack of off-street parking (including bicycle parking) or loading requirements prescribed in this article, provided that off-street parking and loading facilities existing on the effective date of this title shall not be reduced in capacity, design, or function to less than the minimum standards prescribed in this article, unless required for a public infrastructure project.

(2) No existing use shall be required to maintain more parking or loading spaces than is required for a new structure or use under this article.

(3) It shall be unlawful for an owner of a building or land use affected by this section to cause or permit the discontinuance or reduction of required parking or loading facilities without the establishment of acceptable alternative parking or loading facilities that meet the requirements of this title. Parking shall be considered discontinued if it is rented to other uses off-site, or blocked by storage containers, materials, or merchandise.

(c) **Expansion or Increase in Intensity**

Unless otherwise exempted by this article, the off-street parking and loading standards of this article apply when an existing structure or use is expanded or enlarged, through the addition of dwelling units, floor area, seating capacity, or other units of measurement used for establishing off-street parking and loading requirements. Additional off-street parking and loading spaces shall be required only to serve the enlarged or expanded area, not the entire building or use.

(d) **Change of Use**

Unless otherwise exempted by this article, off-street parking and loading facilities (including bicycle parking) shall be provided for any change of use that would result in a requirement for

more parking or loading spaces than the former use as defined in this article. Additional parking or loading spaces shall be required only in proportion to the extent of the change, not for the entire building or use. Relaxation of minimum parking to accommodate changes of use may be approved with a major deviation.

(1) Exception

a. Motel/Hotel Conversions into Housing

Additional off-street parking will not be required for the conversion of motels or hotels into long-term, permanent housing.

18.04.703 General Standards

(a) Parking Available for Use

- (1) All required parking shall be available for use by on-site tenants.
- (2) Unless expressly allowed by this article, all required off-street parking shall be available on-site.
- (3) Garages in multi-family projects shall only qualify as parking if used for parking, with storage restricted. This standard shall be enforced through the establishment of deed and/or lease restrictions prior to occupancy, and the maintenance of such restrictions.
- (4) Areas adjacent to gas pumps, drive through-lanes, loading areas, and similar parking lot features shall not be considered as required parking.

(b) Maintenance of Parking and Loading Areas

(1) Surface Maintenance

All parking, loading, and service surfaces, curbs, and approaches shall be maintained in good condition, and free of structural hazards.

(2) Debris and Litter

Off-street parking, loading, and storage areas shall be maintained to prevent the accumulation of debris or litter.

(c) Public Transit Facilities

Where the decision-making body determines that a use or development would result in the need for public transit, the owner shall dedicate and construct bus turnouts and shelters in accordance with city standards.

(d) Public and Semi-Public Parking and Service Areas

Public and semi-public parking lots, service areas, loading spaces, drive-in businesses, automobile, mobile home, recreational vehicle and boat sales, and storage areas shall be developed in accordance with the provisions of this section, and shall be subject to review and approval by the Administrator. A person establishing a public or semi-public parking lot shall maintain a permanent sign at each entrance to the parking lot, approved by the Administrator, suitable to apprise potential users of the following information:

(1) Hours

The hours of the day or night during which the parking lot is open for business.

(2) Rates

The rates (if any) charged for parking, and when more than one rate is charged, or when a sliding rate scale is charged. The figures and letters stipulating each rate shall be of uniform size and dimensions and shall be not less than six inches in height and three inches in width.

(3) Towing

- a. If vehicles in violation of parking rules will be towed from the parking lot, the sign shall state this information.
- b. If vehicles will be towed, the name and telephone number of the operator of the parking lot who may be contacted if a vehicle is towed shall be stated.

(4) Patron Lot

If the parking lot is used exclusively as a patron parking lot, signage shall clearly advise potential users of the terms and conditions of the use.

18.04.704 Calculation of Parking and Loading Requirements

(a) Area Measurements

All square footage-based parking and loading requirements shall be computed based on gross floor area of the subject use. Structured parking within a building shall not be counted in such computation.

(b) Fractions

When measurements of the minimum number of required spaces result in a fractional number for a project, total parking shall be calculated in accordance with Section 18.09.209, *Rounding*.

(c) Parking and Loading for Unlisted Uses

For uses not expressly listed in Table 4-6 *Off-Street Parking Requirements*, the Administrator is authorized to apply the minimum off-street parking space requirement specified in Table 4-6 *Off-Street Parking Requirements*, to the proposed use (based on operating characteristics, the most similar related occupancy classification, or other factors determined by the Administrator); or

- (1) Establish the minimum off-street parking space requirement by reference to parking resources published by the Institute of Traffic Engineers (ITE) or other acceptable source of parking demand data; or
- (2) Establish the minimum off-street parking space and loading requirements based on a parking and loading demand study prepared by the applicant according to subsection 18.04.704(d), *Requirement Based on Demand Study*, below.

(d) Requirement Based on Demand Study

Uses that reference 18.04.704(d) have widely varying parking and loading demand characteristics, making it difficult to specify a single off-street parking or loading standard. Upon receiving an application for a use subject to this subsection, the Administrator shall apply the off-street parking and loading standards based on a parking and loading demand study. Such a study shall estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location. For projects

requiring 12 or fewer spaces, the Administrator may apply off-street parking and loading standards based on accepted standards without requiring a parking demand study.

18.04.705 Off-Street Parking Requirements

(a) **Required Amounts of Parking**

(1) **Minimum**

Table 4-6 *Off-Street Parking Requirements*, sets forth the minimum required amounts of off-street parking spaces for each specified land use. Minimum parking standards are established by district as defined below.

a. **Downtown Parking District**

1. The Downtown district applies to all Mixed-Use Downtown (MD-) districts.
2. There is no minimum parking requirement in the Mixed-Use Downtown (MD-) districts.

b. **Level 1 Parking District**

1. Minimum parking requirements in the Level 1 district apply to the Mixed-Use Urban (MU) District and Mixed-Use Midtown Commercial (MU-MC) District.
2. Properties that are partly or entirely located within ¼ mile of Mixed-Use Downtown (MD-) districts or the centerline of the Virginia Street or Fourth Street bus rapid transit routes (measured in a direct line) may provide parking at 60 percent of the Level 1 parking district minimum.

c. **Level 2 Parking District**

1. Minimum parking requirements in the Level 2 district apply to all zoning districts not in the Downtown or Level 1 districts.
2. Properties within the Level 2 parking district and within 600 feet of the Downtown or Level 1 parking districts may provide parking at an average of the Level 2 district minimum and the nearby parking district minimum.

(2) **Maximum**

There is no maximum parking limitation.

(3) **Accessory and Temporary Use Parking**

1. Accessory uses shall provide parking in addition to any parking required for the principal use.
2. Parking is not required for temporary uses.

Table 4-6 Off-Street Parking Requirements

Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
RESIDENTIAL		
Household Living		
Dwelling, Duplex	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 2 per unit)
Dwelling, Fourplex	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 2 per unit)
Dwelling, Live/Work	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 3 per unit)
Dwelling, Multi-family	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 2 per unit)
Dwelling, Single-Family Attached	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 3 per unit)
Dwelling, Single-Family Detached	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 3 per unit)
Dwelling, Triplex	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 2 per unit)
Manufactured Home	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 3 per unit)
Manufactured or Mobile Home Park	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 2 per unit)
Mobile Home Subdivision	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 2 per unit)
Group Living		
Assisted Living Facility	1 per 2.5 resident beds	1 per 1.5 resident beds
Boarding or Rooming House	1 per 5 resident beds	1 per 2.5 resident beds
Convent or Monastery	1 per 5 resident beds	1 per 2.5 resident beds
Fraternity or Sorority House	1 per 3 resident beds	1 per 2 resident beds
Group Home	1 per 3 resident beds	1 per 2 resident beds
Private Dorm	1 per 3 resident beds	1 per 2 resident beds
Single-Room-Occupancy	1 per every 4 units	1 per 2 units
Transitional Living Facility	1 per 5 resident beds	1 per 2.5 resident beds
PUBLIC, INSTITUTIONAL, AND CIVIC USES		
Community and Cultural Facilities		
Cemetery or Mausoleum	1 per 200 sq. ft. used for viewing or services	1 per 200 sq. ft. used for viewing or services

Table 4-6 Off-Street Parking Requirements

Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
Funeral Parlor	1 per 200 sq. ft. used for viewing or services	1 per 200 sq. ft. used for viewing or services
Library, Art Gallery, or Museum	1 per 1,000 sq. ft.	1 per 500 sq. ft.
Major Government Facility	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Minor Government Facility	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Prison or Custodial Institution	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Private Club, Lodge, or Fraternal Organization	1 per 500 sq. ft.	1 per 300 sq. ft.
Public Meal or Homeless Services Provider	1 per 1,500 square feet of building area, plus 1 per employee/volunteer on the largest shift	1 per 1,500 square feet of building area, plus 1 per employee/volunteer on the largest shift
Public Park or Recreation Area	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Religious Assembly	1 per 500 sq. ft.	1 per 300 sq. ft.

Educational Facilities

Adult Education	1 per 500 sq. ft.	1 per 400 sq. ft.
Childcare Center	1 per 500 sq. ft.	1 per 400 sq. ft.
College, University, or Seminary	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
School, Primary	1 per classroom and 1 per 100 students based on design capacity	1 per classroom and 1 per 100 students based on design capacity
School, Secondary	High School: 1 per 1.5 students, faculty, and staff based on design capacity Middle School: 2 per classroom plus 1 per 100 students based on design capacity	High School: 1 per 1.5 students, faculty, and staff based on design capacity Middle School: 2 per classroom plus 1 per 100 students based on design capacity
School, Vocational or Trade	1 per 1.5 students, faculty, and staff based on design capacity	1 per 1.5 students, faculty, and staff based on design capacity

Healthcare Facilities

Blood Plasma Donor Center	1 per 250 sq. ft.	1 per 250 sq. ft.
Hospital, Acute and Overnight Care	1 per 600 sq. ft.	1 per 400 sq. ft.
Medical Facility, Day Use	1 per 600 sq. ft.	1 per 400 sq. ft.

COMMERCIAL USES

Agriculture, Animals, and Farming

Table 4-6 Off-Street Parking Requirements

Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility	1 per 500 sq. ft.	1 per 330 sq. ft.
Farm	--	--
Stable, Commercial	--	1 per 5 animals boarding capacity
Urban Farm	--	--

Food and Beverage

Bakery, Retail	--	1 per 200 sq. ft.
Bar, Lounge, or Tavern	--	1 per 200 sq. ft.
Commercial Kitchen	--	1 per 300 sq. ft.
Microbrewery, Distillery, or Winery	--	1 per 300 sq. ft.
Restaurant	--	1 per 200 sq. ft.
Restaurant with Alcohol Service	--	1 per 200 sq. ft.

Lodging

Bed and Breakfast Inn	1 per guest room	1 per guest room
Hotel-Condominium	1 per 2 guest rooms, plus parking as required for other uses in the hotel	0.72 per guest room, plus parking as required for other uses in the hotel
Hotel	1 per 2 guest rooms, plus parking as required for other uses in the hotel	0.72 per guest room, plus parking as required for other uses in the hotel
Hotel with Nonrestricted Gaming	1 per 2 guest rooms, plus parking as required for other uses in the hotel	0.72 per guest room, plus parking as required for other uses in the hotel
Motel	1 per 2 guest rooms, plus parking as required for other uses in the motel	0.72 per guest room, plus parking as required for other uses in the motel
Motel with Nonrestricted Gaming	1 per 2 guest rooms, plus parking as required for other uses in the motel	0.72 per guest room, plus parking as required for other uses in the motel

Office and Professional Services

Call Center	1 per 60 square feet of computer/telephone bank area, plus 1 per 300 square foot office	1 per 50 square feet of computer/telephone bank area, plus 1 per 250 square foot office
Financial Institution	1 per 800 sq. ft.	1 per 400 sq. ft.
Laboratory	1 per 800 sq. ft.	1 per 400 sq. ft.
Office, General	1 per 800 sq. ft.	1 per 400 sq. ft.
Recording Studio	1 per 800 sq. ft.	1 per 400 sq. ft.

Table 4-6 Off-Street Parking Requirements

Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
Personal Services		
Cleaners, Commercial	1 per 400 sq. ft.	1 per 300 sq. ft.
Personal Service, General	1 per 400 sq. ft.	1 per 300 sq. ft.
Tattoo Parlor, Body Painting, and Similar Uses	1 per 400 sq. ft.	1 per 300 sq. ft.
Wedding Chapel	1 per 400 sq. ft.	1 per 300 sq. ft.
Recreation and Entertainment		
Adult Business	1 per 400 sq. ft.	1 per 300 sq. ft.
Amusement or Recreation, Inside	--	1 per 300 sq. ft.
Amusement or Recreation, Outside	--	1 per 250 sq. ft., plus 1 per 1,000 sq. ft. site area
Live Entertainment Venue	--	1 per 200 sq. ft. for principal use area
Casino (see Hotel with Nonrestricted Gaming)	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Convention Center	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Country Club, Private	-	1 per 300 sq. ft.
Daytime Entertainment Venue	1 per 200 sq. ft. building area, plus 1 per 1000 sq. ft. outside area used	1 per 200 sq. ft. building area, plus 1 per 1000 sq. ft. outside area used
Escort Service/Outcall	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Gun Range, Indoor	1 per target area	1 per target area
Night Club	--	1 per 200 sq. ft. for principal use area
Recreational Vehicle Park	1 per RV site	1.2 per RV site
Sports Arena, Stadium, or Track	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Retail		
Building, Lumber, and Landscape Material Sales	1 per 1000 sq. ft., plus 1 per 1,000 sq. ft. of outdoor storage area	1 per 550 sq. ft., plus 1 per 1,000 sq. ft. of outdoor storage area
Cannabis Dispensary, Medical	1 per 400 sq. ft.	1 per 220 sq. ft.
Cannabis Retail Store, Adult-use	1 per 400 sq. ft.	1 per 220 sq. ft.
Convenience Store	--	1 per 220 sq. ft.

Table 4-6 Off-Street Parking Requirements

Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
General Retail, less than 10,000 Square Feet	--	1 per 250 sq. ft.
General Retail, 10,000 Square Feet or more	1 per 400 sq. ft.	1 per 250 sq. ft.
Pawn Shop	1 per 400 sq. ft.	1 per 220 sq. ft.
Plant Nursery or Garden Supply	--	1 per 550 sq. ft., plus 1 per 1,000 sq. ft. of outdoor storage area

Transportation, Vehicles, and Equipment

Airport Operations and Facilities	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Auto Service and Repair	1 per 350 sq. ft.	1 per 350 sq. ft.
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental	1 per 500 sq. ft., plus 1 per 5,000 sq. ft. of outdoor storage area	1 per 500 sq. ft., plus 1 per 5,000 sq. ft. of outdoor storage area
Bus or Other Transportation Terminal	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Car Wash	— Stacking - 18.04.708	— Stacking - 18.04.708
Gas Station	1 per 300 sq. ft.	1 per 300 sq. ft.
Parking Lot, Open	--	--
Public Transit or School Bus Shelter	--	--
Truck Stop/Travel Plaza	1 per 300 sq. ft., plus 1 per service bay	1 per 300 sq. ft., plus 1 per service bay

PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES**Communications and Broadcasting**

Communication Facility, Equipment Only	--	--
TV Broadcasting and Other Communication Service	1 per 3,000 sq. ft.	1 per 3,000 sq. ft.

Utilities

Utilities, Major	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Utilities, Minor	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)

Manufacturing and Processing

Animal and Animal Byproduct Processing	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Cannabis Cultivation Facility, Adult-use	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.

Table 4-6 Off-Street Parking Requirements

Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
Cannabis Cultivation Facility, Medical	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Cannabis Independent Testing Laboratory, Adult-use	1 per 500 sq. ft.	1 per 500 sq. ft.
Cannabis Independent Testing Laboratory, Medical	1 per 500 sq. ft.	1 per 500 sq. ft.
Cannabis Production Facility, Adult-use	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Cannabis Production Facility, Medical	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Chemical Processing and/or Manufacture	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Collection Station	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Crematorium	1 per 500 sq. ft.	1 per 500 sq. ft.
Custom and Craft Manufacturing	1 per 1,500 sq. ft. processing area	1 per 1,000 sq. ft. processing area
Food Processing or Wholesale Bakery	1 per 1,500 sq. ft. processing area	1 per 1,000 sq. ft. processing area, plus 1 per 100 sq. ft. retail area
Hazardous Waste Facility	1 per 1,500 sq. ft.	1 per 1,000 sq. ft.
Indoor Manufacturing, Processing, Assembly, or Fabrication	1 per 1,500 sq. ft. processing area	1 per 1,000 sq. ft. processing area
Maintenance, Repair, or Renovation Business	1 per 1,500 sq. ft.	1 per 1,000 sq. ft.
Outdoor Manufacturing, Processing, Assembly, or Fabrication	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Printing and Publishing	1 per 2200 sq. ft.	1 per 1,000 sq. ft.
Resource and Extraction		
Asphalt or Concrete Batch Plant	1 per 1,500 sq. ft.	1 per 1,500 sq. ft.
Mining Operations	1 per 1,500 sq. ft.	1 per 1,500 sq. ft.
Storage, Distribution, and Warehousing		
Heavy Machinery and Equipment, Rental, Sales, and Service	1 per 500 sq. ft.	1 per 500 sq. ft.
Mini-warehouse	1 per 3,000 sq. ft.	1 per 3,000 sq. ft.
Outdoor Storage	1 per 3,000 sq. ft. land area	1 per 3,000 sq. ft. land area
Railroad Yard or Shop	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Salvage or Reclamation of Products, Indoors	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.

Table 4-6 Off-Street Parking Requirements

Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
Septic Tank Services	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Tow Yard	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Transfer Station	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Truck Terminal	1 per 500 sq. ft.	1 per 500 sq. ft.
Warehouse or Distribution Center	1 per 3,300 sq. ft.	1 per 3,300 sq. ft.
Wholesale	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Wrecking Yard, Salvage Yard, or Junk Yard	1 per 10,000 sq. ft. yard area	1 per 10,000 sq. ft. yard area
ACCESSORY USES		
Automated Teller Machine, Freestanding	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Ball Court	--	2 per court
Caretaker Quarters	1 per unit	1 per unit
Childcare, In-Home (1-6 Children)	1 per 9 pupils	1 per 9 pupils
Childcare, In-Home (7-12 Children)	1 per 9 pupils	1 per 9 pupils
Community Center, Private	1 per 800 sq. ft.	1 per 400 sq. ft.
Drive-Through Facility (Food Service)	-- Stacking - 18.04.708	-- Stacking - 18.04.708
Drive-Through Facility (Non-Food Service)	-- Stacking - 18.04.708	-- Stacking - 18.04.708
Gaming Operation, Restricted	--	--
Guest Quarters	1 per unit	1 per unit
Helipad	2 spaces	2 spaces
Home Occupation	0.5 per non-resident employee on the largest shift	1 per non-resident employee on the largest shift
Live Entertainment	--	1 per 200 sq. ft. of area that is not also used for a principal use
Outdoor Storage	1 per 2,200 sq. ft. land area	1 per 2,200 sq. ft. land area
Retail Sales Associated with a Primary Use	--	1 per 200 sq. ft. of area that is not also used for a principal use
Satellite Dish	--	--

Table 4-6 Off-Street Parking Requirements		
Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
Sidewalk Café	--	1 per 200 sq. ft.
Stable, Private	1 per 5 boarding capacity	1 per 5 boarding capacity
Utilities, Alternative Systems	--	--

(b) **Accessible Parking**

(1) **Meeting Parking Requirement**

Accessible parking required by this subsection shall count toward fulfilling the off-street parking requirements of the site.

(2) **Residential Uses**

- a. Accessible parking for residential uses of five or more units per lot shall be provided at the rate established by Section 18.04.705(b)(3), below, for nonresidential projects.
- b. Residential uses less than five units per lot shall provide one accessible space for each dwelling unit that is designed for occupancy by people with disabilities.
- c. Resident parking spaces for Assisted Living Facilities shall be at least ten feet wide.

(3) **Nonresidential Uses**

a. **Requirement**

- 1. Except as provided in Sections 18.04.705(b)(3)a.2. and c., below, accessible parking spaces shall be developed at the following rate based on the number of spaces provided, not the number of spaces required:

Table 4-7 Required Accessible Parking	
Total Parking Provided	Number of Accessible Spaces
1 to 10	1
11-30	2
31-50	3
51-80	4
81-125	5%
126-250	4%
251 and over	3%

- 2. Accessible parking spaces shall be provided within 100 feet of the building entrance.

b. **Medical Facilities**

- 1. Facilities providing medical care, such as hospitals, clinics, and medical offices, shall provide accessible parking at least equal to the lesser of 2 spaces or ten percent of the total number of parking spaces provided for each facility.

2. Facilities that specialize in treatment or services for persons with mobility impairments, shall provide accessible parking equal to at least 20 percent of the total number of parking spaces provided serving each facility.

c. Van Parking

One in every eight accessible spaces shall be van accessible. If only one accessible space is required, that space shall be van accessible.

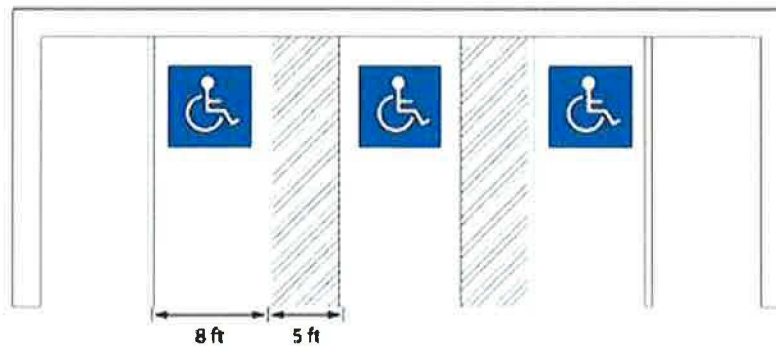
(4) Accessible Parking Design Standards

a. Minimum Dimensions

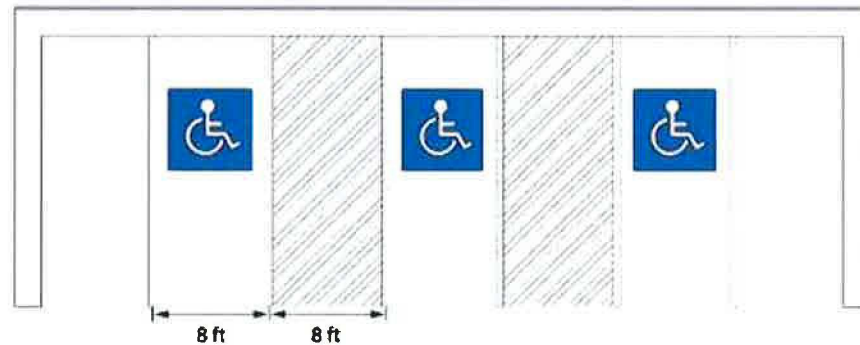
Minimum dimensions of accessible parking spaces shall be as provided as detailed below and shown in Figure 4-4:

1. All accessible parking spaces shall be a minimum of eight feet wide, with an adjacent access aisle with a minimum width of five which may be placed between two accessible spaces so as to serve both spaces.
2. Van accessible spaces shall be a minimum of eight wide, with an adjacent access aisle which is a minimum of eight wide which may also be placed between two van accessible spaces to serve both spaces.

[a] All accessible parking spaces



[b] Van accessible parking spaces



A minimum of 8 feet is required for "van accessible" spaces; other spaces require a minimum of 5 feet.

Figure 4-4: Accessible Parking Spaces

b. Signage

All accessible parking spaces shall be clearly identified with signs as described in the accessible parking sections of NRS Chapter 484 and Section 6.30.400, *Handicapped Parking*, with a painted symbol. Van accessible spaces shall have an additional sign reading "Van-accessible" mounted below. All signs shall be located so they cannot be obscured by a vehicle parking in the space or by surrounding vegetation.

c. Clearance

All accessible parking spaces shall provide a minimum vertical clearance of eight feet, two at the parking space(s) and along at least one vehicle access route to the spaces from site entrances and exit(s).

d. Parking Space Slope

All accessible parking spaces and access aisles shall be level. Surface slopes shall not exceed 50:1 (two percent) in any direction.

e. Route to Building

Whenever accessible parking is provided, an accessible route shall also be provided which connects accessible parking spaces with main building entrances. This route

shall consist of walking surfaces with a slope no greater than 20:1, marked crossings at driveways and other vehicular routes, access aisles, ramps, curb ramps, and/or any other element which is determined by the administrator to be necessary to allow a person with a mobility impairment to travel from the accessible parking spaces to the main building entrances.

(c) **Bicycle Parking**

(1) **Requirement**

Bicycle parking facilities shall be provided as follows:

Table 4-8 Bicycle Parking Requirements		
Use	Downtown and Level 1 Parking Districts	Level 2 Parking District
Household Living	1 per unit	1 per unit
Group Living	1 per 2 bedrooms ⁽¹⁾	1 per 2 bedrooms ⁽¹⁾
Community and Cultural Facilities	1 per 300 sf ⁽²⁾	1 per 600 sf ⁽²⁾
Education and Healthcare Facilities	1 per 500 sf	1 per 1,000 sf
Lodging	1 per 4 guest rooms	1 per 8 guest rooms
Transportation, Vehicles, and Equipment	1 per 5,000 sf	1 per 10,000 sf
All Other Commercial Uses	1 per 500 sf (up to 3,000 sf), plus 1 per 5,000 sf of additional area	1 per 1,000 sf (up to 6,000 sf), plus 1 per 10,000 sf of additional area
Public and Quasi-Public	--	--
Industrial	1 per 10,000 sf (up to 60,000 sf), plus 1 per 60,000 sf of additional area	1 per 20,000 sf (up to 120,000 sf), plus 1 per 120,000 sf of additional area

Notes:

[1] Assisted Living is exempted.

[2] Alternative Administrator determination may be requested.

a. **Minimum Requirement**

Except for residential uses, a minimum of two bicycle parking spaces is required.

b. **Maximum Requirement**

No more than 50 bicycle parking spaces shall be required for any single use.

(2) **Exempted Uses**

The following uses are exempted from providing bicycle parking:

- a. All Agriculture, Animals, and Farming uses;
- b. Cemetery of Mausoleum;
- c. Funeral Parlor;
- d. Assisted Living Facility; and
- e. Other uses when the decision-making body determines that bicycle use would be unsafe or otherwise unnecessary.

(3) Location and Design

a. Location

All bicycle parking spaces required by this Title shall be located within a building or covered by a roof, awning, or similar shelter structure. The Administrator may waive the shelter requirement for additions and adaptive reuse projects.

b. Right-of-Way

Bicycle parking spaces shall not be located fully or partially within a public right-of-way without approval of the City Engineer.

c. Access and Pedestrian Obstruction

All required bicycle parking spaces shall be located so that a minimum six-foot clear pedestrian passage space is provided behind each required space, or a minimum three-foot clear space is provided next to each group of no more than two required spaces. The pedestrian passage space may be within the public right-of-way, or in an area that also serves as parking lot drive aisle, sidewalk, pedestrian route, or similar area.

d. Minimum Size

The minimum area required for each bicycle parking space is six feet by 18 inches.

18.04.706 Parking Alternatives, Credits, and Adjustments

(a) Generally

The Administrator may approve parking alternatives, credits, and adjustments to the off-street parking spaces required by Table 4-6 *Off-Street Parking Requirements*, in accordance with this section.

(b) On-Street Parking

(1) Required parking may be located on-street, subject to the following standards:

- a. On-street parking shall abut the project site;
- b. On-street parking allowed in this subsection shall not be substituted for more than 35 percent of the off-street parking required by this article; and
- c. On-street parking is not for the exclusive use of the property. If on-street parking is used, a notification shall be recorded on the deed that general public parking is allowed on adjacent streets.

(2) When an applicant requests the substitution of on-street parking for off-street parking under this subsection for a land use that requires a discretionary review, the body making the final decision on the discretionary review application shall make the determination whether to allow the on-street parking as part of its consideration of the project.

(3) The Administrator shall review and finally decide all other requests for on-street parking. The Administrator may require that a conditional use permit be obtained from the Planning Commission where there is a dispute related to the location of the on-street parking in relation to the use served or if the Administrator finds that a public review and hearing process is desirable under the circumstances.

(c) Shared and Off-Site Parking

Shared and/or off-site parking is allowed if the shared and/or off-site parking complies with the following:

(1) Location Standards

- a. In the MU-MC and MU districts, shared and/or off-site parking for nonresidential uses shall be located within 1/4 mile of the property on which the shared parking is provided, as measured along a legal pedestrian route
- b. In all other districts, shared and/or off-site parking for nonresidential uses shall be located within 600 feet of the property on which the shared parking is provided.
- c. The Administrator may authorize farther distances for shared parking facilities where shuttle services are available.

(2) Shared Parking Rates

The total number of spaces may be reduced in one of the following ways:

- a. If the Administrator approves a parking and loading demand study for the combination of land uses. Such a study shall estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location; or
- b. By adjusting parking for joint use of off-street parking areas according to the following percentages listed in the following table, by time of day:

Table 4-9 Parking Adjustment Factors by Type of Use						
Time of Day	Residential	Office	Retail	Restaurant	Theater	Hotel
6:00 a.m.— 12:00 Noon	0.80	1.00	0.97	0.60	0.30	1.00
12:00 p.m.— 1:00 p.m.	0.30	0.90	1.00	0.70	0.70	0.30
1:00 p.m.—4:00 p.m.	0.45	0.97	0.97	0.60	0.70	0.45
4:00 p.m.—6:00 p.m.	0.70	0.47	0.82	0.90	0.80	0.70
6:00 p.m.—8:00 p.m.	1.00	0.07	0.89	1.00	1.00	1.00
8:00 p.m.— 12:00 a.m.	1.00	0.03	0.61	1.00	1.00	1.00

(3) Parking Agreement Required

a. Written Agreement

The parties involved in the joint use of shared parking facilities and/or the use of off-site parking facilities shall submit a written agreement to the Administrator with the following:

- 1. A legal written and recorded agreement;

2. Proof of continuing use and maintenance;

b. Approval

The Administrator shall approve any agreement prior to issuance of a building permit or business license for any use to be served by the shared and/or off-site parking facility.

(d) Parking Reduction for Affordable Housing Projects

(1) Conditions for Parking Reduction

Parking reductions for residential developments that meet the affordability guidelines stated in Article 15, *Housing*, shall be granted if:

- a. The project can demonstrate that either parking cannot be provided in compliance with Section 18.04.705, *Off-Street Parking Requirements*, or additional amenities can be provided with the reduction of parking; and
- b. Availability of public transportation can be demonstrated.

(2) Parking Reductions Allowed

If the above guidelines are met, then parking may be reduced as follows:

- a. Each unit dedicated to households earning 80 percent of adjusted median income (AMI) may receive a 20 percent reduction to the parking requirements.
- b. Each unit dedicated to households earning 60 percent of AMI may receive a 30 percent reduction to the parking requirements.
- c. Each unit dedicated to households earning 40 percent of AMI or less may receive a 45 percent reduction to the parking requirements.

18.04.707 Off-Street Parking Layout and Design

(a) Use of Parking and Loading Areas

- (1) Except for single-family and duplex dwellings, no required off-street parking or loading space shall be used for any purpose other than the parking of vehicles, unless otherwise allowed by this Title. Off-street parking spaces provided in excess of the number required may be used for any legal purpose within the respective zoning district. If a required off-street parking space is converted to another use or can no longer be used for off-street parking, it shall be deemed a violation of this Title.
- (2) Parking shall be prohibited in aisle ways, fire lanes, or similar areas not officially designated for parking purposes. These areas shall be posted with "No Parking" signs and/or other means as required by the Administrator.
- (3) Required parking spaces and areas shall not be used for the sale, display, or repair of motor vehicles or other goods and services unless authorized by a temporary use permit issued in accordance with Chapter 18.08 *Administration and Procedures*.
- (4) Vehicles, recreational vehicles, campers, trailers, buses, vans, motor homes, moving vans, refrigerator trucks or similar vehicles shall not be used for storage, overnight occupancy, or any similar use, except as authorized by the Administrator.

(b) **Location Standards**

Parking lots areas shall be designed to comply with all applicable parking area location and design standards in Sections 18.04.903(a)(3) (residential districts), 18.04.1003(a) (mixed-use districts), and 18.04.1103(a) (nonresidential districts).

(c) **Dimensional Standards**

(1) **Parking Spaces and Aisle Widths**

Parking spaces and aisle widths within parking areas shall be configured according to Table 4-10 and Figure 4-5, below:

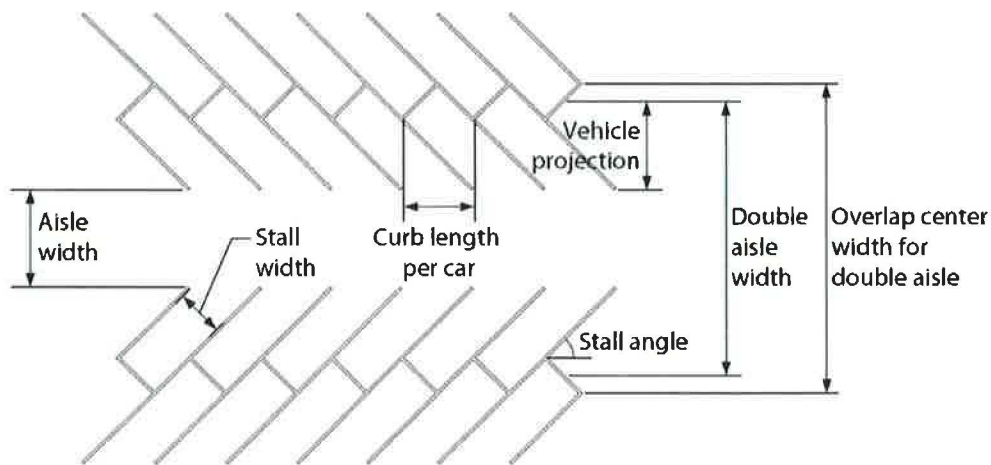


Figure 4-5: Off-Street Parking Dimensions

Table 4-10 Off-Street Parking Dimensional Standards						
Stall Angle	Stall Width	Vehicle Projection (19' Stall)	Aisle Width	Curb Length Per Car	Double Aisle Width	Overlap Center Width for Double Aisle
0°	8'0"	8.0	12.0	23.0	28.0	—
	8'6"	8.5	12.0	23.0	29.0	—
	9'0"	9.0	12.0	23.0	30.0	—
	9'6"	9.5	12.0	23.0	32.0	—
	10'0"	10.0	12.0	23.0	32.0	—
20°	9'0"	15.0	11.0	26.3	41.0	32.5
	9'6"	15.5	11.0	27.8	42.0	33.1
	10'0"	15.9	11.0	29.2	42.8	33.4
30°	9'0"	17.3	11.0	18.0	45.6	37.8
	9'6"	17.8	11.0	19.0	46.6	38.4
	10'0"	18.2	11.0	20.0	47.4	38.7
45°	9'0"	19.8	13.0	12.7	52.5	46.5
	9'6"	20.1	13.0	13.4	53.3	46.5
	10'0"	20.5	13.0	14.1	54.0	46.9
60°	9'0"	21.0	18.0	10.4	60.0	55.5

Table 4-10 Off-Street Parking Dimensional Standards

Stall Angle	Stall Width	Vehicle Projection (19' Stall)	Aisle Width	Curb Length Per Car	Double Aisle Width	Overlap Center Width for Double Aisle
	9'6"	21.2	18.0	11.0	60.4	55.6
	10'0"	21.5	18.0	11.5	61.0	56.0
70°	9'0"	21.0	19.0	9.6	61.0	57.9
	9'6"	21.2	18.5	10.1	60.9	57.7
	10'0"	21.2	18.0	10.6	60.4	57.0
80°	9'0"	20.3	24.0	9.1	64.3	62.7
	9'6"	20.4	24.0	9.6	64.4	62.7
	10'0"	20.5	24.0	10.2	65.0	63.3
90°	9'0"	19.0	24.0	9.0	62.0	—
	9'6"	19.0	24.0	9.5	62.0	—
	10'0"	19.0	24.0	10.0	62.0	—

(2) Compact Spaces for Off-Street Parking

- a. Up to 15 percent of the required number of parking spaces in a parking lot may be sized for compact cars. The compact spaces shall measure a minimum of 8 feet wide by 16 feet long. Each compact space shall be clearly marked "compact only".
- b. Projects on lots no greater than 10,000 is size may reduce the size of parking stalls to be as small as 16 feet by 9 feet or 19 feet by 8 feet to accommodate site limitations.

(3) Wheel Stops

Wheel stops or other measures that meet the objectives of wheel stops approved by the Administrator shall be provided adjacent to landscaped areas, except a two-foot vehicle overhang may be permitted where parking abuts a sidewalk or landscaping with a minimum width of six feet.

(4) Parking and Maneuvering Areas

To discourage parking in areas with insufficient space, driveways and other parking areas may not be smaller than the minimum size required for an off-site parking space.

(d) General Standards

(1) Parking Area Circulation

- a. Adequate ingress, egress, on-premises circulation, and maneuvering areas shall be provided. Interior circulation in parking areas shall be designed to avoid any vehicular stacking on arterial or collector streets as the result of vehicular movements within parking areas.
- b. In cases where an off-street parking lot serving a nonresidential use is located on an abutting lot, connection between the two parking areas via a cross-accessway with a minimum width of 12 feet and a maximum width of 24 feet is strongly encouraged.

(2) Large Parking Areas

Any development that includes 600 or more parking spaces shall either:

- a. Place a minimum of 70 percent of the spaces over 600 within a parking garage; or

b. Provide enhanced landscaping as required in Section 18.04.804(e).

(3) Excess Parking

If more than 150 percent of the required parking for projects requiring 20 or more parking spaces is provided as surface parking, additional landscaping is required per Section 18.04.804(e). In lieu of providing the required excess landscaping, a contribution may be made to the City parkway and boulevards landscaping fund. The contribution shall be based on the cost of the additional landscaping which is required.

(4) Minimizing Vehicular and Pedestrian Conflicts

- a. Traffic control signs and/or striping shall be provided within all parking areas as necessary to prioritize pedestrian safety and minimize vehicular and pedestrian conflicts.
- b. Groundcover adjacent to walkways within or adjacent to parking lots shall be designed to provide level walking surfaces from the walkway to all adjacent parking areas. The use of large rocks and other barriers to pedestrian connectivity shall be avoided.
- c. If vehicular and pedestrian conflicts are apparent, the Administrator may require an alternative design of parking areas to resolve potential conflicts.

(5) Parking Area Landscaping

All parking lot landscaping shall be provided in accordance with Section 18.04.804 *Minimum Landscaping Required*.

(6) Parking Area Lighting

All parking lot lighting shall be provided in accordance with Section 18.04.1305, *Parking Area Lighting*.

(e) Modifications

The Administrator may modify the requirements of this section, if in the opinion of the Administrator, a potential traffic safety concern is not present.

- (1) The Administrator may approve alternative parking space sizes and parking area design in order to retain existing trees, native vegetation, or unique, natural features within the parking area.
- (2) The Administrator may approve alternative parking space sizes in parking garages so long as the parking garage will still meet the expected needs of the use.
- (3) The Administrator may approve alternative parking space sizes when it is determined that the reduction is a preferred design component in the implementation of LID objectives.
- (4) The Administrator may allow dedicated employee parking in offices or office complexes with a minimum of 100 stalls to utilize the dimensions given for a nine-foot wide stall, except that the stall width may be reduced to 8 ½ feet.

18.04.708 Off-Street Loading and Stacking

(a) Loading and Service Standards

(1) Number and Size of Loading Areas

Off-street loading areas shall be provided for all nonresidential developments as required by Table 4-11, below.

Table 4-11 Required Off-Street Loading

Gross Floor Area	Number of Loading Areas	Size of Each Loading Area
Less than 30,000 sq. ft.	None	N/A
More than 30,000 sq. ft.	1, plus 1 additional for every 30,000 sq. ft. beyond the first 30,000 sq. ft.	10 ft. wide x 45 ft. long x 14 ft. high

(2) Location and Design of Loading Areas**a. Mixed-Use Districts**

Off-street loading areas in mixed-use districts shall be designed per Section 18.04.1003, *General Standards for Mixed-Use Districts*.

b. Nonresidential Districts

Off-street loading areas in nonresidential districts shall be designed per Section 18.04.1103, *General Standards for Nonresidential Districts*.

(b) Vehicle Stacking

Where traffic flow is controlled by an entry gate, guard house, or drive-through service facility, an adequate stacking lane, approved by the Administrator, shall be provided in a manner that does not interfere with maneuvering into parking spaces or traffic flow of aisles, streets, bike paths or sidewalks. The following minimum stacking standards shall be met where applicable:

(1) Car Wash

Two stacking spaces required per service lane, plus one stacking space per detailing bay.

(2) Drive-Through Facility (Food Service)

- A minimum of 140 feet of stacking space is required behind the window where payment is made.
- A minimum of 100 feet of stacking space is required behind the kiosk/window where orders are taken, which may be part of the 140 feet of stacking space required by subsection a, above.
- An additional 40 feet of stacking space is required behind each additional kiosk/window where orders are taken.

(3) Drive-Through Facility (Non-Food Service)

- For projects with a single drive up window or machine where payment is made or received, a minimum of 80 feet of stacking space is required behind the window or machine.
- If there is a separate window or kiosk where orders are made, a minimum of 60 feet of stacking space is required behind each kiosk/window where orders are made, which may be part of the 80 feet of stacking space required by subsection a, above.
- An additional 40 feet of stacking space is required behind each additional kiosk, window, or machine where orders are made.

18.04.709 Tandem Parking

Tandem parking will only be permitted in association with:

- Household living uses when all spaces are assigned to the same unit; or

- (b) For valet parking with a full-time attendant. Valet parking spaces shall be no less than eight feet wide by 18 feet long.

Article 8 Landscaping, Buffering, Screening, and Fencing

18.04.801 Purpose

The purpose of this article is to establish requirements and standards for landscape and screening to:

- (a) Enhance the aesthetics of the community, including the visual appearance of city streets in all areas of the city;
- (b) Prioritize the planting of shade trees to reduce urban heat, including the planting of large canopy shade trees where feasible;
- (c) Improve the streetscape environment by providing street tree plantings, parkways, and other landscaping in new development and with transportation improvement projects;
- (d) Encourage low impact development (LID) infrastructure that directs stormwater into landscaped or natural areas;
- (e) Promote the use of xeriscape design principles utilizing drought-tolerant or native plants and the efficient use of water;
- (f) Provide for the health and comfort of the public by using landscaping to aid in reducing dust and erosion, promote psychological benefits and natural diversity in the environment, and reduce the effects of heat and cold on buildings, public areas, and parking lots;
- (g) Reduce visual pollution which might otherwise occur within an urbanized area;
- (h) Encourage groundwater recharge, wetland preservation, and associated environmental benefits from open spaces;
- (i) Integrate significant natural features of the city into a landscape that fosters their preservation and enjoyment;
- (j) Promote screening of surface parking lots from public view; and
- (k) Encourage landscaped parkways on all streets.

18.04.802 Applicability

(a) **New Development**

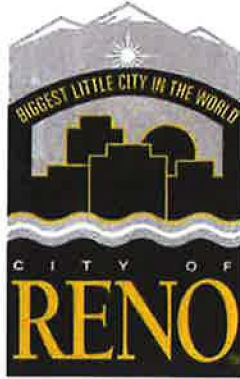
The landscaping and screening standards of this article shall apply to all new development except for approved temporary open lot parking or unless otherwise expressly exempted by this article or Title.

(b) **Existing Uses**

(1) **Expansion of an Existing Use**

When an existing site or use that does not comply with the standards of this article is expanded, landscaping shall be provided in an amount that is proportionate to such expansion. Preference shall be given to placing landscaping along public streets and other high-visibility areas. An example is provided below to illustrate this requirement:

Mikki Huntsman
City Clerk
(775) 334-2030
HuntsmanM@reno.gov



Office of the City Clerk
City Clerk's Office (775) 334-2030
Central Cashiering (775) 334-2032
Records (775) 348-3932

May 26, 2022

Todd Foster
440 Severn Ln
Hillsborough, CA 94010

FILED THIS DATE
5/26/2022
BY: BT
CITY CLERK

RE: **Case No. LDC22-00053 (85 Keystone Avenue Specific Plan District)**
APN: 011-081-24 (Ward 1)
Adopted Ordinance No. 6628

Dear Applicant:

At a regular meeting of the Reno City Council on May 25, 2022 and following a public hearing thereon, the Reno City Council passed and adopted Ordinance No. 6628, approving a zoning map amendment on a ±0.47 acre subject site from Professional Office (PO) to Specific Plan District (SPD). The subject site is located on the southwest corner of the intersection between Keystone Avenue and West 1st Street. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).

Sincerely,



Mikki Huntsman
City Clerk

xc: **Development Services Department**
Grace Whited, Development Services Department
Matt Brezina, Parks, Recreation & Community Services
David Snelgrove, CFA, Inc, 1150 Corporate Blvd Reno, NV 89502
85 Keystone LLC, 440 Severn Ln Hillsborough, CA 94010

One East First Street, Second Floor*P.O. Box 7, Reno, NV 89504
www.reno.gov



WASHOE COUNTY RECORDER

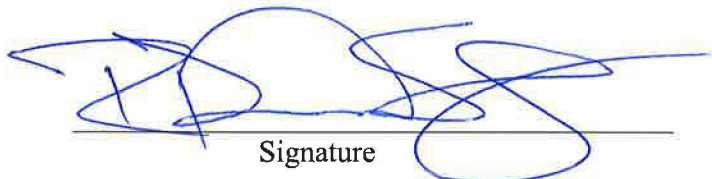
OFFICE OF THE RECORDER
KALIE M. WORK, RECORDER

1001 E. NINTH STREET
RENO, NV 89512
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.


Signature


Date


Printed Name