



SPECIFIC PLAN DISTRICT DEVELOPMENT HANDBOOK

C I T Y O F
RENO

Adopted **September 2026**

Prepared for LightHouse Living Foundation

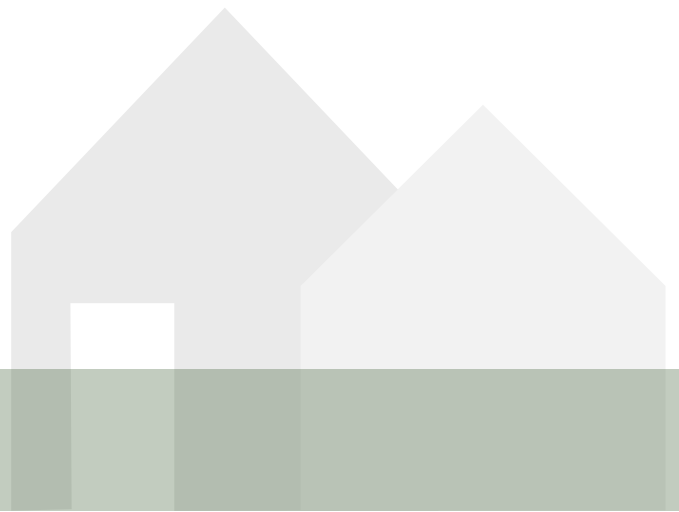


Table of Contents

Table of Contents	2
List of Figures	3
List of Tables.....	3
1.0 Executive Summary.....	4
1.1 Project Area.....	4
1.2 Purpose	5
1.3 Nonconforming Zoning.....	5
1.4 Base Zoning	5
2.0 Administration.....	7
2.1 Flexibility	7
2.2 Amendments	7
2.3 Conflicts.....	7
3.0 Land Use Plan	8
3.1 Conceptual Land Plan.....	8
3.2 Allowed Uses	9
3.3 Use Regulations	10
4.0 Design Standards	13
4.1 Bulk and Dimensional Standards.....	13
4.2 Parking Standards.....	13
4.3 Signage	13
4.4 Buffering and Screening	13
4.5 Residential Adjacency.....	14
4.6 Streetscape Design	16
5.0 Access and Circulation.....	17
5.1 Access.....	17
5.2 Emergency Vehicle Access.....	17
5.3 Traffic Impacts	17
6.0 Phasing Plan	18
6.1 Commercial Phasing.....	18



List of Figures

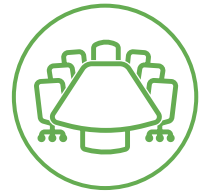
Figure 1: Project Location	4
Figure 2: Conceptual Land Plan	8
Figure 3: Typical Buffer Cross Section	14
Figure 4: Phasing Plan	18

List of Tables

Table 1: Bulk and Dimensional Standards	13
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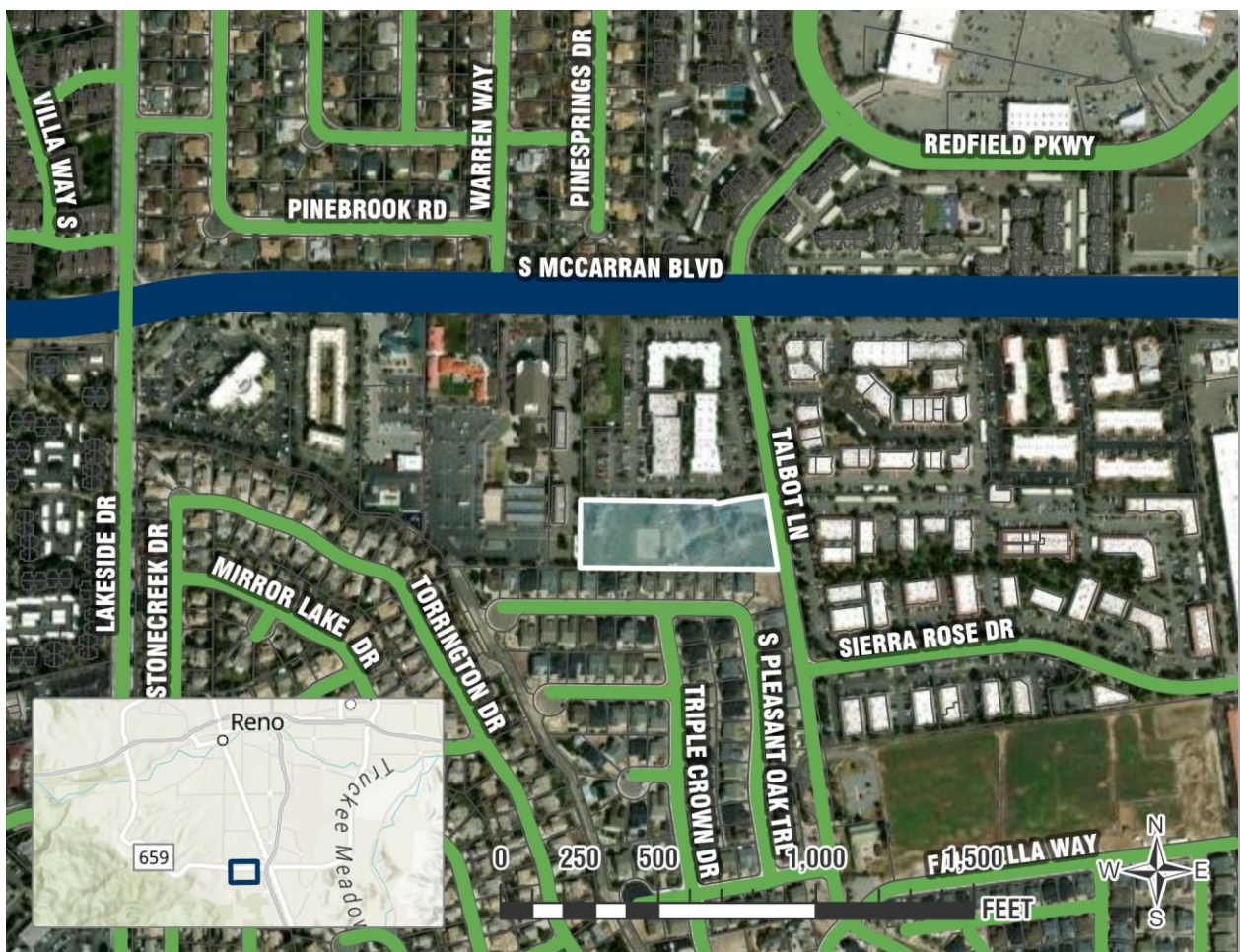


1.0 Executive Summary

1.1 Project Area

The LightHouse Sierra Specific Plan District (SPD) includes a ± 3 -acre parcel in Reno, Nevada identified by Assessor's Parcel Number (APN) 040-880-14. This parcel currently has a single-family residence located on the property that will be demolished. The LightHouse Sierra SPD is generally located west of Talbot Lane, south of S. McCarran Boulevard.

Figure 1: Project Location



1.2 Purpose

The purpose of this handbook is to:

1. Adopt a vision for the development of the property that prioritizes mixed-use development to support the adjacent neighborhood corridor;
2. Provide structural support, such as specific development standards, for the development of a supportive housing residential use;
3. Address the impacts of specific complementary non-residential uses to support an amenity-rich neighborhood;
4. Prioritize open and recreational space to improve the well-being of community residents; and
5. Provide standards that establish a greater degree of land use compatibility between the existing residential uses and the development of the SPD.

1.3 Nonconforming Zoning

In 2017, the Master Plan land use designation for the property was changed to Suburban Mixed-Use. The existing Large-Lot Residential zoning designation is not conforming with this Master Plan designation.

This SPD brings the zoning into conformance by meeting minimum density requirements while proposing a more tailored land use and standards framework sensitive to the existing neighborhood, above and beyond what is currently required per the Reno Municipal Code (RMC). This is a unique opportunity to engage the adjacent neighborhood in the development of the plan for the property instead of establishing base zoning that is inconsistent or limits the sustainability of a mixed-use project.

The development standards within this handbook were created strategically recognizing that this property is an infill opportunity between single-family residential development and the more intense neighborhood corridor to the north, providing a transition in intensity.

1.4 Base Zoning

The SPD was modeled from the Neighborhood Commercial (NC) zone, which acts as the underlying base zoning. The proposed modifications from the standard NC provisions are addressed below:

1. Prohibition on the use of density bonuses on the maximum unit density;
2. Amendments to land use table for the NC zone;
3. Establish a new use for Supportive Housing and associated use and parking regulations;



4. Identify new use regulations for existing uses that are proposed to mitigate potential impacts to adjacent residential uses;
5. Increase the minimum side yard setback adjacent to residential from 10 feet to 12 feet;
6. Increase the minimum side and rear yard setbacks from 0 feet to 5 feet;
7. Reduce the allowed building height within 30 feet of residentially zoned property to 25 feet;
8. Allow for parking and vehicle circulation adjacent to residentially zoned property with required buffering and landscaping; and
9. Require a minimum number of residential units in order to establish commercial or mixed-use components to the project.



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2.0 Administration

The LightHouse Sierra SPD establishes allowed uses, development standards, and timing for development. Reasonable flexibility is included within this handbook to allow for the implementation of the conceptual plan for development, while maintaining the project intent.

2.1 Flexibility

Sufficient flexibility shall be allowed to permit detailed planning and design at the time of actual development.

Modifications to the SPD

Limited modifications to the SPD are allowed based on the criteria listed below:

1. Any modification to numerical standards that exceed 10% or any change to the boundary of the SPD shall require an SPD Amendment pursuant to RMC, as amended.
2. Modifications that do not exceed 10% may be granted with the approval of the Zoning Administrator (or his or her designee), except for the following standards:
 - a. Width of the required landscape buffer from the southern property line.
 - b. Maximum number of residential units.
 - c. Minimum number of residential units required to establish commercial units.

Maximum Number of Residential Units

The maximum number of residential units within the LightHouse Sierra SPD shall not exceed 90 (based on the maximum density of 30 units/acre in the NC zone).

2.2 Amendments

Amendments to this SPD Handbook may be initiated by the property owner or developer.

2.3 Conflicts

In the event of a conflict between this SPD Handbook and RMC, these standards shall govern development of the SPD. When a specific standard or development requirement is not addressed by the SPD, the development will be reviewed subject to RMC under the NC zone and other relevant code sections, as amended.





3.0 Land Use Plan

3.1 Conceptual Land Plan

The land use plan is a conceptual imagining of the development of the property per the specifications of this handbook. The final development plan may be slightly different if it is consistent with the purpose of the SPD and complies with all development standards contained within this handbook.

Figure 2: Conceptual Land Plan



Mixed-Use

The Mixed-Use building on the conceptual plan is envisioned to house a maker's space or other commercial use on the ground floor with potential caretaker's quarters on the second floor for the proposed residential use. This is proposed to be constructed in the first phase of development.

Residential Mixed-Use

The Residential Mixed-Use building is the first of two residential buildings and is anticipated to include ground-floor commercial to activate the project frontage along Talbot Lane and provide on-site employment opportunities for residents. Uses could include a coffee shop, light retail, or personal service uses to add amenities to the neighborhood. This building is anticipated to be built in the first phase of development.

Phase 2 Residential

This building is anticipated to be entirely residential and is anticipated to be constructed in the second phase of development.

Recreation

The recreation area is intended for amenities for the private enjoyment of the residents of the residential facility. It is positioned to increase the space between the proposed buildings and the existing neighborhood to the south. The recreation area will be built across both phases.

3.2 Allowed Uses

Land uses for the LightHouse Sierra SPD shall be consistent with the land uses permitted in the NC zoning designation with the following amendments. Uses listed as being allowed by right do not require additional entitlements for residential adjacency. All other uses that are not listed below shall be considered based on the table of allowed uses per the NC zone, including all use regulations, residential adjacency, and use entitlement requirements.

Allowed Uses by Right

1. Supportive Housing
2. Amusement or Recreation, Inside
3. Bakery, Retail
4. Restaurant with or without Alcohol Service
5. Office, General



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6. Personal Service, General
7. General Retail, less than 10,000 square feet
8. Custom and Craft Manufacturing
9. Caretaker's Quarters/Manager's Unit (Accessory)

Allowed Uses with a Minor Conditional Use Permit

1. Indoor Manufacturing, Processing, Assembly, or Fabrication

Prohibited Uses

1. Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility
2. Auto Service and Repair
3. Car Wash
4. General Retail, 10,000 square feet or more
5. Mini-Warehouse
6. Drive-Through Facility (Accessory)

3.3 Use Regulations

Supportive Housing

1. **Definition:** Supportive Housing is defined as a non-transient, independent residential community that includes supportive services that consider the personal, social, and situational factors of a specific population base. Supportive services may include, but are not limited to, counseling, the provision of meals, job training and employment support, life-skills education, childcare, supportive recreational activities and amenities. The Supportive Housing use is distinct from assisted living facilities, transitional living facilities (such as court mandated drug and alcohol rehabilitation), or more care dependent community living models.
2. **Shared Transportation:** A supportive housing community shall provide a permanent shuttle service that provides access to local shopping, grocery, dining, entertainment, and the regional transportation network.
3. **Parking Requirement:** One parking space per 3 units.
4. **Amenities:** Ball courts, recreation amenities, and associated programming dedicated for use by residents of the residential facility is considered accessory to the Supportive Housing use.
5. **Multi-Family Standards:** Supportive Housing facilities shall comply with all applicable Multi-Family Dwelling standards per RMC Section 18.03.302(a)(3), as amended.



Amusement or Recreation, Inside

1. **Hours of Operations:** Operation, including deliveries, is only allowed between the hours of 6:00 a.m. and 10:00 p.m.

Bakery, Retail

1. **Hours of Operations:** Operation, including deliveries, is only allowed between the hours of 6:00 a.m. and 10:00 p.m.
2. **Operations:** Activities associated with this use are limited to retail production and on-site sales.
3. **Retail:** Floor area devoted to production shall not exceed 75% of the gross floor area of the suite with the remainder devoted to retail operations.
4. **Odor Control:** Production activities must demonstrate that continuous, regular, or frequent odors and/or emissions, shall not be detectable beyond the boundary of the property from which the odor originates. Acceptable techniques include ventilation and capture, biofiltration, chemical scrubbers, and adsorption and dry media filtration, or other methods demonstrating compliance to the satisfaction of the Zoning Administrator.

Restaurant with or without Alcohol Service

1. **Hours of Operations:** Operation, including deliveries, is only allowed between the hours of 6:00 a.m. and 10:00 p.m.
2. **Outdoor Dining:** Outdoor dining is permitted only on the north and east side of Residential Mixed-Use and Mixed-Use buildings.
3. **Alcohol Service:** Alcohol, wine, and beer shall only be prepared for consumption in connection with a meal served on the premises. Prior to issuance of any business license associated with the service of alcohol, wine or beer, the applicant shall install exterior signage in view of any outside table and chairs indicating that alcoholic beverages are not allowed to leave the immediate area. Staff shall regularly monitor the area to enforce this. Photographs of the exterior signage shall be submitted as part of the business license review.

Office, General

1. **Hours of Operations:** Operation, including deliveries, is only allowed between the hours of 6:00 a.m. and 10:00 p.m.

Personal Service, General

1. **Hours of Operations:** Operation, including deliveries, is only allowed between the hours of 6:00 a.m. and 10:00 p.m.
2. **Indoor Operations:** General personal services shall be conducted entirely within an enclosed building.



General Retail, less than 10,000 square feet

1. **Hours of Operations:** Operation, including deliveries, is only allowed between the hours of 6:00 a.m. and 10:00 p.m.

Custom and Craft Manufacturing

1. **Hours of Operations:** Operation, including deliveries, is only allowed between the hours of 6:00 a.m. and 10:00 p.m.
2. **Indoor Operations:** All custom and craft manufacturing activities shall be conducted within an enclosed building.

Indoor Manufacturing, Processing, Assembly, or Fabrication

1. **Hours of Operations:** Operation, including deliveries, is only allowed between the hours of 6:00 a.m. and 10:00 p.m.
2. **Operations:** To the satisfaction of the Zoning Administrator, activities associated with this use are restricted to small-scale operations that:
 - a. Do not require heavy industrial equipment that generates perceptible noise, vibration, fumes, odors, dust, or other nuisance impacts beyond the boundaries of the tenant space;
 - b. Do not require loading, shipping, or distribution activities inconsistent with a commercial or mixed-use setting; and
 - c. Are conducted at a scale where the primary impacts are comparable to those of an office, research, custom and craft manufacturing, or other light commercial uses.





4.0 Design Standards

The property is located adjacent to residentially zoned property to the south. The following standards and land use restrictions apply to all development within the SPD boundary.

4.1 Bulk and Dimensional Standards

Table 1: Bulk and Dimensional Standards

Primary Building Setbacks

Front Setback	10 ft
Side Setback	5 ft
Side (Adjacent to Residential)	12 ft
Rear Setback	5 ft

Maximum Building Height

General	35 ft
Within 30 ft of Southern Boundary	25 ft

4.2 Parking Standards

1. Off-street parking and access driveways may be located adjacent to the southern property line but shall be separated by the required landscape buffer pursuant to subsection 4.4 of this handbook.

4.3 Signage

1. No advertising signage shall be permitted on the south or west sides of any building.
2. Internally illuminated signage shall only be illuminated between the hours of 6:00 a.m. to 10:00 p.m.

4.4 Buffering and Screening

Buffering and landscaping shall be placed along the southern property line to provide screening from the proposed project for the adjacent residential properties.

1. **Minimum Width:** A minimum 10-foot landscape buffer along the southern boundary of the property is required.



2. **Screening Composition:** The screening within this buffer area must include a minimum six-foot-tall masonry wall with trees spaced a minimum of 20 feet on center.
3. **Tree Species:** The species mix shall be 60% coniferous and 40% deciduous.
4. **Minimum Shrub Count:** A minimum of six shrubs are required per tree.
5. **Phasing:** Screening shall be installed along the entire length of the property, or appropriate bonding obtained to the satisfaction of the Administrator, prior to issuance of the first certificate of occupancy.

Figure 3: Typical Buffer Cross Section



4.5 Residential Adjacency

Building Standards

1. **Graduated Building Height:** Portions of buildings located within 30 feet of the southern property line may not exceed a maximum building height of 25 feet.
2. **Development Intensity:** Multi-building developments shall be configured to locate the tallest structures to the north of the site farthest away from the southern property line.



3. **Building Stepback:** To reduce impacts on residentially zoned property to the south, buildings on-site shall comply with stepback standards outlined in RMC Section 18.04.903(c)(1), as amended.
4. **Façade Requirements:** Buildings shall be constructed such that the façade design is consistent on all sides of the building that are visible from public streets or residential uses.

Outdoor Service Areas

1. **Service Area Location:** Service and loading areas shall not be located within 30 feet of the southern property line.
2. **Screening of Service Areas:** Service and loading areas shall be screened from properties to the south and the public right-of-way.
3. **Refuse Containers:** Outdoor garbage or recycling containers shall not be located within 30 feet of the southern property line.

Noise

1. **Noise Restriction:** Noise levels shall not exceed 65 dBa Leq or 65 dBa for a single event on a reoccurring basis at the southern property line except where the ambient noise level already exceeds this threshold, at which point the subject source may not increase existing levels. Recreation amenities associated with the residential component of the project are exempt from this requirement.
2. **Construction Exemption:** Noise associated with temporary construction activity is exempt from the standards from 7:00 a.m. to 6:00 p.m.

Hours of Construction

1. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays or holidays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. If the construction hours are varied for the pouring of concrete slabs or wall panels, a plan detailing the construction operations shall be submitted and approved to the satisfaction of the Administrator.



4.6 Streetscape Design

In addition to standards contained in RMC Chapter 18.04 Article 5, Streets, Utilities, and Services, as amended, the following shall apply:

1. **Minimum Sidewalk Width:** Required sidewalks along the property frontage shall be a minimum of six feet in width.
2. **Pathway Lighting:** Lighting shall be provided along the required sidewalk at the property frontage to ensure safe and comfortable pedestrian travel at night.
3. **Canopy Trees:** Required street trees along the property frontage shall have a minimum canopy class of 4 per the City of Reno Urban Tree Planting List. Additional trees above and beyond the minimum requirement may be of lower canopy class. Modifications of this standard may be approved by the Zoning Administrator with consultation from the City of Reno Urban Forester.



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5.0 Access and Circulation

5.1 Access

LightHouse Sierra takes primary access from Talbot Lane and is limited to a single driveway due to the narrowness of the parcel. The proposed driveway location aims to reduce conflicts with adjacent driveways by locating it further south along Talbot Lane while preserving as much uninterrupted pedestrian space as possible. A design exception is required to determine the final driveway location.

5.2 Emergency Vehicle Access

Emergency vehicle access will be provided from the primary access on Talbot Lane. A fire lane meeting the requirements of the Reno Fire Department will be provided including any required turnarounds or hammerheads to ensure efficient access and circulation for fire apparatus throughout the property. The fire lane may encroach into the recreation area on the conceptual land plan and it is anticipated decorative paving material or alternative material acceptable to the Reno Fire Department will be used to ensure safety against a fire incident while maximizing the recreational space available for residents.

5.3 Traffic Impacts

A traffic impact analysis (TIA) or traffic entry and access study will be required if the trips generated from this development trigger the requirement per RMC. At the time of development, the requirement for a TIA or traffic entry and access study will be evaluated to assess potential traffic impacts and the need for traffic improvements.





6.0 Phasing Plan

The project is proposed to be built out over two phases with the first phase including the mixed-use building, the residential mixed-use building, screening buffer, parking, landscaping, associated infrastructure, and recreation amenities. The second phase will include the remaining residential building and associated parking, landscaping, infrastructure, and recreation amenities. Temporary fire access may be required with the first phase to provide adequate circulation for fire apparatus.

6.1 Commercial Phasing

To ensure the project remains primarily a residential development and maintains consistency with the purpose of the SPD, the following standard is required.

1. Prior to the approval of any building permit for a non-residential use or commercial shell tenant space, a minimum of 25 residential dwelling units shall be permitted or included within the same permit application.

Figure 4: Phasing Plan

