

Development Services

Planning FAQs

What is the current zoning of my property?

- To view parcel zoning, visit the [Community Development Map](#) and choose the “zoning designations” layer.

What are my property’s setbacks?

- Locate the zoning through the [Community Development Map](#) and choose the “zoning designations” layer. Once you know the zoning, refer to [RMC Section 18.02](#) to view the setbacks for the principal structure.

What uses are allowed in my zone?

- A list of permitted uses can be located by first identifying the zoning for that parcel through the [Community Development Map](#) and choose the “zoning designations” layer. Once you know the zoning, uses permitted in that zone can be found in [RMC Section 18.03.206](#).

What is PUD zoning, and how do I find the standards?

- Planned Unit Developments (PUD) and Special Planning Districts (SPD) are separate sets of zoning standards specific to certain geographic areas and neighborhoods. View the associated guidelines and handbooks here.

I would like to build an accessory structure (e.g. shed, patio cover). What are my setbacks?

- Locate the zoning through the [Community Development Map](#) and choose the “zoning designations” layer.
- Accessory structure standards can be found in [RMC Section 18.03.401](#).
- Side and rear setbacks can be found in [RMC Section 18.02](#) in the corresponding zoning district.
- If you are within a Planned Unit Development (PUD), you will need to review the requirements within the specific PUD handbook. A list of the various handbooks can be found [here](#).

Do I need a permit to get a fence?

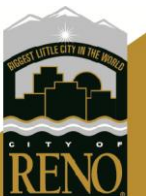
- Yes, a building permit is required for all fences. Fence standards can be found in [RMC Section 18.04.809](#).
- The [Residential Fence Permit Checklist](#) provides additional information on what may be needed for fence permit.

How do I obtain public records?

- All public records can be obtained by doing a public records request through the following link: [Public Records Center](#)

Does the City have any type of pre-submittal process?

- Every Monday, the City holds pre-application meetings with representatives from the Fire Department, Building Division, Engineering Division and Planning Divisions. These meetings should be scheduled in advance. You can schedule a pre-application meeting [here](#).



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How do we obtain a zoning verification letter?

- The City of Reno does not provide zoning verification letters. However, you can find the zoning per city records through the following link: City of Reno [Community Development Map](#).

What is the process for obtaining a zoning verification letter for a cannabis establishment?

- You can find the additional standards for cannabis establishments in [RMC Section 18.03.304\(g\)\(2\) & \(3\)](#).

Can my property be subdivided?

- First locate the zoning through the [Community Development Map](#) and choose the “zoning designations” layer.
- Next, review the bulk and dimensional standards for your zone in [RMC Section 18.02](#). These standards should tell you the required minimum lot size, dimensions, and setbacks.

Can I put a manufactured home on my lot?

- First locate the zoning through the [Community Development Map](#) and choose the “zoning designations” layer.
- Next, you can find which zones permit manufactured homes in [RMC Section 18.03.206 Table 3-1 Table of Allowed Uses](#).

What are the sign requirements for my property?

- Locate the zoning through the [Community Development Map](#) and choose the “zoning designations” layer. Sign regulations for each zone can be found in [RMC Section 18.05](#).

How can modifications to existing cell towers be made? What modifications are permitted?

- The City of Reno follows FCC guidance on the Spectrum Act. A modification or new co-location is considered a substantial modification if there are changes that:
 - Increase the height of the facility by more than 10% or 20 feet;
 - Increase the width to the facility by more than 20 feet;
 - Defeat the screening elements (i.e. radome, parapet, etc.)All other changes are subject to the standards in [RMC 18.03.305\(a\)\(1\)](#)
- For more nuanced questions, the Planner of the Day can provide assistance.

What's being built on that parcel? | How can I find out what's being proposed?

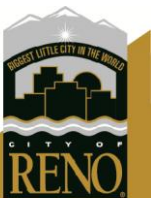
- Current land development projects in review can be found [here](#).
- You can find any permit for a specific address or parcel [here](#).

I received a yellow postcard and don't know what it means. Can you help?

- This postcard is a notice that a project is being proposed within 750 feet of your property. The postcard has been provided to inform you of the proposed development. If you want to see what is being proposed, you can see the projects [here](#). You can also contact the case Planner assigned to the project. Their contact information will be on the postcard.

What is the status of my business license?

- You can contact our Business License Division at (775) 334-2090.



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- Planning Division review of business licenses takes approximately five business days. If you have not received any communication after that time, please contact the Planner of the Day at (775) 321-8309 or planning@reno.gov.

How do I apply for a planning application? What are the fees?

- All Planning and Engineering applications can be found [here](#). There are various checklists and information contained within each application. Planning applications are taken in on specific days each month. The intake calendar can be found [here](#). Fees can be found [here](#).

Additional Contacts for More Information:

- For planning and zoning questions, email the Planner of the Day at planning@reno.gov
- For building permit questions, email permits@reno.gov
- For engineering questions, email developmentsservicesengineering@reno.gov
- For business license questions, call (775)334-2090 or send a [message](#).

