



C I T Y O F
RENO
Memorandum

DATE: August 27, 2025

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager

FROM: Angela Fuss, Development Services Assistant Director
Chris Pingree, Development Services Director

SUBJECT: Development Services Text Amendments and Master Plan/Policy Updates

City Council has requested an update from the Development Services Department with a list of the text amendment and policy change updates that are currently in process or are on the list to be completed in the future. The information below summarizes those items which have been grouped into three categories consisting of:

- 1) Items currently in process
- 2) Items anticipated for initiation in the near future
- 3) Items that Council has discussed or are triggered by other factors

Text Amendments & Policy Changes Currently in Process

- ADU Ordinance
- Child Care Ordinance
- Community input on existing and potential changes to the Live Entertainment Ordinance
- Community input on existing and potential changes to the Noise Ordinance
- Updates to the Police Facility Impact Fee
- Updates to the Regional Road Impact Fee
- Updates to the Reno Master Plan based on changes to NRS and/or the new 2024 Truckee Meadows Regional Plan, including:
 - Attainable Housing
 - Heat Island Mitigation
 - Natural Resources
 - Trails
 - Source Water Protection
 - Update Mapping

Text Amendments on Schedule for Initiation in the Near Future

- Updates to Title 18 based on changes to the Public Works Design Manual
- Updates to Title 18 to address 2025 Legislative Session changes
- Updates to Title 18 to update the Planning Commission and Historic Resource Commission language to align with the new Resolution on boards and commissions
- Updates to Title 5 to allow for a franchise agreement with water utility purveyors
- Updates to the Hotel/Motel Inspection Ordinance

Items that Council has Discussed or are Triggered by Other Factors

- Policy or Ordinance changes around data centers
- Wildlife Management Policy
- Truckee River Corridor Plan (in conjunction with Redevelopment Agency)
- E. 4th Street Corridor Plan (in conjunction with Redevelopment Agency)
- Update to Overlay Districts and Neighborhood Plans (i.e. Wells Avenue Neighborhood Plan)
- Short Term Rentals
- Sustainability (Trees, Heat Mitigation, etc.)
- Creation of a Newlands Conservation District
- Creation of an Annexation Program
- Review of the Sphere of Influence Boundary
- Update of the Reno Master Plan's Implementation Plan