

EXPLANATION: Matter underlined is new; matter in brackets [] is material to be omitted.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE RENO MUNICIPAL CODE TITLE 18, "ANNEXATION AND LAND DEVELOPMENT", SPECIFICALLY IN CHAPTER 18.03 "USE REGULATIONS", SECTION 18.03.206, ENTITLED "TABLE OF ALLOWED USES", SECTION 18.03.303, ENTITLED "PUBLIC, INSTITUTIONAL, AND CIVIC USES", SECTION 18.03.405, ENTITLED "STANDARDS FOR SPECIFIC ACCESSORY USES", TO ADD USE STANDARDS AS THEY RELATE TO CHILDCARE CENTERS, CHILDCARE, IN-HOME, AND CHILDCARE, WORKPLACE; TOGETHER WITH MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.03 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.03.206, the same to read as follows:

18.03.206 Table of Allowed Uses

Table 3-1 Table of Allowed Uses

P = permitted M = minor conditional use permit C = conditional use permit required A = accessory use permitted Blank = use prohibited
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Zone Districts	Residential										Urban										Employment				Special				Use-Specific Standards																	
	LLR-2.5	LLR-1	LLR-5	SF-3	SF-5	SF-8	SF-11	MF-14	MF-21	MF-30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NWQ	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT-5	UT-10	UT-40													
RESIDENTIAL USES																																														
Household Living																																														
Dwelling, Duplex						C	C	P	P	P	P	P	P	P	P	P	P	P	M	M	P	P	P													P	P	P	P	18.03.302(a)(1)						
Dwelling, Triplex						C	C	P	P	P	P	P	P	P	P	P	P	P	M	M	P	P	P															P	P	P	P	18.03.302(a)(1)				
Dwelling, Fourplex						C	C	P	P	P	P	P	P	P	P	P	P	P	M	M	P	P	P															P	P	P	P	18.03.302(a)(1)				
Dwelling, Live/Work										P	P	P	P	P	P	P	P	P	M	M		P	P				P														18.03.302(a)(2)					
Dwelling, Multi-family						C	C	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*																	P	*	18.03.302(a)(3)			
Dwelling, Single-Family Attached								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																		P	*	18.03.302(a)(4)			
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	C	P															P	P	P	P	P	18.03.302(a)(5)		
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	C	P																P	P	P	P	P	18.03.302(a)(6)	
Mobile Home Park										C	C	C																															C	C	C	18.03.302(a)(7)

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Mobile Home Subdivision	P	P	P	P	P	P	P	P	P																									18.03.302(a)(8)

Group Living

Assisted Living Facility								P*	P*	P*	P	P	P	P	P	P	P	P	P*	P*														18.03.302(b)(1)		
Boarding or Rooming House				C*	C*	C*		C*	C*	C		P	P		P	P	P	P	P																18.03.302(b)(2)	
Convent or Monastery				P							P	P	P	P	P	P	P	P	P													C			18.03.302(b)(3)	
Fraternity or Sorority House									C	C	M	M	M	M	M	M	M	M																		
Group Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	18.03.302(b)(4)		
Private Dorm									P*	P*	P	P	P	P	P	P	P	P															P*			18.03.302(b)(5)
Single-Room-Occupancy										P*	P	P	P	P	P	P	P	P	P*														P*			18.03.302(b)(6)
Transitional Living Facility																	C	C	C													P			18.03.302(b)(7)	

PUBLIC, INSTITUTIONAL, AND CIVIC USES

Community and Cultural Facilities

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Cemetery or Mausoleum	C	C	C							P	P	P		P	P	P	P	P								P	P		C	M	M	M	18.03.303(a)(1)		
Funeral Parlor													P	P	P	P	P	P				P				P	P								
Library, Art Gallery, or Museum										P	P	P	P	P	P	P	P	P	P	P	P	P	P			P		C	P	C	C	P			
Major Government Facility																								C					C			C			
Minor Government Facility										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	P	C	C	C	18.03.303(a)(2)	
Prison or Custodial Institution																													C						
Private Club, Lodge, or Fraternal Organization									C	C	P	P	P	P	P	P	P	P	P			P	P			P	P								
Public Meal or Homeless Services Provider												C					C							C											18.03.303(a)(3)
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.303(a)(4) 18.04.107	
Religious Assembly			C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P		C	P			P	C	C	C		18.03.303(a)(5)	

Educational Facilities

Adult Education	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.303(b)(1)
Childcare Center	M €	M €	M €	M €	M €	M €	M €	M €	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.303(b)(2)

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	LLR-2.5	LLR-1	LLR-.5	SF-3	SF-5	SF-8	SF-11	MF-14	MF-21	MF-30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NWQ	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT-5		UT-10	UT-40	
College, University, or Seminary											P	P	P	P	P	P	P	P				P	P			P			P					18.04.107
School, Public or Private	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	M*	18.03.303(b)(3) 18.04.107
School, Vocational or Trade											P	P	P	P	P	P	P	P				P	P	P	P			P	M	M	M		18.03.303(b)(4) 18.04.107	

Healthcare Facilities

Blood Plasma Donor Center											P	P	P	P	P	P	P	P				P			P	P	P						18.03.303(c)(1) 18.04.107
Hospital, Acute and Overnight Care											P	P	P	P	P	P	P	P				P				C		C					18.04.107
Medical Facility, Day Use											P	P	P	P	P	P	P	P	P	P	P	P				P		P					18.04.107

COMMERCIAL USES

Agriculture, Animals, and Farming

Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility	C	C	C								P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P	P	P*	P			M*	M*	M*	18.03.304(a)(1) 18.04.107
Farm																											P		P	P	P		18.03.304(a)(2) 18.04.107
Stable, Commercial	C	C														P	P	P				P					P		M	M	M		18.03.304(a)(3) 18.04.107

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Urban Farm	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	18.03.304(a)(4) 18.04.107

Food and Beverage

Bakery, Retail									M	M	P	P	P	P	P	P	P	P	P	P	M	P	P			P	P	P							
Bar, Lounge, or Tavern											P	P	P	P	P	P	P	P	P				P		P	P	P	P							
Commercial Kitchen											P	P	P	P	P	P	P	P	P	P			P	P	P	P				M	M	M			
Microbrewery, Distillery, or Winery											P	P	P	P	P	P	P	P	P	P			P	P	P	P									18.03.304(b)(1)
Restaurant									M	M	P	P	P	P	P	P	P	P	P	P	M	P			P	P	P	P							
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	P	P	M			P		P	P	P	P							18.03.304(b)(2)

Lodging

Bed and Breakfast Inn	M	M	M	M	M	M		M	P	P	P	P	P	P	P	P	P	P	P	M	M	P	P												18.03.304(c)(1)
Hotel-Condominium											P	P	P	P	P	P	P	P	P				P		P		P	*							18.03.304(c)(2)
Hotel											P	P	P	P	P	P	P	P	P				P		P		P	*							18.03.304(c)(3)

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Hotel with Nonrestricted Gaming											C					C		C										C*						18.03.304(c)(4)
Motel																	P	P	P									P*						18.03.304(c)(5)
Motel with Nonrestricted Gaming																		C																18.03.304(c)(6)

Office and Professional Services

Call Center											P	P	P	P	P	P	P	P	P				P			P	P	P	P					
Financial Institution									P		P	P	P	P	P	P	P	P	P	P	M						P	P	P		M			18.03.304(d)(1)
Laboratory												P	P	P	P	P	P	P	P			P	P			P	P	P	P		P			18.03.304(d)(2)
Office, General								P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			18.03.304(d)(3)	
Recording Studio											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P			

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Gun Range, Indoor																			C					C			C		C								
Recreational Vehicle Park															C		C	C	C														18.03.304(f)(4)				
Sports Arena, Stadium, or Track											C	C	C	C	C	C	C	C				C		C		C	C	C	C				18.04.107				
Retail																																					
Building, Lumber, and Landscape Material Sales														P		P*	P	P					P		P	P	P	P						18.03.304(g)(1)			
Cannabis Dispensary, Medical										P*		P*	P*	P*	P*	P*	P*					P*					P*							18.03.304(g)(2)			
Cannabis Dispensary, Adult-use																P*	P*	P*					P*				P*							18.03.304(g)(3)			
Convenience Store										P	P	P	P	P	P	P	P	P	P	C		P		P	M	P	P										
General Retail, less than 10,000 Square Feet									P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P						18.03.304(g)(4)			
General Retail, 10,000 Square Feet or more										P	P	P	P	P	P	P	P	P	P			P		P	P	P	P							18.03.304(g)(5)			
General Retail, Package Alcohol Sales												C*		C*		C*	C*	C*				C*			C*	C*	C*							18.03.304(g)(6)			
Pawn Shop																C*	C*	C*				C*			C*	C*							18.03.304(g)(7)				

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Cannabis Production Facility, Adult-use												P*				P*	P*							P*	P*	P*	P*							18.03.306(a)(6)	
Cannabis Production Facility, Medical												P*				P*	P*	P*							P*	P*	P*	P*							18.03.306(a)(7)
Chemical Processing and/or Manufacture																								C	C		C								
Collection Station																			C					P	P	C	P			C	C				
Crematorium											C*	C*		C*	C*	C*	C*	C*	C*				C*	P*	P*	C*	P*							18.03.306(a)(8)	
Custom and Craft Manufacturing										P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P			C	C	C				
Food Processing or Wholesale Bakery											P	P	P	P	P	P	P	P	P				P		P	P	P	P							
Hazardous Waste Facility																								C*	C*	C*	C*								18.03.306(a)(9)
Indoor Manufacturing, Processing, Assembly, or Fabrication												P					M	M					C	P	P	P	P								
Maintenance, Repair, or Renovation Business												P		P		P	P	P					P	P	P	P									
Outdoor Manufacturing, Processing, Assembly, or Fabrication																								C	C	C	C								
Printing and Publishing											P	P	P	P	P	P	P	P	P				P	P	P	P									

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Transfer Station																								C										18.03.306(b)(6)	
Truck Terminal																									C	C	C	C							
Warehouse or Distribution Center													P				C	C							P	P	M	P						18.03.306(b)(7)	
Wholesale																	P	P	P						P	P	P	P						18.03.306(b)(8)	
Wrecking Yard, Salvage Yard, or Junk Yard																									C			C							
ACCESSORY USES																																			
Automated Teller Machine, Freestanding									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Ball Court	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(a)
Caretaker Quarters								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A			18.03.405(b)
Childcare, In-Home (5-12 Children)	A	A	A M	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(c)	
Childcare, Workplace	A	A	A M	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(d)	
Community Center, Private	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A																A	A	A	18.03.405(e)
Drive-Through Facility													C	C	C		C	M	A	C	C				A	A	A	A						18.03.405(f)	

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Utilities, Alternative Systems	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(r)	
TEMPORARY USES																																		
Asphalt or Concrete Batch Plant	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.503(a)
Christmas Tree Sales Lot and Similar Uses										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(b)
Construction Field Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.503(c)
Garage Sale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P				P	P	P		18.03.503(d)
Parking Lot, Open										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.503(e)
Real Estate Sales Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(f)
Stockpiling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(g)
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(h)
Vegetation Management	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(i)

SECTION 2: Chapter 18.03 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.03.303, the same to read as follows:

18.03.303 Public, Institutional, and Civic Uses

(a) **Community and Cultural Facilities**

(1) **Cemetery or Mausoleum** Shall only be allowed on parcels abutting and having access to a collector or arterial street.

(2) **Minor Government Facility**

a. The Administrator may approve modifications to [Chapter 18.04 Development Standards](#), including but not limited to fencing standards, landscaping, lighting, setbacks, screening, parking, parkway and sidewalk standards, based on design concerns maintaining safety and/or security.

(3) **Public Meal or Homeless Service Provider**

- a. Any public meals facility shall include an internal dining room and a lobby or waiting area designed to prevent the formation of a queue outside of the building. Such lobby shall open at least 30 minutes before the dining room opens so that patrons may wait inside.
- b. In public meals facilities, interior restrooms shall be available to patrons at least 30 minutes before meals are served, while meals are being served, and at least 30 minutes after meals have been served.
- c. Homeless services may be operated without public meal facilities, as determined through an approved conditional use permit.
- d. Design and operation standards for new or expanded facilities shall be determined through an approved conditional use permit consistent with the provisions of (a) through (k) of this section. New or expanded facilities are exempt from the design standards of specific zoning districts.
- e. Queuing of patrons on private property or sidewalk in public view is prohibited.
- f. Use shall not be located closer than 600 feet from residentially zoned property or K-12 school licensed by the State of Nevada.
- g. Use shall not be located within the Redevelopment District #1 (RDA 1).
- h. Any public meal provider and all homeless service providers shall obtain a business license regardless of federal tax status.
- i. Only one public meal provider may be licensed and operate within city limits.
- j. Only one of each of the following homeless service providers may be licensed and operate within city limits: men; women and families; and the mentally ill (for a total of three).
- k. Any public meal provider must be associated with an on-site homeless shelter or transitional living facility.
- l. Within the MU (Mixed-Use Urban) district, the use is only allowed in the area bounded by Wells Avenue on the west, I-80 on the north, the Truckee River on the south, and Galetti Way on the east.

(4) **Public Park or Recreation Area** In all districts except the PGOS District, ball courts, ballfields, and parking areas shall comply with the following standards:

- a. Lights shall be shielded from adjacent residences.
- b. Courts and parking areas shall be screened from adjacent residential zoned property.
- c. Lighting subject to [18.04.1306](#).

d. Court and ballfield fences shall meet side and rear yard setbacks for accessory structures.

e. Courts and ballfields shall be closed between the hours of 10 p.m. and 7 a.m.

(5) **Religious Assembly**

a. When the facility is located adjacent to a collector or arterial, primary access to the facility shall be by means of a collector or arterial street.

(b) **Educational Facilities**

(1) **Adult Education**

1. **MA District** Enrollment is limited to a maximum of 400 students per school.

(2) **Childcare Center** All childcare centers and facilities, ~~including accessory in-home childcare uses~~, shall comply with the following standards, as applicable:

a. **All Districts**

1. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished without impeding traffic flow on adjacent roadwayson the site. The Administrator shall approve layout of driveways, circulation patterns, pick-up and drop-off plans, and parking prior to the issuance of any building permit or business license, whichever comes first.

2. Where structures or play areas are adjacent to residentially zoned property:

[a] A six-foot high fence shall be installed along the common property line, with an additional buffer of plant materials along the play area.

[b] The building entrance and access shall be oriented away from residential uses on local streets, if possible.

[c] Outdoor play shall be limited to ~~daylight hours~~ the hours of 7:00 a.m. to 7:00 p.m.

[d] Outdoor lighting shall be designed to not shine directly onto any abutting residential ~~property-uses~~.

[e] These standards may be deviated from through the approval of a minor conditional use permit (MUP).

(3) **School, Public or Private**

a. Any school with a planned enrollment capacity of 400 students or more requires approval of a conditional use permit.

b. Building heights are not restricted.

c. In all yards located adjacent to residentially zoned property, buildings shall be setback one foot for every foot in building height. Each elevation will determine the amount of setback, for example, a 25-foot front facing elevation will require a 25-foot setback in the front, a 30-foot side elevation will require a 30-foot setback on that side, and that same building that has a rear facing elevation adjacent to a zoning other than residential will have no setback requirement.

d. Up to 20 percent of the site shall be landscaped, as determined by the Administrator, based on community character and site specifics such as slope and soil quality.

e. Prior to approval of a building permit for a new school or for a major redesign of an existing school, the applicant shall provide plans that demonstrate compliance with Title 18 and required professional traffic study recommendations and shall include details on driveways, circulations patterns, parking, and pedestrian improvements such as crosswalks or flashers (either on-site or

off-site). In addition, a professionally prepared passenger discharge, loading, and vehicle queuing plan shall be provided demonstrating adequate improvements are provided to accomplish on-site student pick-up and drop-off at peak hours.

f. **MA District**

1. Enrollment is limited to a maximum of 400 students per school.

(4) **School, Vocational or Trade**

- a. **MA District** Enrollment is limited to a maximum of 400 students per school.

(c) **Healthcare Facilities**

- (1) **Blood Plasma Donor Center** An enclosed waiting room that is screened from the street shall be provided. May be indoor or obscured in an outdoor courtyard.

SECTION 3: Chapter 18.03 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.03.405, the same to read as follows:

18.03.405 Standards for Specific Accessory Uses

- (a) **Ball Courts** See subsection 18.03.303(a)(3).
- (b) **Caretaker Quarters** The following specific standards shall apply to both existing and new caretaker quarters units in the City of Reno, except as otherwise expressly stated.
- (1) **Intent Accessory Dwelling Units** Caretaker quarters must be accessory to a primary non-residential or multi-family use and may not be used as accessory dwelling units.
 - (2) **Types Allowed** Caretaker quarters may be attached to and integrated with a principal structure, or may be located in a detached accessory structure.
 - (3) **Number Per Lot** No more than one caretaker quarters unit shall be established on the same lot
- (c) **Childcare, In-Home (5-12 Children)**
- (1) The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished without impeding traffic flow on adjacent roadways. The Administrator shall approve layout of driveways, circulation patterns, pick-up and drop-off plans, and parking prior to the issuance of any building permits or business license, whichever comes first.
 - (2) Outdoor play shall be limited to the hours of 7:00 a.m. to 7:00 p.m.
 - (3) Outdoor lighting shall be designed to not shine directly onto any abutting residential uses.
- ~~All accessory in-home childcare uses shall comply with the applicable use regulations for childcare centers/facilities in Section 18.03.303(b)(2).~~
- ~~(4)~~ The residence or dwelling unit in which the in-home childcare use is operated shall be the permanent residence of the provider of the in-home childcare service.
 - (5) A six-foot high fence shall be installed along all common property lines with abutting residential uses.
 - ~~(6)~~ These standards may be deviated from through the approval of a minor conditional use permit (MUP).
- (d) **Childcare, Workplace**
- (1) Childcare use must be accessory to an approved primary business and must not substantially alter the primary business function.
 - (2) Where structures or play areas are adjacent to residentially zoned property:
 - a. A six-foot high fence shall be installed along the common property line, with an additional buffer of plant materials along the play area.
 - b. Outdoor play shall be limited to ~~daylight hours~~ the hours of 7:00 a.m. to 7:00 p.m.
 - c. Outdoor lighting shall be designed to not shine directly onto any abutting residential property.
 - (3) The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished without impeding traffic flow on adjacent roadways. The Administrator shall approve layout of driveways, circulation patterns, pick-up and drop-off plans, and parking prior to the issuance of any building permit or business license, whichever comes first.
 - (4) These standards may be deviated from through the approval of a minor conditional use permit (MUP).

(e) **Community Center, Private** See Section [18.03.303\(a\)\(4\)](#).

(f) **Drive-Through Facility**

(1) **All Districts**

- a. Drive-through facilities shall always be considered a separate accessory use.
- b. Drive-through lanes shall be designed to not block any other drive aisle or parking space and shall not be located within 100 feet of residentially zoned property unless separated by a principal building or a six-foot-tall solid screen fence, wall, or landscaped berm, in addition to at least ten feet of landscaping, or where all owners of residentially zoned property within 100 feet of the drive-through lane provide written consent.
- c. Shall not have access to local residential streets unless needed for traffic safety.
- d. Impacts to surrounding properties, including noise from a voice box, idling vehicles, headlights, and visibility of the business operation, shall be mitigated to the approval of the Administrator.
- e. The drive-through portion of the use may be subject to conditions imposed by the Administrator to ensure compatibility with surrounding uses, efficient vehicular travel, and architectural compatibility with the principal structure.
- f. Drive-through facilities shall meet minimum vehicle stacking requirements as outlined in [Section 18.04.708](#).
- g. The Administrator may require a drive-through stacking and/or queuing analysis prepared by a licensed engineer.

(g) **Gaming Operation, Restricted**

(1) **All Districts** Restricted gaming operations shall be in the same building as, and operated as incidental to, one of the following principal uses:

- a. Amusement or Recreation;
- b. Bar, Lounge, or Tavern;
- c. Convenience Store;
- d. Hotel;
- e. Motel;
- f. Restaurant with Alcohol Service;
- g. Restaurant without Alcohol Service; or
- h. General retail store or commercial use not otherwise listed in this subsection and having greater than 3,000 square feet of retail gross floor area

(2) To prohibit restricted gaming operations from creating the perception of a casino or non-restricted gaming establishment, the use shall comply with the following:

- a. Establishments shall be physically separated by solid wall;
- b. Establishments shall not share common building facilities such as bathroom, kitchens, storage areas or the like;
- c. Establishment signage shall in no way identify them as a non-restricted gaming establishment or the like; and

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- d. Establishments shall maintain separate entrances and addresses.
- (h) **Guest Quarters** The following specific standards shall apply to both existing and new guest quarters units in the City of Reno, except as otherwise expressly stated.
- (1) **Intent Accessory Dwelling Units** Guest quarters must be accessory to a primary single family residential use and may not be used as accessory dwelling units.
 - (2) **Types Allowed** Guest quarters may be attached to and integrated with the principal structure or may be in a detached accessory structure.
 - (3) **Number Per Lot** No more than one guest quarter unit shall be established on the same lot per Table 3-5 Detached Accessory Structures Permitted.
 - (4) **Minimum Lot, Bulk and Dimensional Standards** See Table 3-6 and Table 3-7, Detached Accessory Structure Dimensional Standards, above, for applicable lot, bulk and dimensional standards in the residential zoning districts.
 - (5) **Design of Guest Quarters in Detached Structures**
 - a. All detached guest quarters shall maintain a single-family appearance and shall be subordinate to the principal dwelling unit in size, location, and appearance. New detached guest quarters shall be architecturally compatible with the principal residential building. Architectural compatibility shall be achieved by including all of the following elements in the accessory building design:
 1. The exterior finish is constructed with materials compatible with the existing principal building materials. The new materials must be either identical or similar to the original building materials. For example, details of synthetic siding should match that of traditional wood siding.
 2. Contemporary interpretations of architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood, or metal work found on the existing principal building are used.
 3. The roof pitch is the same or within the range of the roof pitches on the existing principal building.
 - b. The front door of the detached guest quarters shall not be visible from the same street that the front door of the principal structure faces.
- (i) **Helipad**
- (1) **All Districts**
 - a. Shall be no closer than 300 feet from a single-family residential use. If on top of a building, the distance is measured from the corner of the building nearest the residential use.
 - b. Flight paths shall be reviewed to eliminate flying over residential uses to the extent possible.
 - (2) **MU District** Helipads for patient transport are allowed at permitted hospitals adjacent to single-family residential uses without any discretionary review and are not subject to spacing and flight path limitations.
- (j) **Home Occupation**
- (1) **Appearance** The appearance of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner, that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or by signs, or the emission of sounds, noises, dust, odors, fumes, smoke, or vibrations.
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- (2) **Accessory to Principal Dwelling** The property proposed to support the home occupation shall contain a minimum of one dwelling unit designed and actually used for residential living.
 - (3) **Employees** Home occupations may have one employee who does not reside in the home when adequate off-street parking is provided. An exception to this provision is that for home occupations operating in accessory buildings, employees who do not reside on site are not allowed.
 - (4) **Sale of Merchandise** There shall be no sale of merchandise which requires customers to go to the property.
 - (5) **Traffic** Pedestrian and vehicular traffic shall be limited to that normally associated with residential districts. No more than one client's car may be on site at any one time.
 - (6) **Commercial Vehicle** The home occupation may involve the use of one commercial vehicle, not to exceed 8,000 pounds gross unladen weight, or a single vehicle limousine service.
 - (7) **Size Limits** Up to 25 percent of the living space or 500 square feet, whichever is less, of the dwelling may be used for the home occupation and any related storage of materials and supplies.
 - (8) **Storage**
 - a. There shall be no outdoor storage of materials or equipment.
 - b. No storage of toxic or hazardous materials, including ammunition and gunpowder, shall be allowed.
 - c. Merchandise shall not be visible from outside the dwelling.
 - (9) **Location** The home occupation shall be confined within the principal residential dwelling as a clearly secondary use of the dwelling, or may be located within an existing and legally established accessory dwelling unit. When conducted in an attached garage, the home occupation shall not permanently eliminate the use of the garage if required for off-street parking space for a car.
 - (10) **Use of Facilities and Utilities** The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.
 - (11) **Advertising** There shall be no public advertising that includes the dwelling address or calls attention to the fact that the dwelling is being used for business purposes, except when required by Nevada Revised Statutes. The home address may appear on business cards, letterhead, and invoices only when the home address is also the business address.
 - (12) **Electromagnetic interference** Electrical or mechanical equipment that creates audible interference in radio receivers or visual or audible interference in televisions receivers, or causes fluctuations in the line voltage outside the dwelling unit, is prohibited.
 - (13) **Fire safety** Activities conducted and equipment or material used or stored shall not adversely change the fire safety of the premises.
 - (14) **Equipment** There shall be no use or storage of mechanical equipment not recognized as being part of normal household or hobby use.
 - (15) **Clients** Businesses that serve young clients (e.g., music or swimming lessons) or other clients that do not drive may have up to six clients on site at any one time. Businesses that serve clients that drive may serve up to two clients on site at any one time as limited by subsection e. above.
 - (16) **Prohibited Home Occupations** The following types of businesses are prohibited as home occupations: auto repair, equipment painting, heavy equipment repair, heavy industrial activities, and similar uses. This provision provides an illustrative list only and shall not be interpreted to exclude other businesses or activities from prohibition as a home occupation according to this section or interpretation by the Administrator.
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(17) **Modification with Minor Site Plan Review** Standards in Subsections 1-16, above, may be modified with minor site plan review, subject to findings and compatibility with nearby land uses.

(k) **Live Entertainment**

(1) Any establishment offering scheduled live entertainment shall meet the following standards:

- a. Outdoor Live Entertainment activities shall be limited to the hours of 10:00 a.m. to 10:00 p.m.
- b. Indoor Live Entertainment activities shall be limited to the hours of 10:00 a.m. to 11:00 p.m.
- c. Indoor Live Entertainment activities shall require doors and windows to be kept closed after 10 p.m.
- d. Exits and entrances to the establishment shall be oriented away from residentially zoned property immediately adjoining the site, except for emergency entrances and exits.
- e. Outdoor Live Entertainment shall not be located within 150 feet of any residentially zoned property. Indoor Live Entertainment is permitted by-right.
- f. Any pedestrian queuing that overflows into the public right-of-way shall require a queuing plan, subject to the satisfaction of the Administrator.
- g. Exceeding any of the Live Entertainment use standards may be approved through a conditional use permit process to ensure compatibility with surrounding uses and zone districts.

(2) All required spacing criteria shall be measured in a straight line from the front door of the live entertainment establishment to the closest parcel line, as shown on the Washoe County Assessor's records.

- a. In a situation where the live entertainment activities are not directly adjacent to the place of business, such as in a center with a broader outdoor community entertainment area, the measurement shall be from the outdoor activity/stage to the closest parcel line.
- b. The Administrator shall make any final measurement determinations that are outside of these situations.

(3) Live entertainment is triggered when a secondary use(s) occurs at a business. Amplified music played through an establishment's sound system, although subject to applicable noise standards, does not constitute live entertainment. However, live performances of music or dancing in conjunction with amplified music (or any type of music), is considered live entertainment. For example, having a dance floor that allows customers to dance constitutes as a secondary use to the primary commercial use (i.e. bar or restaurant) and is therefore considered live entertainment. Similarly, karaoke or DJ's that perform in addition to standard "background" amplified music would be considered live entertainment.

(l) **Outdoor Storage**

(1) **All Districts**

- a. Where permitted, storage shall conform with setback requirements for primary buildings.
- b. Where permitted, outdoor storage shall be located to the side or rear of the primary building if a building exists, and shall be screened from roadways, parks, and residentially zoned property within 750 feet of the use with 10 feet of landscaping and a solid fence up to 10 feet in height

and no shorter than the allowed storage height. The required 10 feet of landscaping shall be located between the required fence and property line.

- c. The maximum height for all material storage is ten feet, except the decision-making body may approve the storage of equipment taller than ten feet with additional screening as determined appropriate.
- d. The outdoor storage shall be associated with the primary use of the property.
- e. No outdoor storage shall be permitted between the primary building and an abutting residentially zoned property.
- f. Materials not actively used by the principal business shall not be stored.
- g. The outdoor storage shall not exceed the lesser of 40 percent of the total gross area of the site or the square footage of the main building on the site, except principal businesses selling, renting, repairing, or storing vehicles or equipment may have accessory outdoor storage not exceeding the lesser of 60 percent of the site area or 250 percent the building square footage.

(2) **NC District**

- a. The maximum height for all storage is six feet.
- b. The size of the outdoor storage area must not exceed the greater of 200 square feet or 25 percent of square footage of the main building on the site.

(3) **MU, MS, GC, MU-MC, and MD- Districts**

- a. The maximum height for all storage is six feet, except storage up to ten feet in height may be allowed in side and rear yard areas if fully screened and not adjacent to a residential districts.
- b. Storage of material taller than ten feet may be allowed with a minor conditional use permit.
- c. The outdoor storage shall not exceed 20 percent of the total gross area of the site or 50 percent of the square footage of the main building on the site.

(m) **Package Alcohol Sales Accessory to a Primary Use**

(1) **All Districts**

- a. Accessory package alcohol sales shall only be permitted on a site where the primary use is one of the following:
 - 1. General Retail Store
 - 2. Convenience Store
 - 3. Bakery, Retail
 - 4. Bar, Lounge or Tavern
 - 5. Commercial Kitchen
 - 6. Food Processing or Wholesale Bakery
 - 7. Hotel
 - 8. Hotel with Nonrestricted Gaming
 - 9. Microbrewery, Distillery, or Winery
 - 10. Restaurant with Alcohol Service
- b. All package alcohol sales shall comply with the provisions of this title and shall comply with additional provisions outlined in RMC Chapter 5.07 (Alcoholic Beverages).

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- c. When required, a development permit application (e.g. minor conditional use permit) may be processed concurrently with the associated package alcoholic beverage license or package wine and beer license. Approval of the minor conditional use permit is required prior to the approval and issuance of the associated privilege business license.
 - d. Ten percent of the retail floor space, excluding gross floor area dedicated to storage, offices, restrooms, hallways, or otherwise not accessible by the public, shall be dedicated to the sale of fresh or frozen perishable foods, as defined in RMC Chapter 5.07 (Alcoholic Beverages).
 - 1. Except for properties located within the Downtown Safe Scape Area (See Figure 3-2), the minimum square footage dedicated to fresh or frozen food sales may be modified if it can be determined that there are fresh or frozen perishable food options within ¼ mile of the site, or otherwise approved by conditions.
 - 2. The following uses are exempt from the fresh or frozen perishable food requirement:
 - [a] Bakery, Retail
 - [b] Bar, Lounge or Tavern
 - [c] Commercial Kitchen
 - [d] Food Processing or Wholesale Bakery
 - [e] Hotel with Nonrestricted Gaming
 - [f] Microbrewery, Distillery, or Winery
 - [g] Restaurant with Alcohol Service

(2) Additional Review Based on Location

- a. A minor conditional use permit shall be required when the subject site is within 500 feet of any of the following. The application shall include a map prepared by a State of Nevada licensed surveyor or professional engineer, identifying the project site and all of the following uses or geographic areas which are within 500 feet of the proposed site. All required spacing criteria shall be measured in a straight line from the front door of the retail establishment to the closest parcel line, as shown on the Washoe County Assessor's records.
 - 1. Residentially zoned property
 - 2. Primary or secondary schools
 - 3. Public parks
 - 4. A facility licensed by the State of Nevada for the treatment of alcohol or drug abuse as outlined by NRS 449.00455, as amended.
 - 5. A minor conditional use permit is required when the subject site is either within the boundaries of the Downtown Safe Scape Buffer Area or within 500 feet of the Downtown Safe Scape Buffer Area boundary (See Figure 3-2)
 - 6. A minor conditional use permit is required when the subject site is either within the boundaries of the East 4th Street Corridor Buffer Area or within 500 feet of the East 4th Street Corridor Buffer Area boundary (See Figure 3-3)
 - b. The following uses are exempt from the package alcohol additional review (e.g. minor conditional use permit) based on the locational criteria listed above:
 - 1. Bakery, Retail
 - 2. Bar, Lounge or Tavern
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3. Commercial Kitchen
 4. Food Processing or Wholesale Bakery
 5. Hotel with Nonrestricted Gaming
 6. Microbrewery, Distillery, or Winery
 7. Restaurant with Alcohol Service

(n) **Retail Sales Associated with a Primary Use**

- (1) Shall be associated with an allowed primary uses.
- (2) Shall not exceed 20 percent of the gross floor area of the allowed primary use.
- (3) Parking shall be provided at the rate established for "General Retail, less than 10,000 Square Feet" in [Section 18.04.705\(a\)](#) and is based upon the gross allowed retail sales gross floor area.

(o) **Satellite Dish**

- (1) No satellite dish shall be placed in the front of any parcel unless it can be demonstrated that reception is impossible outside the front yard.
- (2) The diameter of the satellite dish in residential districts shall not exceed 18 inches.
- (3) No satellite dish that exceeds 18 inches in diameter may be placed on a residential building.
- (4) Only one satellite dish shall be permitted per parcel in single-family residential districts.
- (5) The satellite dish shall comply with the setback requirements for accessory buildings.

(p) **Sidewalk Seating**

- (1) **Purpose** The purpose of these standards is to allow increased business and pedestrian traffic by providing safe and visually appealing opportunities for outdoor dining.
 - (2) **Outdoor Dining Permit Required** Outdoor dining or sidewalk seating within the public-right-of-way, is not allowed without authorization of an outdoor dining permit.
 - (3) **Outdoor Dining in Public Rights-of-way Permitted** Outdoor dining permit within the public right-of-way may be permitted with approval of occupancy and/or encroachment permits from the City Engineer. Outdoor dining is not permitted where the speed, volume or nearness of vehicular traffic is not compatible with sidewalk dining. All outdoor dining area must be adjacent to and incidental to the operation of an indoor business or a building including an indoor use. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of the indoor building. Outdoor dining shall not be allowed within ten feet of a fire hydrant, fire department standpipe connection, fire escape, bus stop, any doorway posted as an exit, loading zone, mailboxes, or traffic signal stanchions.
 - (4) **Required Sidewalk Width** Outdoor dining is permitted only where the sidewalk is wide enough to adequately accommodate both the usual pedestrian traffic in the area and the operation of the proposed activity. The outdoor dining area shall leave not less than six consecutive feet of sidewalk width at every point which is clear and unimpeded for pedestrian traffic.
 - (5) **Alcoholic Beverage Restrictions** The service of alcoholic beverages shall be restricted solely to on-premise consumption by customers within the outdoor dining area.
 - a. The operator shall post a written notice to customers that the drinking or carrying of an open container of alcoholic beverage is prohibited and unlawful outside the outdoor dining area.
 - (6) **Health Standards** The operator shall not permit the following outside the building: tables preset with utensils, glasses, napkins, condiments, busing service stations or trash and garbage storage. Outdoor
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food preparation is not allowed except in compliance with conditions of an outdoor dining permit. All exterior surfaces within the outdoor dining area shall be easily cleanable and shall be kept clean at all times by the permittee. Restrooms sufficient for indoor and outdoor dining shall be provided in the adjoining indoor business. The permittee shall be responsible for maintaining the outdoor dining area, including the sidewalk surface and furniture and adjacent areas in a clean and safe condition.

- (7) **Special Closures** Outdoor dining on public property is a privilege. The City shall have the right and power, acting through the City Manager, or their authorized agent, to prohibit the operation of an outdoor dining area at any time because of anticipated or actual problems and conflicts in the use of the sidewalk area. Such problems and conflicts may arise from, but are not limited to, scheduled festivals and similar events or parades or marches, or repairs to the street or sidewalk, or from demonstrations or emergencies occurring in the area. To the extent possible, the permittee shall be given prior written notice of any time period during which the operation of the outdoor dining area will be prohibited by the City.
- (q) **Stable, Private** All private stables for more than four horses shall be located on one acre or larger lots.
- (r) **Utilities, Alternative System** In all zoning districts, all alternative utility systems, as defined in [Section 18.09.302](#), shall comply with the following regulations:
- (1) Except for wind turbines and solar panels, alternative systems shall be screened from view or integrated into the design of the structure in compliance with Subsection 18.04.808(c).
 - (2) A system shall comply with applicable fire codes and building codes.
 - (3) The applicant must provide satisfactory evidence that the electrical utility provider has been informed of the applicant's intent to install a system. An off-grid system shall be exempt from this requirement if an electrical utility provider does not serve the property.
 - (4) Wind turbine alternative utility systems shall adhere to the following:
 - a. Building permit applications must include, at a minimum:
 1. Standard drawings of the wind turbine structure including base, tower, and footings.
 2. An engineering analysis of the tower showing compliance with the International Building Code and certified by a professional engineer licensed in the state of Nevada.
 3. A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electric Code.
 - b. Noise:
 1. Except during short-term events such as high windstorms, sound or noise produced by wind turbine systems proposed within zoning districts identified in [Section 18.04.1402](#) shall adhere to the standards identified in [Section 18.04.1408](#).
 2. Except during short-term events such as high windstorms, noise from proposed systems in zones other than those identified above shall not exceed 60 dBA as measured at the property line of the closest neighboring inhabited dwelling.
 - c. Systems shall be painted a non-reflective, non-obtrusive color such as white or sky blue, to generally match their surroundings. The Administrator may allow alternative colors/painted designs when determined to be appropriate for the location (e.g., artist work in an arts district).
 - d. A system shall not be used for displaying any advertising or signage except for the reasonable identification of the manufacturer.
 - e. Combined Uses. A wind turbine may serve a combined use such as with a communication structure or flagpole, subject to the applicable requirements of both uses.

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- f. The following setbacks and the respective height standards for accessory uses specified in this Section 18.03.405 shall apply, unless it can be proven to the satisfaction of the Administrator that adherence would significantly decrease the efficiency or performance of the system and that a comparable system at a comparable cost and with comparable efficiency and performance would be infeasible.
 - 1. All components of the system must be set back at least 30 feet from the front property line and at least ten feet from the side and rear property lines.
 - g. **Removal** The owner shall remove any wind system and related structures that have been abandoned or discontinued for 12 months or do not meet the noise standards identified above.