ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6517, adopted May 22, 2019.

See the Table of Amendments for further information.

Remove Old Pages
Checklist of up-to-date pages
SH:1, SH:2
18.08:90.9—18.08:90.16
18.08:90.44.1, 18.08:90.44.2
18.24:9—18.24:12
TOA:15

Insert New Pages
Checklist of up-to-date pages
(following Table of Contents)
SH:1, SH:2
18.08:90.9—18.08:90.16.2
18.08:90.44.1, 18.08:90.44.2
18.24:9—18.24:12
TOA:15

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of
RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

**Ordinance No. 6500, adopted February 13, 2019.**

See the Table of Amendments for further information.

<table>
<thead>
<tr>
<th>Remove Old Pages</th>
<th>Insert New Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Checklist of up-to-date pages</td>
<td>Checklist of up-to-date pages (following Table of Contents)</td>
</tr>
<tr>
<td>SH:1, SH:2</td>
<td>SH:1, SH:2</td>
</tr>
<tr>
<td>18.08:41, 18.08:42</td>
<td>18.08:41—18.08:42.1</td>
</tr>
<tr>
<td>18.08:87—18.08:88.1</td>
<td>18.08:87—18.08:88.1</td>
</tr>
<tr>
<td>18.08:90.5</td>
<td>18.08:90.5</td>
</tr>
<tr>
<td>18.08:90.33, 18.08:90.34</td>
<td>18.08:90.33, 18.08:90.34</td>
</tr>
<tr>
<td>18.08:90.44.1, 18.08:90.44.2</td>
<td>18.08:90.44.1, 18.08:90.44.2</td>
</tr>
<tr>
<td>TOA:15</td>
<td>TOA:15</td>
</tr>
</tbody>
</table>

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6468, adopted June 6, 2018.

See the Table of Amendments for further information.

Remove Old Pages

ix, x
xxix, xxx
xxxv, xxxvi
Checklist of up-to-date pages
SH:1, SH:2
18.08:37, 18.08:38
18.08:43—18.08:46
18.08:53—18.08:54.1
18.08:59—18.08:60.1
18.08:69, 18.08:70
18.08:75—18.08:78
18.08:83—18.08:86
18.08:89—18.08:90.4
18.08:90.21—18.08:90.22.2
18.08:90.37—18.08:90.44
18.24:2.4.1—18.24:2.6.1
18.24:57—18.24:58.2
TOA:15
ALDi:35, ALDi:36
ALDi:51—ALDi:52.1
ALDi:65, ALDi:66
ALDi:73—ALDi:76

Insert New Pages

ix, x
xxix, xxx
xxxv, xxxvi
Checklist of up-to-date pages (following Table of Contents)
SH:1, SH:2
18.08:37, 18.08:38
18.08:43—18.08:46
18.08:53—18.08:54.1
18.08:59—18.08:60.1
18.08:69—18.08:70.1
18.08:75—18.08:78.1
18.08:83—18.08:86.1
18.08:89—18.08:90.4
18.08:90.21—18.08:90.22.3
18.08:90.37—18.08:90.44.2
18.24:2.4.1—18.24:2.5
18.24:57—18.24:58.2
TOA:15
ALDi:35—ALDi:36.1
ALDi:51—ALDi:52.1
ALDi:65, ALDi:66
ALDi:73—ALDi:76.1

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6441, adopted December 6, 2017.

See the Table of Amendments for further information.

Remove Old Pages

Checklist of up-to-date pages
SH:1, SH:2
18.08:225, 18.08:226
18.08:257, 18.08:258
TOA:15

Insert New Pages

Checklist of up-to-date pages (following Table of Contents)
SH:1, SH:2
18.08:225, 18.08:226
18.08:257, 18.08:258
TOA:15

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6436, enacted September 13, 2017.

See the Table of Amendments for further information.

Remove Old Pages

- Checklist of up-to-date pages
- SH:1, SH:2
- 18.06:13—18.06:18
- 18.16:1, 18.16:2
- 18.16:11—18.16:26
- TOA:13, TOA:14
- ALDi:56.3—ALDi:56.4.1

Insert New Pages

- Checklist of up-to-date pages (following Table of Contents)
- SH:1, SH:2
- 18.06:13—18.06:18
- 18.16:1, 18.16:2
- 18.16:11—18.16:20
- TOA:13—TOA:15
- ALDi:56.3—ALDi:56.4.1

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6429, enacted April 26, 2017.

See the Table of Amendments for further information.

Remove Old Pages

xxv, xxvi
Checklist of up-to-date pages
SH:1, SH:2
18.08:203, 18.08:204
18.08:219, 18.08:220
18.08:257, 18.08:258
18.16:3—18.16:6
TOA:13, TOA:14
SLRT:3—SLRT:5
ALDi:56.3, ALDi:56.4

Insert New Pages

xxv, xxvi
Checklist of up-to-date pages
SH:1, SH:2
18.08:203—18.08:204.1
18.08:219—18.08:220.1
18.08:257, 18.08:258
18.16:3—18.16:6.1
TOA:13, TOA:14
SLRT:3—SLRT:5
ALDi:56.3, ALDi:56.4

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT
City of
RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6414, adopted September 28, 2016.

See the Table of Amendments for further information.

<table>
<thead>
<tr>
<th>Remove Old Pages</th>
<th>Insert New Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Checklist of up-to-date pages</td>
<td>Checklist of up-to-date pages (following Table of Contents)</td>
</tr>
<tr>
<td>SH:1, SH:2</td>
<td>SH:1, SH:2</td>
</tr>
<tr>
<td>18.08:25—18.08:28</td>
<td>18.08:25—18.08:28.1</td>
</tr>
<tr>
<td>18.08:90.3—18.08:90.10</td>
<td>18.08:90.3—18.08:90.10.1</td>
</tr>
<tr>
<td>18.08:90.43, 18.08:90.44</td>
<td>18.08:90.43, 18.08:90.44</td>
</tr>
<tr>
<td>TOA:13, TOA:14</td>
<td>TOA:13, TOA:14</td>
</tr>
</tbody>
</table>

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of
RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:


See the Table of Amendments for further information.

Remove Old Pages Insert New Pages
Title page
Checklist of up-to-date pages Checklist of up-to-date pages (following Table of Contents)
SH:1, SH:2 SH:1, SH:2
18.12:44.1—18.12:44.6 18.12:44.1—18.12:44.6
TOA:13, TOA:14 TOA:13, TOA:14

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
SUPPLEMENT NO. 30
June 2016

ANNEXATION AND LAND DEVELOPMENT

City of
RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6381, adopted December 2, 2015.

See the Table of Amendments for further information.

Remove Old Pages
v, vi
xxv, xxvi
Checklist of up-to-date pages
SH:1, SH:2
18.06:13—18.06.18.1
18.08:43, 18.08:44
18.16:1, 18.16:2
18.16:9—18.16:10.1
TOA:13, TOA:14
ALDi:39, ALDi:40
ALDi:56.3—ALDi:56.4.1

Insert New Pages
v, vi
xxv—xxvi.i
Checklist of up-to-date pages (following Table of Contents)
SH:1, SH:2
18.06:13—18.06.18.1
18.08:43, 18.08:44
18.16:1, 18.16:2
18.16:9—18.16:10.2
TOA:13, TOA:14
ALDi:39—ALDi:40.1
ALDi:56.3—ALDi:56.4.1

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6366, adopted April 15, 2015.

See the Table of Amendments for further information.

Remove Old Pages

ii—lix
Checklist of up-to-date pages
SH:1, SH:2
18.06:11, 18.06:12
18.06:15—18.06:18
18.06:33—18.06:40
18.08:43, 18.08:44
18.08:59—18.08:60.1
18.08:75, 18.08:76
18.08:87, 18.08:88
18.08:90.3, 18.08:90.4
18.08:90.34.1—18.08:90.36
18.08:90.43, 18.08:90.44
18.24.2.2.1—18.24:2.4
18.24:45—18.24:48.1
TOA:13, TOA:14
SLRT:1—SLRT:4
ALDi:49, ALDi:50
ALDi:57, ALDi:58
ALDi:65—ALDi:68.1
ALDi:73—ALDi:83

Insert New Pages

iii—lix
Checklist of up-to-date pages
SH:1, SH:2
18.06:11, 18.06:12
18.06:15—18.06:18.1
18.06:33—18.06:40.2
18.08:43, 18.08:44
18.08:59—18.08:60.1
18.08:75—18.08:76.1
18.08:87—18.08:88.1
18.08:90.3, 18.08:90.4
18.08:90.35—18.08:90.36.2
18.08:90.43, 18.08:90.44
18.24:2.3—18.24:2.4.1
18.24:45—18.24:48.1
TOA:13, TOA:14
SLRT:1—SLRT:5
ALDi:49, ALDi:50
ALDi:57, ALDi:58
ALDi:65—ALDi:68.1
ALDi:73—ALDi:83

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6353, adopted November 12, 2014.

See the Table of Amendments for further information.

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
SUPPLEMENT NO. 27
September 2014

ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:


See the Table of Amendments for further information.

<table>
<thead>
<tr>
<th>Remove Old Pages</th>
<th>Insert New Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>v—viii</td>
<td>v—viii</td>
</tr>
<tr>
<td>xxxi—xlix</td>
<td>xxxi—xlix</td>
</tr>
<tr>
<td>Checklist of up-to-date pages</td>
<td>Checklist of up-to-date pages (following Table of Contents)</td>
</tr>
<tr>
<td>SH:1, SH:2</td>
<td>SH:1, SH:2</td>
</tr>
<tr>
<td>18.02:1</td>
<td>18.02:1</td>
</tr>
<tr>
<td>18.02:5, 18.02:6</td>
<td>18.02:5, 18.02:6</td>
</tr>
<tr>
<td>18.06:33—18.06:34.1</td>
<td>18.06:33—18.06:34.1</td>
</tr>
<tr>
<td>18.06:39—18.06:42</td>
<td>18.06:39—18.06:42</td>
</tr>
<tr>
<td>18.08:37, 18.08:38</td>
<td>18.08:37, 18.08:38</td>
</tr>
<tr>
<td>18.08:43—18.08:46</td>
<td>18.08:43—18.08:46.1</td>
</tr>
<tr>
<td>18.08:53, 18.08:54</td>
<td>18.08:53—18.08:54.1</td>
</tr>
<tr>
<td>18.08:59, 18.08:60</td>
<td>18.08:59—18.08:60.1</td>
</tr>
<tr>
<td>18.08:69, 18.08:70</td>
<td>18.08:69, 18.08:70</td>
</tr>
<tr>
<td>18.08:75—18.08:86</td>
<td>18.08:75—18.08:86</td>
</tr>
<tr>
<td>18.08:89, 18.08:90</td>
<td>18.08:89, 18.08:90</td>
</tr>
<tr>
<td>18.08:90.3, 18.08:90.4</td>
<td>18.08:90.3, 18.08:90.4</td>
</tr>
<tr>
<td>18.08:90.19—18.08:90.22.1</td>
<td>18.08:90.19—18.08:90.22.2</td>
</tr>
<tr>
<td>18.08:90.37—18.08:90.43</td>
<td>18.08:90.37—18.08:90.45</td>
</tr>
<tr>
<td>18.08:99—18.08:102</td>
<td>18.08:99—18.08:102.1</td>
</tr>
<tr>
<td>18.08:167, 18.08:168</td>
<td>18.08:167, 18.08:168</td>
</tr>
<tr>
<td>18.08:184.9</td>
<td>18.08:184.9</td>
</tr>
<tr>
<td>18.24:2.1, 18.24:2.2</td>
<td>18.24:2.1—18.24:2.2.1</td>
</tr>
<tr>
<td>18.24:2.5, 18.24:2.6</td>
<td>18.24:2.5—18.24:2.6.1</td>
</tr>
<tr>
<td>TOA:13, TOA:14</td>
<td>TOA:13, TOA:14</td>
</tr>
<tr>
<td>SLRT:1—SLRT:4</td>
<td>SLRT:1—SLRT:4</td>
</tr>
<tr>
<td>ALDi:10.1, ALDi:10.2</td>
<td>ALDi:10.1, ALDi:10.2</td>
</tr>
</tbody>
</table>
Remove Old Pages
ALDi:17, ALDi:18
ALDi:47—ALDi:52
ALDi:65—ALDi:68.1
ALDi:72.1—ALDi:80

Insert New Pages
ALDi:17, ALDi:18
ALDi:47—ALDi:52.1
ALDi:65—ALDi:68.1
ALDi:73—ALDi:80

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

**Ordinance No. 6324, adopted April 16, 2014.**

See the Table of Amendments for further information.

<table>
<thead>
<tr>
<th>Remove Old Pages</th>
<th>Insert New Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>iii—xlix</td>
<td>iii—xlix</td>
</tr>
<tr>
<td>Checklist of up-to-date pages</td>
<td>Checklist of up-to-date pages (following Table of Contents)</td>
</tr>
<tr>
<td>SH:1, SH:2</td>
<td>SH:1, SH:2</td>
</tr>
<tr>
<td>18.06:33, 18.06:34</td>
<td>18.06:33—18.06:34.1</td>
</tr>
<tr>
<td>18.06:39—18.06:42</td>
<td>18.06:39—18.06:42</td>
</tr>
<tr>
<td>18.08:11, 18.08:12</td>
<td>18.08:11—18.08:12.1</td>
</tr>
<tr>
<td>18.08:15—18.08:20</td>
<td>18.08:15—18.08:20.1</td>
</tr>
<tr>
<td>18.08:29, 18.08:30</td>
<td>18.08:29, 18.08:30</td>
</tr>
<tr>
<td>18.08:57, 18.08:58</td>
<td>18.08:57, 18.08:58</td>
</tr>
<tr>
<td>18.08:65—18.08:90.6</td>
<td>18.08:65—18.08:90.4</td>
</tr>
<tr>
<td>18.08:90.21—18.08:90.22.1</td>
<td>18.08:90.21—18.08:90.22.1</td>
</tr>
<tr>
<td>18.08:90.33—18.08:90.34.1</td>
<td>18.08:90.33—18.08:90.34.1</td>
</tr>
<tr>
<td>18.08:90.41, 18.08:90.42</td>
<td>18.08:90.41, 18.08:90.42</td>
</tr>
<tr>
<td>18.08:107—18.08:120</td>
<td>18.08:107—18.08:120.1</td>
</tr>
<tr>
<td>18.08:161, 18.08:162</td>
<td>18.08:161, 18.08:162</td>
</tr>
<tr>
<td>18.08:165—18.08:184.2</td>
<td>18.08:165—18.08:184.9</td>
</tr>
<tr>
<td>18.08:201—18.08:204</td>
<td>18.08:201—18.08:204</td>
</tr>
<tr>
<td>18.08:257, 18.08:258</td>
<td>18.08:257, 18.08:258</td>
</tr>
<tr>
<td>18.12:77—18.12:78.1</td>
<td>18.12:77—18.12:78.1</td>
</tr>
<tr>
<td>TOA:13</td>
<td>TOA:13, TOA:14</td>
</tr>
<tr>
<td>ALDi:57—ALDi:66</td>
<td>ALDi:57—ALDi:66.1</td>
</tr>
<tr>
<td>ALDi:71, ALDi:72</td>
<td>ALDi:71—ALDi:72.1</td>
</tr>
<tr>
<td>ALDi:79, ALDi:80</td>
<td>ALDi:79, ALDi:80</td>
</tr>
</tbody>
</table>

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of
RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6311, adopted November 20, 2013.

See the Table of Amendments for further information.

Remove Old Pages Insert New Pages
iii—xlviii iii—xlix
Checklist of up-to-date pages Checklist of up-to-date pages
SH:1 (following Table of Contents)
SH:1, SH:2
18.02:1 18.02:1
18.02:5, 18.02:6 18.02:5, 18.02:6
18.08:21, 18.08:22 18.08:21—18.08:22.2
18.08:83—18.08:90.6 18.08:83—18.08:90.6
18.08:175—18.08:180 18.08:175—18.08:180.7
18.08:184.1, 18.08:184.2 18.08:184.1, 18.08:184.2
TOA:13 TOA:13
SLRT:3, SLRT:4 SLRT:3, SLRT:4
ALDi:10.1, ALDi:10.2 ALDi:10.1, ALDi:10.2
ALDi:15—ALDi:18 ALDi:15—ALDi:18
ALDi:63—ALDi:68 ALDi:63—ALDi:68.1

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
## Annexation and Land Development

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

**Ordinance No. 6296, adopted June 5, 2013.**

See the Table of Amendments for further information.

<table>
<thead>
<tr>
<th>Remove Old Pages</th>
<th>Insert New Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>xxxi—xxxiv</td>
<td>xxxi—xxxiv.i</td>
</tr>
<tr>
<td>xxxix, xl</td>
<td>xxxix—xl.i</td>
</tr>
<tr>
<td>Checklist of up-to-date pages</td>
<td>Checklist of up-to-date pages (following Table of Contents)</td>
</tr>
<tr>
<td>SH:1</td>
<td>SH:1</td>
</tr>
<tr>
<td>18.08:35—18.08:38</td>
<td>18.08:35—18.08:38</td>
</tr>
<tr>
<td>18.08:90.5, 18.08:90.6</td>
<td>18.08:90.5, 18.08:90.6</td>
</tr>
<tr>
<td>18.08:90.19, 18.08:90.20</td>
<td>18.08:90.19, 18.08:90.20</td>
</tr>
<tr>
<td>18.08:90.41, 18.08:90.42</td>
<td>18.08:90.41, 18.08:90.42</td>
</tr>
<tr>
<td>18.24:2.3—18.24:2.11</td>
<td>18.24:2.3—18.24:2.11</td>
</tr>
<tr>
<td>18.24:33, 18.24:34</td>
<td>18.24:33—18.24:34.1</td>
</tr>
<tr>
<td>18.24:41, 18.24:42</td>
<td>18.24:41—18.24:42.1</td>
</tr>
<tr>
<td>TOA:13</td>
<td>TOA:13</td>
</tr>
<tr>
<td>ALDi:47—ALDi:50.1</td>
<td>ALDi:47—ALDi:50.1</td>
</tr>
<tr>
<td>ALDi:55—ALDi:56.4.1</td>
<td>ALDi:55—ALDi:56.4.1</td>
</tr>
</tbody>
</table>

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:


See the Table of Amendments for further information.

Remove Old Pages

Title page
iii—xlvii
Checklist of up-to-date pages
SH: 1
18.06:31—18.06:34
18.06:39, 18.06:40
18.08:37, 18.08:38
18.08:47, 18.08:48
18.08:51—18.08:54
18.08:63, 18.08:64
18.08:69, 18.08:70
18.08:81, 18.08:82
18.08:85, 18.08:86
18.08:90.5, 18.08:90.6
18.08:90.11—18.08:90.14
18.08:90.21, 18.08:90.22
18.08:90.41, 18.08:90.42
18.08:115, 18.08:116
18.08:119, 18.08:120
18.08:131, 18.08:132
18.08:137, 18.08:138
18.08:185, 18.08:186
18.08:257, 18.08:258
18.12:29—18.12:34
18.12:71, 18.12:72
18.12:77, 18.12:78
18.24:2.9, 18.24:2.10
18.24:5

Insert New Pages

Title page
iii—xlviii
Checklist of up-to-date pages (following Table of Contents)
SH: 1
18.06:31—18.06:34
18.06:39, 18.06:40
18.08:37, 18.08:38
18.08:47, 18.08:48
18.08:51—18.08:54
18.08:63, 18.08:64
18.08:69, 18.08:70
18.08:81, 18.08:82
18.08:85, 18.08:86
18.08:90.5, 18.08:90.6
18.08:90.11—18.08:90.14
18.08:90.21, 18.08:90.22
18.08:90.41, 18.08:90.42
18.08:115, 18.08:116
18.08:119, 18.08:120
18.08:131, 18.08:132
18.08:137, 18.08:138
18.08:185, 18.08:186
18.08:257, 18.08:258
18.12:29—18.12:34
18.12:71, 18.12:72
18.12:77, 18.12:78
18.24:2.9, 18.24:2.10
18.24:5
Remove Old Pages | Insert New Pages
---|---
TOA:11, TOA:12 | TOA:11—TOA:13
ALDi:49, ALDi:50 | ALDi:49—ALDi:50.1
ALDi:55, ALDi:56 | ALDi:55, ALDi:56
ALDi:65, ALDi:66 | ALDi:65—ALDi:66.1
ALDi:73—ALDi:80 | ALDi:73—ALDi:80

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6277, adopted February 13, 2013.

See the Table of Amendments for further information.

Remove Old Pages

<table>
<thead>
<tr>
<th>iii—xlvi</th>
</tr>
</thead>
<tbody>
<tr>
<td>Checklist of up-to-date pages</td>
</tr>
<tr>
<td>SH:1</td>
</tr>
<tr>
<td>18.08:27, 18.08:28</td>
</tr>
<tr>
<td>18.08:31—18.08:90.6</td>
</tr>
<tr>
<td>18.08:90.15—18.08:90.22</td>
</tr>
<tr>
<td>18.08:90.41, 18.08:90.42</td>
</tr>
<tr>
<td>18.16:1, 18.16:2</td>
</tr>
<tr>
<td>18.16:25</td>
</tr>
<tr>
<td>18.24:83—18.24:84.1</td>
</tr>
<tr>
<td>TOA:11, TOA:12</td>
</tr>
<tr>
<td>ALDi:56.3, ALDi:56.4</td>
</tr>
<tr>
<td>ALDi:57, ALDi:58</td>
</tr>
<tr>
<td>ALDi:65—ALDi:68</td>
</tr>
<tr>
<td>ALDi:73—ALDi:80</td>
</tr>
</tbody>
</table>

Insert New Pages

| iii—xlvii |
| Checklist of up-to-date pages |
| (following Table of Contents) |
| SH:1 |
| 18.08:27, 18.08:28 |
| 18.08:31—18.08:90.6 |
| 18.08:90.15—18.08:90.22.1 |
| 18.08:90.41, 18.08:90.42 |
| 18.16:1, 18.16:2 |
| 18.16:25 |
| 18.24:83—18.24:84.1 |
| TOA:11, TOA:12 |
| ALDi:56.3—ALDi:56.4.1 |
| ALDi:57—ALDi:58.1 |
| ALDi:65—ALDi:68 |
| ALDi:73—ALDi:80 |

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6258, adopted October 24, 2012.

See the Table of Amendments for further information.

Remove Old Pages

iii—xlviii
Checklist of up-to-date pages
SH:1
18.08:31, 18.08:32
18.08:49—18.08:52
18.08:65—18.08:68
18.08:83, 18.08:84
18.08:90.5, 18.08:90.6
18.08:105, 18.08:106
18.12:35—18.12:36.2
18.12:37, 18.12:38
18.16:11—18.16:20
18.24:2.9—18.24:2.11
18.24:81—18.24:84
18.24:91—18.24:100
TOA:11, TOA:12
ALDi:1, ALDi:2
ALDi:7, ALDi:8
ALDi:55—ALDi:56.2
ALDi:77—ALDi:78.1

Insert New Pages

iii—xlviii
Checklist of up-to-date pages (following Table of Contents)
SH:1
18.08:31, 18.08:32
18.08:49—18.08:52
18.08:65—18.08:68
18.08:83, 18.08:84
18.08:90.5, 18.08:90.6
18.08:105—18.08:106.1
18.12:35—18.12:36.2
18.12:37, 18.12:38
18.16:11—18.16:25
18.24:2.9—18.24:2.11
18.24:81—18.24:84.1
18.24:91—18.24:100
TOA:11, TOA:12
ALDi:1, ALDi:2
ALDi:7, ALDi:8
ALDi:55—ALDi:56.2
ALDi:77—ALDi:78.1

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:


See the Table of Amendments for further information.

<table>
<thead>
<tr>
<th>Remove Old Pages</th>
<th>Insert New Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>xi—xiv</td>
<td>xi—xiv</td>
</tr>
<tr>
<td>xliii—xlviii</td>
<td>xliii—xlviii</td>
</tr>
<tr>
<td>Checklist of up-to-date pages</td>
<td>Checklist of up-to-date pages (following Table of Contents)</td>
</tr>
<tr>
<td>SH:1</td>
<td>SH:1</td>
</tr>
<tr>
<td>18.08:90.33, 18.08:90.34</td>
<td>18.08:90.33—18.08:90.34.1</td>
</tr>
<tr>
<td>18.08:90.41, 18.08:90.42</td>
<td>18.08:90.41, 18.08:90.42</td>
</tr>
<tr>
<td>18.08:167, 18.08:168</td>
<td>18.08:167—18.08:168.2</td>
</tr>
<tr>
<td>18.08:184.1</td>
<td>18.08:184.1, 18.08:184.2</td>
</tr>
<tr>
<td>18.16:9, 18.16:10</td>
<td>18.16:9—18.16:10.1</td>
</tr>
<tr>
<td>TOA:11, TOA:12</td>
<td>TOA:11, TOA:12</td>
</tr>
</tbody>
</table>

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:


See the Table of Amendments for further information.

<table>
<thead>
<tr>
<th>Remove Old Pages</th>
<th>Insert New Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>xxv, xxvi</td>
<td>xxv—xxvi.i</td>
</tr>
<tr>
<td>Checklist of up-to-date pages</td>
<td>Checklist of up-to-date pages</td>
</tr>
<tr>
<td>SH:1</td>
<td>SH:1</td>
</tr>
<tr>
<td>18.16:1—18.16:16</td>
<td>18.16:1—18.16:20</td>
</tr>
<tr>
<td>TOA:11, TOA:12</td>
<td>TOA:11, TOA:12</td>
</tr>
</tbody>
</table>

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6209, adopted October 12, 2011.

See the Table of Amendments for further information.

Remove Old Pages

iii—xxxvi

Checklist of up-to-date pages

SH:1
18.06:41—18.06:49
18.08:23—18.08:90.44
18.16:1—18.16:30
18.24:1
18.24:7—18.24:80
TOA:11
ALDi:1—ALDi:10.1
ALDi:17—ALDi:56
ALDi:73, ALDi:74

Insert New Pages

iii—xlviii

Checklist of up-to-date pages

SH:1
18.06:41—18.06:49
18.08:23—18.08:90.43
18.16:1—18.16:16
18.24:1—18.24:2.11
18.24:7—18.24:100
TOA:11, TOA:12
ALDi:1—ALDi:10.2
ALDi:17—ALDi:56.16
ALDi:73, ALDi:74

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6191, adopted July 6, 2011.

See the Table of Amendments for further information.

Remove Old Pages Insert New Pages
iii—xxxvi iii—xxxvi
Checklist of up-to-date pages Checklist of up-to-date pages
SH:1 (following Table of Contents)
18.08:90.7 18.08:90.7, 18.08:90.8
TOA:11 TOA:11
ALDi:77, ALDi:78 ALDi:77—ALDi:78.1

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6182, adopted May 11, 2011.

See the Table of Amendments for further information.

Remove Old Pages    Insert New Pages
iii—xxxv             iii—xxxi
Checklist of Up-to-Date Pages    Checklist of Up-to-Date Pages
(following Table of Contents)
SH:1
(following Checklist of Up-to-Date Pages)
18.08:53—18.08:56    18.08:53—18.08:56
18.08:90.7          18.08:90.7
18.08:153—18.08:184 18.08:153—18.08:184.1
TOA:11              TOA:11

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6173, adopted February 9, 2011.

See the Table of Amendments for further information.

Remove Old Pages

<table>
<thead>
<tr>
<th>iii—xxxvi</th>
<th>iii—xxxv</th>
</tr>
</thead>
<tbody>
<tr>
<td>Checklist of up-to-date pages</td>
<td>Checklist of up-to-date pages</td>
</tr>
<tr>
<td>(following Table of Contents)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>18.06:11, 18.06:12</th>
<th>18.06:11, 18.06:12</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.06:29—18.06:51</td>
<td>18.06:29—18.06:49</td>
</tr>
<tr>
<td>18.08:3</td>
<td>18.08:3</td>
</tr>
<tr>
<td>18.08:5—18.08:90.5</td>
<td>18.08:5—18.08:90.44</td>
</tr>
<tr>
<td>18.08:101—18.08:115</td>
<td>18.08:101—18.08:120</td>
</tr>
<tr>
<td>18.08:129—18.08:253</td>
<td>18.08:129—18.08:263</td>
</tr>
<tr>
<td>18.10:3</td>
<td>18.10:3</td>
</tr>
<tr>
<td>18.12:1, 18.12:2</td>
<td>18.12:1, 18.12:2</td>
</tr>
<tr>
<td>18.24:31—18.24:34.1</td>
<td>18.24:31—18.24:34.1</td>
</tr>
<tr>
<td>18.24:74.1—18.24:76</td>
<td>18.24:75—18.24:76.1</td>
</tr>
<tr>
<td>TOA:11</td>
<td>TOA:11</td>
</tr>
<tr>
<td>SLRT:3, SLRT:4</td>
<td>SLRT:3, SLRT:4</td>
</tr>
<tr>
<td>ALDi:20.1—ALDi:22</td>
<td>ALDi:21—ALDi:22.1</td>
</tr>
<tr>
<td>ALDi:53—ALDi:74</td>
<td>ALDi:53—ALDi:74</td>
</tr>
<tr>
<td>ALDi:79—ALDi:83</td>
<td>ALDi:79—ALDi:83</td>
</tr>
</tbody>
</table>

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:


See the Table of Amendments for further information.

Remove Old Pages | Insert New Pages
---|---
iii—xxxvi | iii—xxxvi
Checklist of up-to-date pages | Checklist of up-to-date pages
(ollowing Table of Contents)
18.08:43, 18.08:44 | 18.08:43, 18.08:44
18.08:61, 18.08:62 | 18.08:61—18.08:62.1
18.08:64.15, 18.08:64.16 | 18.08:64.15, 18.08:64.16
18.08:64.33—18.08:64.34.1 | 18.08:64.33—18.08:64.34.1
18.08:64.45, 18.08:64.46 | 18.08:64.45, 18.08:64.46
18.08:103—18.08:106 | 18.08:103—18.08:105
18.08:106.1—18.08:106.3 | 18.08:106.1—18.08:106.3
18.08:108.3, 18.08:108.4 | 18.08:108.3, 18.08:108.4
18.08:177, 18.08:178 | 18.08:177, 18.08:178
18.08:203, 18.08:204 | 18.08:203, 18.08:204
18.12:1, 18.12:2 | 18.12:1, 18.12:2
18.16:23—18.16:26 | 18.16:23—18.16:26
18.24:9, 18.24:10 | 18.24:9, 18.24:10
TOA:11 | TOA:11
ALDi:19—ALDi:20.1 | ALDi:19—ALDi:20.1
ALDi:77, ALDi:78 | ALDi:77, ALDi:78

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
SUPPLEMENT NO. 13
May 2010

ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6145, adopted April 14, 2010.

See the Table of Amendments for further information.

Remove Old Pages Insert New Pages

<table>
<thead>
<tr>
<th>Remove Old Pages</th>
<th>Insert New Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>iii—xxxvi</td>
<td>iii—xxxvi</td>
</tr>
<tr>
<td>Checklist of up-to-date pages</td>
<td>Checklist of up-to-date pages</td>
</tr>
<tr>
<td>18.08:64.15, 18.08:64.16</td>
<td>18.08:64.15, 18.08:64.16</td>
</tr>
<tr>
<td>18.08:64.33, 18.08:64.34</td>
<td>18.08:64.33—18.08:64.34.1</td>
</tr>
<tr>
<td>18.08:64.41—18.08:64.46</td>
<td>18.08:64.41—18.08:64.46</td>
</tr>
<tr>
<td>18.08:107—18.08:108.4</td>
<td>18.08:107—18.08:108.4</td>
</tr>
<tr>
<td>18.08:167, 18.08:168</td>
<td>18.08:167, 18.08:168</td>
</tr>
<tr>
<td>18.08:173—18.08:178</td>
<td>18.08:173—18.08:178</td>
</tr>
<tr>
<td>18.08:187—18.08:204</td>
<td>18.08:187—18.08:204</td>
</tr>
<tr>
<td>18.08:248.7—18.08:248.20</td>
<td>18.08:248.7—18.08:248.20</td>
</tr>
<tr>
<td>18.08:248.53, 18.08:248.54</td>
<td>18.08:248.53, 18.08:248.54</td>
</tr>
<tr>
<td>TOA:9, TOA:10</td>
<td>TOA:9—TOA:11</td>
</tr>
</tbody>
</table>

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:


See the Table of Amendments for further information.

Remove old pages Insert new pages

<table>
<thead>
<tr>
<th>iii—xxxvi</th>
<th>iii—xxxvi</th>
</tr>
</thead>
<tbody>
<tr>
<td>Checklist of up-to-date pages</td>
<td>Checklist of up-to-date pages</td>
</tr>
<tr>
<td>(following Table of Contents)</td>
<td></td>
</tr>
</tbody>
</table>

18.05:1 18.05:1—18.05:3
18.06:1—18.06:3 18.06:1—18.06:3
18.06:23—18.06:26.1 18.06:23, 18.06:24
18.06:31—18.06:34 18.06:31—18.06:33
18.06:53—18.06:59 18.06:53—18.06:59
18.08:3 18.08:3
18.08:11—18.08:28.1 18.08:11—18.08:28.2
18.08:37—18.08:64.2 18.08:37—18.08:64.51
18.08:71—18.08:90.3 18.08:71—18.08:90.5
18.08:100.1—18.08:108.1 18.08:101—18.08:108.4
18.08:115 18.08:115
18.08:155—18.08:226.9 18.08:155—18.08:204
18.08:248.19—18.08:248.23 18.08:248.19—18.08:248.56
18.10:1—18.10:12 18.10:1—18.10:3
| 18.10:5—18.10:11 |
18.24:11, 18.24:12 18.24:11—18.24:12.1
18.24:37, 18.24:38 18.24:37, 18.24:38
TOA:9 TOA:9, TOA:10
SLRT:1—SLRT:4 SLRT:1—SLRT:4
ALDi:1—ALDi:10.1 ALDi:1—ALDi:10.1
INSTRUCTION SHEET—Cont’d.

Remove old pages  Insert new pages
ALDi:23—ALDi:26  ALDi:23—ALDi:26.1
ALDi:31, ALDi:32  ALDi:31—ALDi:32.1
ALDi:39, ALDi:40  ALDi:39, ALDi:40
ALDi:47—ALDi:50  ALDi:47—ALDi:50
ALDi:57, ALDi:58  ALDi:57—ALDi:58.1
ALDi:62.1—ALDi:81  ALDi:63—ALDi:83

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.

MUNICIPAL CODE CORPORATION
Post Office Box 2235
1700 Capital Circle, S.W.
Tallahassee, FL 32316
(850) 576-3171
1-800-262-CODE
Website: www.municode.com
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:


See the Table of Amendments for further information.

Remove old pages Insert new pages
iii—xxxvi iii—xxxvi
Checklist of up-to-date pages Checklist of up-to-date pages
(-following Table of Contents)
18.06:13, 18.06:14 18.06:13, 18.06:14
18.10:1, 18.10:2 18.10:1—18.10:2.1
18.10:23—18.10:25
18.12:44.1 18.12:44.1—18.12:44.6
18.24:26.1—18.24:34.1 18.24:27—18.24:34.1
18.24:42.1—18.24:44 18.24:43—18.24:44.1
TOA:9 TOA:9
SLRT:1—SLRT:4 SLRT:1—SLRT:4
ALDi:1—ALDi:4.1 ALDi:1—ALDi:4.1
ALDi:9—ALDi:10.1 ALDi:9—ALDi:10.1
ALDi:19, ALDi:20 ALDi:19—ALDi:20.1
ALDi:49—ALDi:54 ALDi:49—ALDi:54.1

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:


See the Table of Amendments for further information.

Remove old pages Insert new pages
iii—xxxvi iii—xxxvi
Checklist of up-to-date pages Checklist of up-to-date pages
(following Table of Contents)
18.06:17—18.06:21 18.06:17—18.06:21
18.08:13—18.08:16 18.08:13, 18.08:14
18.08:27, 18.08:28 18.08:27, 18.08:28
18.08:138.1—18.08:160 18.08:139—18.08:156
18.08:187, 18.08:188 18.08:187—18.08:188.1
18.08:205—18.08:210 18.08:205—18.08:210.2
18.08:226.7—18.08:226.9 18.08:226.7—18.08:226.9
TOA:9 TOA:9
ALDi:1, ALDi:2 ALDi:1, ALDi:2
ALDi:59, ALDi:60 ALDi:59, ALDi:60

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.

MUNICIPAL CODE CORPORATION
Post Office Box 2235
1700 Capital Circle, S.W.
Tallahassee, FL 32316
(850) 576-3171
1-800-262-CODE
Website: www.municode.com
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

 Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:


See the Table of Amendments for further information.

Remove old pages

iii—xxxvii
Checklist of up-to-date pages
(following Table of Contents)

Insert new pages

tiii—xxxvi
Checklist of up-to-date pages

18.04:7, 18.04:8
18.06:13—18.06:21
18.08:11—18.08:14
18.08:27—18.08:28.1
18.08:37, 18.08:38
18.08:60.3—18.08:64
18.08:75—18.08:76.1
18.08:85, 18.08:86
18.08:90.1—18.08:90.3
18.08:115
18.08:129—18.08:138
18.08:226.7, 18.08:226.8
18.08:245—18.08:248
18.12:9, 18.12:10
18.18:9, 18.18:10
18.24:22.1—18.24:26
18.24:33, 18.24:34
TOA:9
ALDi:1—ALDi:4.1
ALDi:57—ALDi:62
ALDi:67—ALDi:70
ALDi:77—ALDi:81

ALDi:1—ALDi:4.1
ALDi:55—ALDi:62.1
ALDi:67—ALDi:70
ALDi:77—ALDi:81
INSTRUCTION SHEET—Cont’d.

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.

MUNICIPAL CODE CORPORATION
Post Office Box 2235
1700 Capital Circle, S.W.
Tallahassee, FL 32316
(850) 576-3171
1-800-262-CODE
Website: www.municode.com
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6022, adopted May 14, 2008.

See the Table of Amendments for further information.

Remove old pages

iii—xxxvi
Checklist of up-to-date pages
18.06:1—18.06:3
18.06:11, 18.06:12
18.06:25—18.06:26
18.06:35—18.06:44
18.08:57, 18.08:58
18.08:60.3, 18.08:60.4
18.08:81—18.08:90.3
18.12:5, 18.12:6
18.12:157—18.12:179
18.12:165
TOA:7, TOA:8
SLRT:3, SLRT:4
ALDi:3, ALDi:4
ALDi:13—ALDi:16
ALDi:33—ALDi:34.1
ALDi:39, ALDi:40
ALDi:45, ALDi:46
ALDi:79—ALDi:81

Insert new pages

iii—xxxvii
Checklist of up-to-date pages
18.06:1—18.06:3
18.06:11, 18.06:12
18.06:25—18.06:26.1
18.06:35—18.06:44
18.08:57, 18.08:58
18.08:60.3, 18.08:60.4
18.08:81—18.08:90.3
18.12:5, 18.12:6
18.12:165
TOA:7—TOA:9
SLRT:3, SLRT:4
ALDi:3—ALDi:4.1
ALDi:13—ALDi:16
ALDi:33—ALDi:34.1
ALDi:39, ALDi:40
ALDi:45, ALDi:46
ALDi:79—ALDi:81

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.

MUNICIPAL CODE CORPORATION
Post Office Box 2235
1700 Capital Circle, S.W.
Tallahassee, FL 32316
(850) 576-3171
1-800-262-CODE
Website: www.municode.com
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6009, adopted March 26, 2008.

See the Table of Amendments for further information.

Remove old pages   Insert new pages
Checklist of up-to-date pages   Checklist of up-to-date pages
(following Table of Contents)
18.06:17—18.06:21   18.06:17—18.06:21
TOA:7, TOA:8   TOA:7, TOA:8

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.

MUNICIPAL CODE CORPORATION
Post Office Box 2235
1700 Capital Circle, S.W.
Tallahassee, FL 32316
(850) 576-3171
1-800-262-CODE
Website: www.municode.com
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 6007, adopted February 27, 2008.

See the Table of Amendments for further information.

<table>
<thead>
<tr>
<th>Remove old pages</th>
<th>Insert new pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>iii—xxxvi</td>
<td>iii—xxxvi</td>
</tr>
<tr>
<td>Checklist of up-to-date pages</td>
<td>Checklist of up-to-date pages (following Table of Contents)</td>
</tr>
<tr>
<td>18.06:11—18.06:21</td>
<td>18.06:11—18.06:21</td>
</tr>
<tr>
<td>18.06:33—18.06:44</td>
<td>18.06:33—18.06:44</td>
</tr>
<tr>
<td>18.08:11, 18.08:12</td>
<td>18.08:11, 18.08:12</td>
</tr>
<tr>
<td>18.08:17—18.08:20</td>
<td>18.08:17—18.08:20.2</td>
</tr>
<tr>
<td>18.08:27, 18.08:28</td>
<td>18.08:27, 18.08:28</td>
</tr>
<tr>
<td>18.08:33—18.08:56</td>
<td>18.08:33—18.08:52</td>
</tr>
<tr>
<td>18.08:60.3, 18.08:60.4</td>
<td>18.08:60.3, 18.08:60.4</td>
</tr>
<tr>
<td>18.08:74.1—18.08:76</td>
<td>18.08:75—18.08:76.1</td>
</tr>
<tr>
<td>18.08:81, 18.08:82</td>
<td>18.08:81, 18.08:82</td>
</tr>
<tr>
<td>18.08:90.1, 18.08:90.2</td>
<td>18.08:90.1, 18.08:90.2</td>
</tr>
<tr>
<td>18.08:99, 18.08:100</td>
<td>18.08:99—18.08:100.2</td>
</tr>
<tr>
<td>18.08:107, 18.08:108</td>
<td>18.08:107—18.08:108.1</td>
</tr>
<tr>
<td>18.08:151—18.08:154</td>
<td>18.08:151—18.08:154</td>
</tr>
<tr>
<td>18.08:159—18.08:168</td>
<td>18.08:159—18.08:168</td>
</tr>
<tr>
<td>18.08:177—18.08:194</td>
<td>18.08:177—18.08:194.11</td>
</tr>
<tr>
<td>18.08:199—18.08:226.9</td>
<td>18.08:199—18.08:226.9</td>
</tr>
<tr>
<td>18.08:249—18.08:253</td>
<td>18.08:249—18.08:253</td>
</tr>
<tr>
<td>18.10:17, 18.10:18</td>
<td>18.10:17, 18.10:18</td>
</tr>
<tr>
<td>18.12:36.15—18.12:43</td>
<td>18.10:37—18.10:44.1</td>
</tr>
<tr>
<td>18.16:11</td>
<td>18.16:11</td>
</tr>
<tr>
<td>18.16:17—18.16:19</td>
<td>18.16:17—18.16:19</td>
</tr>
<tr>
<td>18.16:21</td>
<td>18.16:21</td>
</tr>
</tbody>
</table>
INSTRUCTION SHEET—Cont’d.

Remove old pages Insert new pages
18.24:76.1 18.24:76.1
TOA:7 TOA:7, TOA:8
ALDi:31, ALDi:32 ALDi:31, ALDi:32
ALDi:79—ALDi:81 ALDi:79—ALDi:81

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.

MUNICIPAL CODE CORPORATION
Post Office Box 2235
1700 Capital Circle, S.W.
Tallahassee, FL 32316
(850) 576-3171
1-800-262-CODE
Website: www.municode.com
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

**Ordinance No. 5993, adopted December 12, 2007.**

See the Table of Amendments for further information.

---

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.

MUNICIPAL CODE CORPORATION
Post Office Box 2235
1700 Capital Circle, S.W.
Tallahassee, FL 32316
(850) 576-3171
1-800-262-CODE
Website: www.municode.com
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:


See the Table of Amendments for further information.

Remove old pages

iii—xxxv

Checklist of up-to-date pages (following Table of Contents)

18.08:5—18.08:28
18.08:41—18.08:58
18.08:85—18.08:90
18.08:95—18.08:103
18.08:115—18.08:120.2
18.08:163—18.08:170
18.08:241—18.08:248
18.24:7, 18.24:8
18.24:19, 18.24:20
18.24:25, 18.24:26
18.24:35—18.24:42.1
18.24:77—18.24:79
TOA:7
ALDi:21, ALDi:22
ALDi:39, ALDi:40
ALDi:51, ALDi:52
ALDi:57—ALDi:82

Insert new pages

iii—xxxvi

Checklist of up-to-date pages

18.08:5—18.08:28.1
18.08:41—18.08:60.4
18.08:85—18.08:90
18.08:95—18.08:103
18.08:115
18.08:163—18.08:170
18.08:189—18.08:190.1
18.08:203—18.08:226.9
18.08:241—18.08:248
18.24:7—18.24:8.1
18.24:19, 18.24:20
18.24:25, 18.24:26
18.24:35—18.24:42.1
18.24:77—18.24:79
TOA:7
ALDi:21, ALDi:22
ALDi:39, ALDi:40
ALDi:51, ALDi:52
ALDi:57—ALDi:82

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.

MUNICIPAL CODE CORPORATION
Post Office Box 2235
1700 Capital Circle, S.W.
Tallahassee, FL 32316
(850) 576-3171
1-800-262-CODE
Website: www.municode.com
**ANNEXATION AND LAND DEVELOPMENT**

**City of**

**RENO, NEVADA**

**Looseleaf Supplement**

This Supplement contains all ordinances deemed advisable to be included at this time through:

**Ordinance No. 5928, adopted May 23, 2007.**

See the Table of Amendments for further information.

<table>
<thead>
<tr>
<th>Remove old pages</th>
<th>Insert new pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>iii—xxxv</td>
<td>iii—xxxv</td>
</tr>
<tr>
<td>Checklist of up-to-date pages</td>
<td>Checklist of up-to-date pages</td>
</tr>
<tr>
<td>(following Table of Contents)</td>
<td></td>
</tr>
<tr>
<td>18.08:13, 18.08:14</td>
<td>18.08:13, 18.08:14</td>
</tr>
<tr>
<td>18.08:27, 18.08:28</td>
<td>18.08:27, 18.08:28</td>
</tr>
<tr>
<td>18.08:35—18.08:59</td>
<td>18.08:35—18.08:58</td>
</tr>
<tr>
<td>18.08:71—18.08:74</td>
<td>18.08:71—18.08:74.1</td>
</tr>
<tr>
<td>18.08:89—18.08:119</td>
<td>18.08:89—18.08:103</td>
</tr>
<tr>
<td>18.08:105—18.08:120.2</td>
<td></td>
</tr>
<tr>
<td>18.08:131—18.08:134</td>
<td>18.08:131—18.08:134</td>
</tr>
<tr>
<td>18.08:159—18.08:164</td>
<td>18.08:159—18.08:164</td>
</tr>
<tr>
<td>18.08:183, 18.08:184</td>
<td>18.08:183, 18.08:184</td>
</tr>
<tr>
<td>18.08:199—18.08:204</td>
<td>18.08:199—18.08:204</td>
</tr>
<tr>
<td>18.08:225—18.08:226.1</td>
<td>18.08:225—18.08:226.1</td>
</tr>
<tr>
<td>18.16:13, 18.16:14</td>
<td>18.16:13, 18.16:14</td>
</tr>
<tr>
<td>18.24:34.1—18.24:42.1</td>
<td>18.24:35—18.24:42.1</td>
</tr>
<tr>
<td>18.24:59, 18.24:60</td>
<td>18.24:59, 18.24:60</td>
</tr>
<tr>
<td>TOA:5, TOA:6</td>
<td>TOA:5—TOA:7</td>
</tr>
</tbody>
</table>

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.

MUNICIPAL CODE CORPORATION
Post Office Box 2235
1700 Capital Circle, S.W.
Tallahassee, FL 32316
(850) 576-3171
1-800-262-CODE
Website: www.municode.com
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement No. 2, is issued to correct Ordinance No. 5830 and should be inserted as directed below.

Remove old pages
18.08:189, 18.08:190

Insert new pages
18.08:189—18.08:190.1

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.

MUNICIPAL CODE CORPORATION
Post Office Box 2235
1700 Capital Circle, S.W.
Tallahassee, FL 32316
(850) 576-3171
1-800-262-CODE
Website: www.municode.com
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:


See the Table of Amendments for further information.

Remove old pages

iii—xxxiv

Insert new pages

iii—xxxv

Checklist of up-to-date pages (following Table of Contents)

18.02:5, 18.02:6
18.08:13, 18.08:14
18.08:161—18.08:164
18.08:179, 18.08:180
18.08:191, 18.08:192
18.08:205—18.08:212
18.08:219, 18.08:220
18.08:225, 18.08:226
18.12:1—18.12:6
18.12:13—18.12:16
18.12:35
18.16:17, 18.16:18
18.24:11—18.24:14
18.24:21, 18.24:22
18.24:33, 18.24:34
18.24:39—18.24:42
18.24:51—18.24:56
TOA:5, TOA:6
ALDi:1—ALDi:6
ALDi:9, ALDi:10

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.

MUNICIPAL CODE CORPORATION
Post Office Box 2235
1700 Capital Circle, S.W.
Tallahassee, FL 32316
(850) 576-3171
1-800-262-CODE
Website: www.municode.com
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

Looseleaf Supplement

This copy of the City of Reno, Annexation and Land Development is issued as a "replacement" copy to the City of Reno, Annexation and Land Development and contains all ordinances deemed advisable to be included at this time through Ordinance No. 5881, adopted October 11, 2006. See the Table of Amendments.

This copy replaces all existing copies of the Code, as published through January, 2006. Future Supplements will commence with Supp. No. 1.

MUNICIPAL CODE CORPORATION
Post Office Box 2235
1700 Capital Circle, S.W.
Tallahassee, FL 32316
(850) 576-3171
1-800-262-CODE
Website: www.municode.com
ANNEXATION AND LAND DEVELOPMENT

City of

RENO, NEVADA

A CODIFICATION OF TITLE 18
ANNEXATION AND LAND DEVELOPMENT
OF THE CITY OF RENO, NEVADA

Adopted, February 9, 2005

Republished by Order of the City Council, 2007
TITLE 18:
ANNEXATION AND LAND DEVELOPMENT

Chapter 18.01. Reserved

Chapter 18.02. General Provisions

Article I: General Provisions

Section 18.02.101. Title

Section 18.02.102. Authority

Section 18.02.103. Purpose and Intent

Section 18.02.104. Applicability and Exceptions

(a) General Applicability

(b) Exceptions

Section 18.02.105. Minimum Standards

Section 18.02.106. Reserved

Section 18.02.107. Compliance Required

Section 18.02.108. Relationship to Master Plan


(a) Conflict with State or Federal Regulations

(b) Conflict with Other City Regulations

(c) Conflict with Private Agreements

Section 18.02.110. Rules of Construction and Interpretation

(a) Text Controls

(b) Computation of Time

(c) Use of Certain Words

(d) Conjunctions

Section 18.02.111. Severability

Section 18.02.112. Moratorium on Filing and Acceptance of Applications to Establish Accessory Dwelling Units

Section 18.02.113. Moratorium Established on the Filing and Acceptance of Applications to Establish Accessory Dwelling Units Commonly known as: "Granny Flats" in the MF (Multi-family) 14 and Single Family Residential (LLR2.5, LLR1, LLR.5, SF15, SF9, SF6, SF4) Zones; Exceptions

Section 18.02.114. Stay on the acceptance of land use applications related to medical marijuana establishments within the land use jurisdiction of the City of Reno

Chapter 18.03. Reserved

Chapter 18.04. Annexation

Article I: General Provisions

Section 18.04.101. Purpose

Section 18.04.102. Detachment

Section 18.04.103. Zoning Classification of Newly Annexed Lands
ARTICLE II: ANNEXATION PURSUANT TO NRS § 268.610 THROUGH § 268.668

Section 18.04.201. Intent ................................................................. 18.04:5
Section 18.04.202. Procedure to Develop an Annexation Program ........................................ 18.04:5
Section 18.04.203. City of Reno’s Annexation Program ........................................ 18.04:5
Section 18.04.204. Annexation Initiation and Review Process .... 18.04:6
Section 18.04.205. Reserved ............................................................... 18.04:6
Section 18.04.206. Update of Annexation Program Maps ........................................ 18.04:6
Section 18.04.207. Notification of Annexation Commission ........................................ 18.04:6

ARTICLE III: ANNEXATION PURSUANT TO NRS § 268.670. ........................................ 18.04:7

Section 18.04.301. Annexation Initiation and Review Process ........................................ 18.04:7
(a) General ................................................................. 18.04:7
(b) Initiation ............................................................... 18.04:7
(c) Review Process ......................................................... 18.04:7
(d) Review Considerations .................................................. 18.04:7
Section 18.04.302. Update of Annexation Program Maps ........................................ 18.04:8
Section 18.04.303. Notification of Annexation Commission ........................................ 18.04:8

CHAPTER 18.05 CITY OF RENO MASTER PLAN ........................................ 18.05:1
Section 18.05.500. Minor Master Plan Amendments ........................................ 18.05:3

CHAPTER 18.06. ADMINISTRATION AND PROCEDURES ........................................ 18.06:1
ARTICLE I: ADMINISTRATIVE ROLES AND RESPONSIBILITIES ........................................ 18.06:5
Section 18.06.101. City Council ................................................ 18.06:5
(a) Administrative and Review Roles Under This Title ........................................ 18.06:5
Section 18.06.102. Planning Commission ................................................ 18.06:5
(a) Authority ................................................................. 18.06:5
(b) Purpose ................................................................. 18.06:5
(c) Powers and Duties ....................................................... 18.06:5
(d) Composition of Planning Commission ........................................ 18.06:6
(e) Qualifications for Office .................................................. 18.06:6
(f) Terms of Office .......................................................... 18.06:6
(g) Compensation ............................................................ 18.06:6
(h) Removal from Office ................................................... 18.06:6
(i) Vacancies in Office ..................................................... 18.06:6
(j) Meetings ................................................................. 18.06:7
(k) Records ................................................................. 18.06:7
Section 18.06.103. Reserved ................................................... 18.06:7
Section 18.06.104. Historical Resources Commission ........................................ 18.06:7
(a) Creation of Historical Resources Commission ........................................ 18.06:7
(b) Powers and Duties of the Historical Resources Commission ......................... 18.06:7
(c) Composition ............................................................ 18.06:8
(d) Terms of Office .......................................................... 18.06:9
(e) Designation of Alternate Commissioner ........................................ 18.06:9
Section 18.06.105. Hearing Examiner(s) ............................................... 18.06:10
(a) Authority ................................................................. 18.06:10
(b) Powers and Duties of the Hearing Examiner ........................................ 18.06:10
(c) Qualifications for Office ........................................ 18.06:10
(d) Term of Office .................................................... 18.06:10
(e) Compensation ..................................................... 18.06:10
(f) Final Authority .................................................... 18.06:10
(g) Records ............................................................ 18.06:10

Section 18.06.106. Reserved ....................................... 18.06:10
Section 18.06.107. Administrator .................................. 18.06:10
Section 18.06.108. Summary of Title 18 Administrative and Review Roles ........................................ 18.06:10

ARTICLE II: COMMON PROCEDURAL REQUIREMENTS .............. 18.06:13
Section 18.06.201. Application Fees ................................ 18.06:13
Section 18.06.202. Applications ...................................... 18.06:13
  (a) Filing of Application Required ............................... 18.06:13
  (b) Signatures on Application Required ......................... 18.06:13
  (c) Minimum Application Requirements ......................... 18.06:13
  (d) Multiple Applications—Concurrent Review .................... 18.06:13
  (e) Application Intake Schedule ................................... 18.06:14
Section 18.06.203. Public Notice ................................... 18.06:14
  (a) Minimum Public Notice ........................................ 18.06:14
  (b) Additional Public Notice ..................................... 18.06:15
  (c) Requirements for Public Notice by Publication ........... 18.06:15
  (d) Requirements for Public Notice by Mail .................... 18.06:15
  (e) Requirements for Public Notice by On-site Sign Posting .. 18.06:16
  (f) Requirements for Advisory Board Notice .................... 18.06:17
  (g) Notice of Continued Hearings ............................... 18.06:17
  (h) Hearing Examiner Agenda .................................... 18.06:17
Section 18.06.204. Time Limits for Action on Applications ....... 18.06:18
Section 18.06.205. Postponements/Invalid Applications ........... 18.06:18
  (a) Postponement of Hearing or Administrative Decision by Applicant ........................................ 18.06:18
  (b) New Application Required After an Application Has Become Invalid ...................................... 18.06:18
Section 18.06.206. Reserved ....................................... 18.06:18
Section 18.06.207. Decisions ....................................... 18.06:18
Section 18.06.208. Appeals ......................................... 18.06:18
  (a) Appeals of Administrative Decisions ......................... 18.06:18
  (b) Appeals from the Planning Commission and Board of Adjustment to the City Council .................... 18.06:19
  (c) Appeal of the City Council’s Decision to District Court .......... 18.06:20
  (d) Judicial Review of First Amendment Applications .......... 18.06:21
Section 18.06.209. Limits on Re-Filing ................................ 18.06:21
Section 18.06.210. Time Extensions of Approvals ................. 18.06:21

ARTICLE III: MUNICIPAL CODE TEXT AMENDMENT AND INTERPRETATION PROCEDURES ........................... 18.06:23
Section 18.06.301. Reserved ....................................... 18.06:23
Section 18.06.302. Amendments to Text of Title 18 ............... 18.06:23
<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.06.303</td>
<td>Administrative Interpretations of Title 18 Provisions</td>
<td>18.06:23</td>
</tr>
<tr>
<td>18.06.304</td>
<td>Reserved</td>
<td>18.06:24</td>
</tr>
<tr>
<td>18.06.401</td>
<td>Development Agreement</td>
<td>18.06:27</td>
</tr>
<tr>
<td>18.06.402</td>
<td>Projects of Regional Significance</td>
<td>18.06:27</td>
</tr>
<tr>
<td></td>
<td>(a) Applicability</td>
<td>18.06:27</td>
</tr>
<tr>
<td></td>
<td>(b) Initiation</td>
<td>18.06:27</td>
</tr>
<tr>
<td></td>
<td>(c) Determination of Regional Significance</td>
<td>18.06:27</td>
</tr>
<tr>
<td></td>
<td>(d) Review Process</td>
<td>18.06:27</td>
</tr>
<tr>
<td>18.06.403</td>
<td>Planned Unit Development Review</td>
<td>18.06:29</td>
</tr>
<tr>
<td></td>
<td>(a) Applicability</td>
<td>18.06:29</td>
</tr>
<tr>
<td></td>
<td>(b) Initiation</td>
<td>18.06:29</td>
</tr>
<tr>
<td></td>
<td>(c) Review Process</td>
<td>18.06:29</td>
</tr>
<tr>
<td></td>
<td>(d) Enforcement and Modification of Provisions of Approved Plan</td>
<td>18.06:30</td>
</tr>
<tr>
<td></td>
<td>(e) Reserved</td>
<td>18.06:30</td>
</tr>
<tr>
<td>18.06.404</td>
<td>Zoning Map Amendment</td>
<td>18.06:30</td>
</tr>
<tr>
<td>18.06.405</td>
<td>Special Use Permit</td>
<td>18.06:32</td>
</tr>
<tr>
<td></td>
<td>(a) Applicability</td>
<td>18.06:32</td>
</tr>
<tr>
<td></td>
<td>(b) Exemptions from Permit Requirements</td>
<td>18.06:33</td>
</tr>
<tr>
<td></td>
<td>(c) Initiation</td>
<td>18.06:34</td>
</tr>
<tr>
<td></td>
<td>(d) Review Process</td>
<td>18.06:34</td>
</tr>
<tr>
<td></td>
<td>(e) Findings</td>
<td>18.06:34</td>
</tr>
<tr>
<td></td>
<td>(f) Compliance with Plans and Minor Modifications to Approved Plans</td>
<td>18.06:37</td>
</tr>
<tr>
<td></td>
<td>(g) Revocation of Special Use Permits</td>
<td>18.06:37</td>
</tr>
<tr>
<td></td>
<td>(h) Time Limitation</td>
<td>18.06:38</td>
</tr>
<tr>
<td></td>
<td>(i) Time Extensions</td>
<td>18.06:38</td>
</tr>
<tr>
<td></td>
<td>(j) Special Use Permits for Facilities That Manufacture, Process,</td>
<td>18.06:39</td>
</tr>
<tr>
<td></td>
<td>Transfer or Store Explosives or Hazardous Substances</td>
<td>18.06:39</td>
</tr>
<tr>
<td>18.06.406</td>
<td>Reserved</td>
<td>18.06:39</td>
</tr>
<tr>
<td>18.06.407</td>
<td>Site Plan Review</td>
<td>18.06:39</td>
</tr>
<tr>
<td></td>
<td>(a) Applicability</td>
<td>18.06:39</td>
</tr>
<tr>
<td></td>
<td>(b) Initiation</td>
<td>18.06:39</td>
</tr>
<tr>
<td></td>
<td>(c) Review Process</td>
<td>18.06:40</td>
</tr>
<tr>
<td></td>
<td>(d) Findings</td>
<td>18.06:40</td>
</tr>
<tr>
<td></td>
<td>(e) Site Plan Review for Telecommunication Facilities</td>
<td>18.06:40</td>
</tr>
<tr>
<td></td>
<td>(f) Conditions of Approval</td>
<td>18.06:41</td>
</tr>
<tr>
<td></td>
<td>(g) Building Permit Approval</td>
<td>18.06:41</td>
</tr>
<tr>
<td></td>
<td>(h) Time Limitations</td>
<td>18.06:41</td>
</tr>
<tr>
<td></td>
<td>(i) Compliance with Plans</td>
<td>18.06:41</td>
</tr>
<tr>
<td></td>
<td>(j) Reserved</td>
<td>18.06:42</td>
</tr>
<tr>
<td>18.06.408</td>
<td>Variance</td>
<td>18.06:42</td>
</tr>
<tr>
<td></td>
<td>(a) Applicability</td>
<td>18.06:42</td>
</tr>
<tr>
<td></td>
<td>(b) Initiation</td>
<td>18.06:42</td>
</tr>
<tr>
<td>Section Number</td>
<td>Title</td>
<td>Page</td>
</tr>
<tr>
<td>----------------</td>
<td>--------------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>18.06.409</td>
<td>Reserved</td>
<td>18.06:45</td>
</tr>
<tr>
<td>18.06.410</td>
<td>Outdoor Dining Permit</td>
<td>18.06:45</td>
</tr>
<tr>
<td>(a) Applicability</td>
<td></td>
<td>18.06:45</td>
</tr>
<tr>
<td>(b) Initiation</td>
<td></td>
<td>18.06:45</td>
</tr>
<tr>
<td>(c) Review Process</td>
<td></td>
<td>18.06:45</td>
</tr>
<tr>
<td>(d) Findings</td>
<td></td>
<td>18.06:45</td>
</tr>
<tr>
<td>(e) Conditions</td>
<td></td>
<td>18.06:45</td>
</tr>
<tr>
<td>(f) Suspension or Revocation of Permit</td>
<td></td>
<td>18.06:46</td>
</tr>
<tr>
<td>(g) Duties of the Permittee</td>
<td></td>
<td>18.06:46</td>
</tr>
<tr>
<td>(h) Penalties</td>
<td></td>
<td>18.06:46</td>
</tr>
<tr>
<td>18.06.411</td>
<td>Minor Deviations</td>
<td>18.06:46</td>
</tr>
<tr>
<td>(a) Applicability</td>
<td></td>
<td>18.06:46</td>
</tr>
<tr>
<td>(b) Initiation</td>
<td></td>
<td>18.06:47</td>
</tr>
<tr>
<td>(c) Authority</td>
<td></td>
<td>18.06:47</td>
</tr>
<tr>
<td>(d) Review Process</td>
<td></td>
<td>18.06:48</td>
</tr>
<tr>
<td>(e) Findings</td>
<td></td>
<td>18.06:48</td>
</tr>
<tr>
<td>(f) Conditions</td>
<td></td>
<td>18.06:48</td>
</tr>
<tr>
<td>18.06.501</td>
<td>Tentative Subdivision Map Procedures</td>
<td>18.06:53</td>
</tr>
<tr>
<td>(a) Authority</td>
<td></td>
<td>18.06:53</td>
</tr>
<tr>
<td>(b) Applicability</td>
<td></td>
<td>18.06:53</td>
</tr>
<tr>
<td>(c) Initiation</td>
<td></td>
<td>18.06:53</td>
</tr>
<tr>
<td>(d) Review Process</td>
<td></td>
<td>18.06:53</td>
</tr>
<tr>
<td>(e) Review Considerations</td>
<td></td>
<td>18.06:54</td>
</tr>
<tr>
<td>(f) Compliance with Plans</td>
<td></td>
<td>18.06:54</td>
</tr>
<tr>
<td>(g) Extensions of Tentative Maps</td>
<td></td>
<td>18.06:54</td>
</tr>
<tr>
<td>(h) Appeal</td>
<td></td>
<td>18.06:54</td>
</tr>
<tr>
<td>18.06.502</td>
<td>Final Subdivision Map Procedures</td>
<td>18.06:54</td>
</tr>
<tr>
<td>(a) Authority</td>
<td></td>
<td>18.06:54</td>
</tr>
<tr>
<td>(b) Applicability</td>
<td></td>
<td>18.06:54</td>
</tr>
<tr>
<td>(c) Review Process</td>
<td></td>
<td>18.06:54</td>
</tr>
<tr>
<td>(d) Appeal</td>
<td></td>
<td>18.06:54</td>
</tr>
<tr>
<td>(e) After Final Map Approval - Temporary Certificates of Occupancy for Preliminary Grading and Landscaping</td>
<td>18.06:55</td>
<td></td>
</tr>
<tr>
<td>18.06.503</td>
<td>Parcel Map Procedures</td>
<td>18.06:56</td>
</tr>
<tr>
<td>(a) Authority</td>
<td></td>
<td>18.06:56</td>
</tr>
<tr>
<td>(b) Applicability</td>
<td></td>
<td>18.06:56</td>
</tr>
</tbody>
</table>
Section 18.06.504. Requirements for Procedures for Reversion to Acreage Applications
(a) Authority ......................................................... 18.06:57
(b) Applicability. .................................................. 18.06:57
(c) Initiation .......................................................... 18.06:57
(d) Review Process ............................................... 18.06:57
(e) Additional Map Requirements .............................. 18.06:58
(f) Applicant to record map........................................ 18.06:58

Section 18.06.505. Boundary Line Adjustment Procedures .......... 18.06:58
(a) Applicability. .................................................. 18.06:58
(b) Initiation .......................................................... 18.06:58
(c) Review Process. ............................................... 18.06:58
(d) Time Limitation ............................................... 18.06:59

ARTICLE VI: ABANDONMENT ........................................ 18.06:61
Section 18.06.601. Applicability ..................................... 18.06:61
Section 18.06.602. Initiation ....................................... 18.06:61
Section 18.06.603. Review Process ................................ 18.06:61
(a) Administrator .................................................. 18.06:61
(b) City Council ..................................................... 18.06:61
(c) Findings .......................................................... 18.06:61
Section 18.06.604. Abandonment of Sewer or Storm Drain Easements ......................................................... 18.06:61
(a) Administrator Authorized to Approve ................. 18.06:61
(b) Abandonments Denied by Administrator ............ 18.06:62
(c) Easements Approved for Abandonment by the Administrator ................. 18.06:62

ARTICLE VII: ANNEXATION ......................................... 18.06:63
ARTICLE VIII: GRADING, BUILDING, AND CONSTRUCTION PERMITS ......................... 18.06:65
Section 18.06.801. Grading Permits ................................ 18.06:65
(a) Applicability .................................................. 18.06:65
(b) Required Contents of Application for Grading Permit .... 18.06:65
(c) Findings to Approve a Grading Permit ............... 18.06:66
(d) Security Required for Grading Permit ................ 18.06:66
Section 18.06.802. Building Permits ................................ 18.06:66
Section 18.06.803. Fence or Wall Permit ......................... 18.06:66
Section 18.06.804. Sign Permit .................................. 18.06:66
Section 18.06.805. Mobile Home Park/RV Park Permit ....... 18.06:66
Section 18.06.806. Reserved ........................................ 18.06:67
Section 18.06.807. Demolition Certificate and Certificate of Appropriateness in Historic Districts or for Designated Landmarks 18.06:67

CHAPTER 18.07. RESERVED 18.07:1

CHAPTER 18.08. ZONING 18.08:1

ARTICLE I: OFFICIAL ZONING MAP AND ESTABLISHMENT OF ZONE DISTRICTS 18.08:5

Section 18.08.101. Establishment and Purpose of Base and Overlay Zoning Districts 18.08:5

(a) Base Zoning Districts—Establishment 18.08:5
(b) Residential Base Zoning Districts 18.08:6
(c) Nonresidential and Mixed Use Base Zoning Districts 18.08:7
(d) Special Purpose Base Zoning Districts 18.08:9
(e) Overlay Zoning Districts—General Purpose and Establishment 18.08:10
(f) General Overlay Zoning Districts 18.08:12
(g) Airport Safety General Overlay Districts 18.08:12.1
(h) CPA Cooperative Planning Area Overlay District 18.08:12.1
(i) Regional Center Planning Area Overlay Districts 18.08:13
(j) Transit Corridor Overlay Districts 18.08:15
(k) Neighborhood Planning Area Overlay Districts 18.08:17
(l) Reserved 18.08:20

Section 18.08.102. Adoption of Districts—Official Zoning Maps 18.08:20

(a) Zoning Maps 18.08:20
(b) Zoning Map Amendments 18.08:20

Section 18.08.103. Rules for Interpretation of Zoning District Boundaries 18.08:20

(a) Interpretation of District Boundaries 18.08:20
(b) Errors and Omissions 18.08:21
(c) Vacated Rights-of-Way 18.08:21
(d) Annotating District Boundary Changes 18.08:21
(e) Property with More Than One Zoning Designation 18.08:21

Section 18.08.104. Effect of Districting 18.08:21

(a) Application 18.08:21
(b) Classification of Land Uses 18.08:21
(c) Lots Divided into Separate Ownership 18.08:22

Section 18.08.105. Classification of Annexed Land 18.08:22

(a) Master Plan Designations 18.08:22
(b) Zoning Designations 18.08:22

Section 18.08.106. Sphere of Influence 18.08:22.1

(a) Master Plan 18.08:22.1
(b) Zoning 18.08:22.1
(c) Reserved 18.08:22.1

ARTICLE II: PERMITTED USES AND USE REGULATIONS 18.08:23

Section 18.08.201. Permitted Uses by Base Zone District 18.08:23

(a) Interpretation of Summary Land Use Tables 18.08:23
Section 18.08.202. Additional Regulations for Principal Uses
(a) Residential Use Regulations
(b) Commercial Sales and Service Use Regulations
(c) Recreation, Entertainment, and Amusement Use Regulations
(d) Lodging Use Regulations
(e) Institutional, Public, and Community Service Use Regulations
(f) Industrial, Manufacturing, Wholesale, Distribution, and Transportation Use Regulations
(g) Other Principal Use Regulations

Section 18.08.203. Standards for Accessory Uses and Structures
(a) General Provisions and Standards
(b) Accessory Buildings and Structures in Residential Zoning Districts
(c) Lot, Bulk and Dimensional Standards for Accessory Structures and Buildings—Residential Zoning Districts
(d) Accessory Buildings in Nonresidential Districts
(e) Standards for Specific Accessory Uses

Section 18.08.204. Standards for Temporary Uses and Structures
(a) Permit Required/Applicable Regulations
(b) Temporary Uses Permitted
(c) Temporary Buildings Permitted in Residential Zoning Districts
(d) Standards for Certain Temporary Uses

ARTICLE III: DISTRICT-SPECIFIC STANDARDS - BASE ZONING DISTRICTS

Section 18.08.301. Nonresidential and Mixed Use Base Zoning Districts
(a) MU Mixed Use District
(b) PO Professional Office
(c) NC Neighborhood Commercial
(d) I Industrial
(e) IC Industrial Commercial

Section 18.08.302. Special Purpose Base Zoning Districts
(a) PUD Planned Unit Development Special Purpose District
(b) UT Unincorporated Transition Zoning Districts
(c) Reserved

ARTICLE IV: DISTRICT-SPECIFIC STANDARDS - OVERLAY ZONING DISTRICTS

Section 18.08.401. General Overlay Zoning Districts
(a) HL Historic/Landmark General Overlay District
Section 18.08.402. Airport Safety General Overlay Districts

(a) AFP Airport Flight Path General Overlay District
(b) ANE Airport Noise Exposure General Overlay District

Section 18.08.403. Reserved

Section 18.08.404. CPA Cooperative Planning Area Overlay District

(a) District-Specific Compatability and Adjacency Standards
(b) District-Specific Standards for Protection of Significant Hydrologic Resources
(c) Master Plan Amendments Within Cooperative Planning Areas

Section 18.08.405. Regional Center and Transit Corridor Overlay Districts

(a) DRRC (Downtown Reno Regional Center Overlay Zoning District)
(b) CRC (Convention Regional Center Overlay Zoning District)
(c) Medical Regional Center Planning Area Overlay Zoning District
(d) RTIARC Reno-Tahoe International Airport Regional Center Planning Area Overlay Zoning District
(e) UNRC University of Nevada Regional Center Planning Area Overlay Zoning District
(f) DRC Dandini Regional Center Planning Area Overlay Zoning District
(g) RSARC Reno-Stead Airport Regional Center Planning Area Overlay Zoning District
(h) RRC Redfield Regional Center Planning Area Overlay Zoning District
(i) Western Gateway Regional Center Planning Area Overlay Zoning District
(j) SVTC South Virginia Street Transit Corridor Overlay Zoning District
(k) MSTC Mill Street Transit Corridor
(l) E4TC East 4th Street Transit Corridor Overlay Zoning District
(m) NVTC (North Virginia Street Transit Corridor Overlay Zoning District)
(n) W4TC West 4th Street Transit Corridor Overlay Zoning District

Section 18.08.406. Neighborhood Planning Area Overlay Districts

(a) WUNP West University Neighborhood Planning Area Overlay District
(b) PL Plumas Neighborhood Residential Core Planning Area Overlay District
(c) MQ McQueen Neighborhood Planning Area Overlay District
(d) GF Greenfield Neighborhood Planning Area Overlay District
(e) SE Southeast Neighborhood Planning Area Overlay Zoning District
ARTICLE V: NONCONFORMITIES

Section 18.08.501. General Provisions

(a) Intent
(b) Applicability
(c) Authority to Continue

Section 18.08.502. Nonconforming Uses

(a) Continuance of a Nonconforming Use of Land or Building
(b) Changing a Use to Be in Conformance
(c) Abandonment of a Nonconforming Use or Building
(d) Expansion of Nonconforming Uses
(e) Restoration After Damage
(f) Reserved

Section 18.08.503. Nonconforming Lots

Section 18.08.504. Nonconforming Site Improvements

(a) Right to Maintain and Continue a Nonconforming Site Improvement
(b) Alteration, Expansion and Relocation of Nonconforming Site Improvements

CHAPTER 18.09. RESERVED

CHAPTER 18.10. DIVISIONS OF LAND

ARTICLE I: GENERAL PROVISIONS

Section 18.10.101. Purpose, Scope, and Authority
Section 18.10.102. Applicability
Section 18.10.103. Compliance Prior to Sale
Section 18.10.104. Minimum Requirements
Section 18.10.105. Exceptions
Section 18.10.106. Reserved
Section 18.10.107. Industrial and Commercial Records of Survey

ARTICLE II: APPLICATION REQUIREMENTS FOR LAND DIVISION OR BOUNDARY LINE ADJUSTMENTS

Section 18.10.201. Tentative Map Application Requirements
Section 18.10.202. Final Subdivision Map Application Requirements
Section 18.10.203. Parcel Map Application Requirements
Section 18.10.204. Boundary Line Adjustment Application Requirements
Section 18.10.210. Requirements of Application for Reversion to Acreage
## ARTICLE III: LAND DIVISION DEVELOPMENT AND DESIGN STANDARDS

Section 18.10.301. Compliance with General Zoning and Development Standards ........................................... 18.10:13
Section 18.10.302. Required Improvements and Dedications ................................................................. 18.10:13
Section 18.10.303. Lot Design Standards ................................................................................................ 18.10:13
Section 18.10.304. Provision for Emergency Access ................................................................................ 18.10:13

## ARTICLE IV: RESIDENTIAL CONDOMINIUMS

Section 18.10.401. Purpose and Intent ..................................................................................................... 18.10:15
Section 18.10.402. Specific Physical Standards ......................................................................................... 18.10:15
  (a) Building Regulations ...................................................................................................................... 18.10:15
  (b) Fire Protection ............................................................................................................................... 18.10:15
  (c) Parking ........................................................................................................................................ 18.10:16
  (d) Sound Attenuation ......................................................................................................................... 18.10:16
  (e) Utilities ....................................................................................................................................... 18.10:16
Section 18.10.403. Conversions from Other Forms of Housing ................................................................. 18.10:17
Section 18.10.404. Amenities .................................................................................................................. 18.10:17
Section 18.10.405. Pace of Conversions .................................................................................................. 18.10:17
Section 18.10.406. Notice to Tenants of Public Hearing ............................................................................ 18.10:18
Section 18.10.407. Notice of Intent to Sell .............................................................................................. 18.10:18
Section 18.10.408. Moving Expenses .................................................................................................... 18.10:19
Section 18.10.409. Tenant’s Purchase Right ............................................................................................ 18.10:20
Section 18.10.410. Physical Elements Report ............................................................................................ 18.10:20
Section 18.10.411. Covenants, Conditions, and Restrictions ................................................................. 18.10:20
Section 18.10.412. Resale by Purchaser ................................................................................................... 18.10:21
Section 18.10.413. Exclusive Management Contract ............................................................................. 18.10:21
Section 18.10.414. Security .................................................................................................................... 18.10:21
Section 18.10.415. Penalty ..................................................................................................................... 18.10:21

## ARTICLE X: EXTENSION OF TENTATIVE AND FINAL MAPS

Section 18.10.1001. Purpose ..................................................................................................................... 18.10:23
Section 18.10.1010. Authority .................................................................................................................. 18.10:23
Section 18.10.1015. City Council has no Obligation to Enter a Subdivision Extension Agreement ................................................................. 18.10:23
Section 18.10.1020. Form of Subdivision Extension Agreement ............................................................. 18.10:23
Section 18.10.1030. City may Require Mitigation of Subdivision Property Conditions ................................................................. 18.10:23
Section 18.10.1040. Security Requirements Relaxed ............................................................................. 18.10:24
Section 18.10.1050. Appeal of Administrative Decision ....................................................................... 18.10:24
Section 18.10.1060. Subdivision Extension Agreement Shall be Recorded ............................................. 18.10:24
Section 18.10.1070. Duration of a Subdivision Extension Agreement ..................................................... 18.10:24
Section 18.10.1080. Newly Adopted Ordinances are Applicable to Subdivision ..................................... 18.10:25
Section 18.10.1100. Violations of the Subdivision Extension Agreement ............................................... 18.10:25
Section 18.10.1110. Resumption of the Subdivision Process ................................................................. 18.10:25
SECTION 18.10.115. Assignment of Obligations and Duties Under Subdivision Extension Agreement

CHAPTER 18.11. RESERVED

CHAPTER 18.12. GENERAL DEVELOPMENT AND DESIGN STANDARDS

ARTICLE I: BULK/DIMENSIONAL, DENSITY AND INTENSITY STANDARDS


(a) Related Zoning District or Use-Specific Regulations
(b) Dimensional Standards for Attached Single Family, Condominiums, and Townhouse Units
(c) Lot or Site Area Requirements—General Provisions
(d) Property Line Setbacks/Yards—General Provisions
(e) Building Height—General Provisions
(f) Open Space

SECTION 18.12.102. Standards for Single-Family Residential Base Zoning Districts

(a) Summary Table—Single-Family Residential Zoning Districts
(b) Additional Standards for Single-Family Districts

SECTION 18.12.103. Standards for Multi-Family Residential Base Zoning Districts

(a) Summary Table—Multi-Family Residential Zoning Districts
(b) Additional Standards for Multi-Family Districts

SECTION 18.12.104. Standards for Nonresidential and Mixed Use Base Zoning Districts

(a) Summary Table—Nonresidential and Mixed Use Zoning Districts
(b) Additional Standards for Nonresidential and Mixed Use Districts

SECTION 18.12.105. Setbacks from the Truckee River

(a) General River Setback Required
(b) Administrative Exception for Accessory Structures

SECTION 18.12.106. Reserved

ARTICLE II: DENSITY BONUSES AND OTHER INCENTIVES FOR AFFORDABLE HOUSING

SECTION 18.12.201. Minimum Affordability Guidelines


(a) Single-Family Projects: Density Bonus for Units Meeting Affordability Guidelines
(b) Multi-Family Projects: Density Bonus for Units Meeting Affordability Guidelines

SECTION 18.12.203. Parking Reduction for Affordable Housing Projects

(a) Conditions for Parking Reduction
(b) Parking Reductions Allowed
ARTICLE III: SITE AND BUILDING DESIGN STANDARDS

Section 18.12.301. Generally Applicable Site and Building Design Standards

(a) Building Articulation

(b) Parking Garage Facades

(c) Shading of Parks and Residences

Section 18.12.302. Residential Site and Building Design Standards

(a) Repetition of Residential Facades

(b) General Residential Design Standards Applicable to SF4, SF6, and SF9 Zoning Districts

(c) Site Design Standards for Single-Family Residences in the MF14 Zoning District

(d) Building Design Standards For Single-Family Development In Multi-Family Zoning Districts

(e) Street Image Standards for New Single-Family Residential Structures

Section 18.12.303. Residential Infill Development Standards

(a) Applicability

(b) Purpose

(c) Front Yard Setbacks

(d) Compatibility Findings

(e) Allowed Modifications

Section 18.12.304. Residential Adjacency Standards

(a) Applicability and Exemptions

(b) Building Facades

(c) Signage Adjacent to Residential

(d) Building Setbacks

(e) Spillover Lighting

(f) Exclusions for Higher Ambient Noise and Light Levels

(g) Noise at Residential Property Lines

(h) Traffic

(i) Use of Alleys

(j) Landscaping and Screening

Section 18.12.305. Nonresidential and Mixed Use Site and Building Design Standards

(a) Nonresidential Site Design Standards

(b) Nonresidential Building Design Standards

(c) Mixed Use District Site and Building Design Standards

Section 18.12.306. Design Standards for Large Retail Establishments

(a) Purpose

(b) Applicability and Exemptions

(c) Relationship to Other Standards

(d) Minimum Land Use Mix Required

(e) Adaptability for Reuse and Prohibition of Restrictive Lease Agreements

TABLE OF CONTENTS—Cont’d.
ARTICLE IV: LIMITS ON GRADING, EROSION PREVENTION, AND SEDIMENTATION CONTROL
Section 18.12.401. General—Compliance with City Standards
Section 18.12.402. Limits on Grading (Cut and Fill)
   (a) Authority
   (b) Purpose
   (c) Grading Permit Required
   (d) Special Use Permit Required
   (e) General Grading (Cut and Fill) Standards
Section 18.12.403. Reserved
Section 18.12.404. Control of Construction Site Discharge
   (a) Enabling Clause
   (b) Purpose and Intent
   (c) Applicability
   (d) Regulatory Consistency
   (e) Construction Site Discharge Regulations and Requirements
   (f) Administrative Fees
   (g) Inspection
   (h) Enforcement
   (i) Grandfather Provision
   (j) Disclaimer of Liability
Section 18.12.405. Post Construction Storm Water Quality Management
   (a) Purpose and Intent
   (b) Applicability
   (c) Application Requirements
   (d) Standards
   (e) Waivers to Applicability
   (f) Performance Bond/Security
   (g) Maintenance and Repair of Storm Water Quality Facilities
ARTICLE V: TREE PROTECTION
Section 18.12.501. Applicability
Section 18.12.502. Preserved Tree Criteria
Section 18.12.503. Tree Credits
Section 18.12.504. Replacement of Trees/Penalty for Removal
Section 18.12.505. Tree Mitigation Plan
   (a) Tree Flagging
   (b) Open Space Flagging
   (c) Protective Fencing
   (d) Bark Protection
Section 18.12.506. Reserved
Section 18.12.507. Prohibited Activities Adjacent to Trees
   (a) Material Storage
(b) Equipment Cleaning/Liquid Disposal ........................................... 18.12:48  
(c) Tree Attachments ................................................................. 18.12:48  
(d) Vehicular Traffic ................................................................. 18.12:48  
(e) Grade Changes ................................................................. 18.12:48  
(a) Boring ................................................................................. 18.12:48  
(b) Grade Change ................................................................. 18.12:48  
(c) Trenching ............................................................................. 18.12:48  
(d) Root Pruning ................................................................. 18.12:48  
ARTICLE VI: UTILITIES AND SERVICES ........................................... 18.12:49  
Section 18.12.601. Sewerage ......................................................... 18.12:49  
Section 18.12.602. Water and Fire Hydrants .................................... 18.12:49  
Section 18.12.604. Water Supply Ditches ..................................... 18.12:50  
Section 18.12.605. Critical Flood Zone 1 ...................................... 18.12:50  
ARTICLE VII: STREETS ................................................................. 18.12:53  
Section 18.12.701. Street Design—General Standards ..................... 18.12:53  
(a) Incorporation of the City of Reno Public Works Design Manual .... 18.12:53  
(b) Minimum Street Design Requirements ..................................... 18.12:53  
Section 18.12.702. Sound Barriers Required .................................... 18.12:53  
Section 18.12.703. Street/Intersection Spacing ............................... 18.12:53  
Section 18.12.705. Private Streets ............................................... 18.12:54  
(a) Applicability ........................................................................ 18.12:54  
(b) Design and Construction Standards ....................................... 18.12:54  
(c) Streets Excluded .................................................................. 18.12:54  
(d) Property Owners' Associations Required ............................... 18.12:54  
(e) Private Street Lot ................................................................ 18.12:54  
(f) Construction and Maintenance Cost ....................................... 18.12:55  
(g) Utilities ............................................................................. 18.12:55  
(h) Plans and Inspections ......................................................... 18.12:55  
(i) Access Restrictions ............................................................ 18.12:55  
(j) Access Restricted Entrance Design Standards ....................... 18.12:55  
(k) Waiver of Services .............................................................. 18.12:55  
(l) Petition to Convert to Public Streets ....................................... 18.12:55  
ARTICLE VIII: NEW SIDEWALKS, CURBS, AND GUTTERS ................. 18.12:57  
Section 18.12.801. Required; Exceptions ...................................... 18.12:57  
Section 18.12.802. Sidewalk Specifications .................................. 18.12:57  
Section 18.12.804. Commencement and Completion of Construc- tion 18.12:58  
ARTICLE IX: VEHICLE ACCESS/CIRCULATION AND TRAFFIC ANAL- YSIS ............................................................................. 18.12:59  
Section 18.12.901. Site Access—Driveways and Curb-Cuts ............. 18.12:59  
(a) Driveway Standards ............................................................ 18.12:59
Section 18.12.902. Vision Triangles
(a) Street Vision Triangles
(b) Alley Vision Triangles
(c) Driveway Vision Triangles
(d) Prohibitions

Section 18.12.903. Traffic Impact Analysis Requirements
(a) General
(b) Projects That May Require a Traffic Entry and Access Study
(c) Purpose of Traffic Impact Analysis
(d) Process

ARTICLE X: PEDESTRIAN ACCESS AND CIRCULATION
Section 18.12.1001. Pedestrian Access Requirements

ARTICLE XI: OFF-STREET PARKING AND LOADING
Section 18.12.1101. General Provisions and Applicability
(a) Applicability
(b) General Off-Street Parking Requirements
(c) Public and Semi-Public Parking and Service Areas
(d) Maintenance of Parking and Loading Areas
(e) Public Transit Facilities

Section 18.12.1102. Off-Street Parking Requirements
(a) General
(b) Required Amounts of Parking
(c) Handicap-Accessible Off-Street Parking

Section 18.12.1103. Permitted Adjustments to Required Parking
(a) Adjustments in the Downtown Area Overlay District
(b) Allowances for On-Street Parking
(c) Adjustments for Joint Use of Parking

Section 18.12.1104. Parking Lot Design and Construction
(a) Residential Parking at Rear of Lots
(b) Circulation on Lot
(c) Large Parking Lots
(d) Excess Parking Requirements
(e) Parking Spaces and Aisle Widths
(f) Alternative Parking Space Sizes
(g) Wheel Stops
(h) Construction of Parking Areas

Section 18.12.1105. Bicycle Parking
(a) Requirement
(b) Lighting
(c) Minimum Requirement
(d) Maximum Requirement
(e) Exempted Uses

Section 18.12.1106. Reserved

Section 18.12.1107. Off-Street Loading and Service Standards
(a) Minimum Loading and Service Standards
### TABLE OF CONTENTS—Cont’d.

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>(b) Industrial Districts</td>
<td>18.12:84</td>
<td></td>
</tr>
<tr>
<td>(c) Loading and Service Areas in Commercial and Mixed Use Districts</td>
<td>18.12:84</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1108. Tandem Parking</td>
<td>18.12:85</td>
<td></td>
</tr>
<tr>
<td>ARTICLE XII:LANDSCAPING AND SCREENING</td>
<td>18.12:87</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1201. Purpose</td>
<td>18.12:87</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1202. Applicability</td>
<td>18.12:87</td>
<td></td>
</tr>
<tr>
<td>(a) New Development</td>
<td>18.12:87</td>
<td></td>
</tr>
<tr>
<td>(b) Existing Uses</td>
<td>18.12:87</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1203. Landscape Plan Requirements</td>
<td>18.12:88</td>
<td></td>
</tr>
<tr>
<td>(a) Landscape Plan Required</td>
<td>18.12:88</td>
<td></td>
</tr>
<tr>
<td>(b) Exemptions</td>
<td>18.12:88</td>
<td></td>
</tr>
<tr>
<td>(c) Landscape Plans—General Provisions</td>
<td>18.12:88.1</td>
<td></td>
</tr>
<tr>
<td>(d) Landscape Plan Submittal Requirements</td>
<td>18.12:89</td>
<td></td>
</tr>
<tr>
<td>(e) Approval Procedures</td>
<td>18.12:90</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1204. Installation of Landscape</td>
<td>18.12:90</td>
<td></td>
</tr>
<tr>
<td>(a) Installation Required</td>
<td>18.12:90</td>
<td></td>
</tr>
<tr>
<td>(b) Installation for Single-family and Duplex Residences</td>
<td>18.12:90</td>
<td></td>
</tr>
<tr>
<td>(c) Inspection</td>
<td>18.12:91</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1205. Required Landscape Areas</td>
<td>18.12:91</td>
<td></td>
</tr>
<tr>
<td>(a) Conflicting Regulations</td>
<td>18.12:91</td>
<td></td>
</tr>
<tr>
<td>(b) Residential Landscaping Requirements</td>
<td>18.12:91</td>
<td></td>
</tr>
<tr>
<td>(c) Nonresidential Landscaping Requirements</td>
<td>18.12:91</td>
<td></td>
</tr>
<tr>
<td>(d) Credits Toward Landscaping Requirements</td>
<td>18.12:92</td>
<td></td>
</tr>
<tr>
<td>(e) Parking Area Landscaping and Screening Requirements</td>
<td>18.12:93</td>
<td></td>
</tr>
<tr>
<td>(f) Street Tree Requirements</td>
<td>18.12:100</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1206. Reserved</td>
<td>18.12:104</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1207. Screening Between Land Uses</td>
<td>18.12:104</td>
<td></td>
</tr>
<tr>
<td>(a) Conflicting Regulations</td>
<td>18.12:104</td>
<td></td>
</tr>
<tr>
<td>(b) Required Screening</td>
<td>18.12:104</td>
<td></td>
</tr>
<tr>
<td>(c) Land Use Screening Types</td>
<td>18.12:105</td>
<td></td>
</tr>
<tr>
<td>(d) Modification of Screening Requirements</td>
<td>18.12:105</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1208. Screening of Outdoor Service Areas, Utilities, and Equipment</td>
<td>18.12:107</td>
<td></td>
</tr>
<tr>
<td>(a) Conflicting Regulations</td>
<td>18.12:107</td>
<td></td>
</tr>
<tr>
<td>(b) Trash Receptacles—Enclosure Required</td>
<td>18.12:107</td>
<td></td>
</tr>
<tr>
<td>(c) Storage, Loading Area and Utility Screening</td>
<td>18.12:108</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1209. Materials and Specifications for Required Landscape Areas</td>
<td>18.12:113</td>
<td></td>
</tr>
<tr>
<td>(a) General Materials Requirements</td>
<td>18.12:113</td>
<td></td>
</tr>
<tr>
<td>(b) Minimum Amount of Trees and Shrubs in Required Landscape Areas</td>
<td>18.12:114</td>
<td></td>
</tr>
<tr>
<td>(c) Minimum Stocking and Materials Standards</td>
<td>18.12:114</td>
<td></td>
</tr>
<tr>
<td>(d) Drainage</td>
<td>18.12:118</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1210. Water Conservation</td>
<td>18.12:118</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1211. Irrigation</td>
<td>18.12:119</td>
<td></td>
</tr>
<tr>
<td>(a) Irrigation Required</td>
<td>18.12:119</td>
<td></td>
</tr>
<tr>
<td>Section</td>
<td>Title</td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>-------</td>
<td></td>
</tr>
<tr>
<td>18.12.12</td>
<td>Irrigation Plans</td>
<td></td>
</tr>
<tr>
<td>18.12.12.1</td>
<td>Reserved</td>
<td></td>
</tr>
<tr>
<td>18.12.12.2</td>
<td>Maintenance</td>
<td></td>
</tr>
<tr>
<td>(a)</td>
<td>Maintenance</td>
<td></td>
</tr>
<tr>
<td>(b)</td>
<td>Repair and Replacement</td>
<td></td>
</tr>
<tr>
<td>(c)</td>
<td>Violation</td>
<td></td>
</tr>
<tr>
<td>18.12.13</td>
<td>Article XIII: Exterior Lighting</td>
<td></td>
</tr>
<tr>
<td>18.12.13.1</td>
<td>Related Regulations</td>
<td></td>
</tr>
<tr>
<td>18.12.13.2</td>
<td>Lighting Fixtures</td>
<td></td>
</tr>
<tr>
<td>18.12.13.3</td>
<td>Searchlights</td>
<td></td>
</tr>
<tr>
<td>18.12.13.4</td>
<td>Flashing or Animated Lights</td>
<td></td>
</tr>
<tr>
<td>18.12.14</td>
<td>Article XIV: Fences and Walls</td>
<td></td>
</tr>
<tr>
<td>18.12.14.1</td>
<td>General Standards for Fences and Walls</td>
<td></td>
</tr>
<tr>
<td>(a)</td>
<td>Generally Applicable Fence and Wall Standards</td>
<td></td>
</tr>
<tr>
<td>(b)</td>
<td>Fences and Walls in All Zoning Districts Except Industrial Districts</td>
<td></td>
</tr>
<tr>
<td>(c)</td>
<td>Fences and Walls in the Industrial Zone Districts</td>
<td></td>
</tr>
<tr>
<td>(a)</td>
<td>Property Abutting Water Supply Ditches</td>
<td></td>
</tr>
<tr>
<td>(b)</td>
<td>Park, Recreation, or Public Use Area Abutting Ditches</td>
<td></td>
</tr>
<tr>
<td>18.12.14.3</td>
<td>Permit Required</td>
<td></td>
</tr>
<tr>
<td>18.12.15</td>
<td>Article XV: General Environmental Standards</td>
<td></td>
</tr>
<tr>
<td>18.12.15.1</td>
<td>General</td>
<td></td>
</tr>
<tr>
<td>(a)</td>
<td>Purpose</td>
<td></td>
</tr>
<tr>
<td>(b)</td>
<td>Applicability</td>
<td></td>
</tr>
<tr>
<td>18.12.15.2</td>
<td>Glare and Spillover Lighting</td>
<td></td>
</tr>
<tr>
<td>18.12.15.3</td>
<td>Noise</td>
<td></td>
</tr>
<tr>
<td>(a)</td>
<td>Noise at Residential Property Lines</td>
<td></td>
</tr>
<tr>
<td>(b)</td>
<td>Noise Exposure from Airport Operations</td>
<td></td>
</tr>
<tr>
<td>18.12.15.4</td>
<td>Smoke and Particulate Matter</td>
<td></td>
</tr>
<tr>
<td>(a)</td>
<td>Standards</td>
<td></td>
</tr>
<tr>
<td>(b)</td>
<td>Combined Standards</td>
<td></td>
</tr>
<tr>
<td>(c)</td>
<td>Standards Measured at Property Line</td>
<td></td>
</tr>
<tr>
<td>18.12.15.5</td>
<td>Odors</td>
<td></td>
</tr>
<tr>
<td>(a)</td>
<td>Applicability</td>
<td></td>
</tr>
<tr>
<td>(b)</td>
<td>Determination</td>
<td></td>
</tr>
<tr>
<td>18.12.15.6</td>
<td>Reserved</td>
<td></td>
</tr>
<tr>
<td>18.12.15.7</td>
<td>Toxic and Noxious Matters</td>
<td></td>
</tr>
<tr>
<td>18.12.15.8</td>
<td>Vibration</td>
<td></td>
</tr>
<tr>
<td>18.12.15.9</td>
<td>Fire or Explosive Hazard Materials</td>
<td></td>
</tr>
<tr>
<td>(a)</td>
<td>Explosive Material</td>
<td></td>
</tr>
<tr>
<td>(b)</td>
<td>Flammable Material</td>
<td></td>
</tr>
<tr>
<td>18.12.16</td>
<td>Article XVI: Hillside Development</td>
<td></td>
</tr>
<tr>
<td>18.12.16.1</td>
<td>Purpose</td>
<td></td>
</tr>
<tr>
<td>18.12.16.2</td>
<td>Applicability and Exemptions</td>
<td></td>
</tr>
<tr>
<td>18.12.16.3</td>
<td>Computation of Slope</td>
<td></td>
</tr>
</tbody>
</table>
# TABLE OF CONTENTS—Cont’d.

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.12.1604</td>
<td>Required Plans</td>
<td>18.12:130</td>
</tr>
<tr>
<td>18.12.1605</td>
<td>Calculation of Density</td>
<td>18.12:130</td>
</tr>
<tr>
<td>18.12.1606</td>
<td>Reserved</td>
<td>18.12:131</td>
</tr>
<tr>
<td>18.12.1607</td>
<td>Required Open Space</td>
<td>18.12:131</td>
</tr>
<tr>
<td>18.12.1608</td>
<td>Visually Prominent Ridgelines</td>
<td>18.12:132</td>
</tr>
<tr>
<td>18.12.1609</td>
<td>Development on 30 Percent and Greater Slopes</td>
<td>18.12:133</td>
</tr>
<tr>
<td>18.12.1610</td>
<td>Slope Treatment</td>
<td>18.12:133</td>
</tr>
<tr>
<td>18.12.1611</td>
<td>Pedestrian Circulation</td>
<td>18.12:133</td>
</tr>
<tr>
<td>18.12.1612</td>
<td>Reserved</td>
<td>18.12:134</td>
</tr>
<tr>
<td>18.12.1613</td>
<td>Reduction of Street Width</td>
<td>18.12:134</td>
</tr>
<tr>
<td>18.12.1614</td>
<td>Hillside Architecture</td>
<td>18.12:134</td>
</tr>
<tr>
<td>(a) Purpose and Authority</td>
<td>18.12:135</td>
<td></td>
</tr>
<tr>
<td>(b) Applicability</td>
<td>18.12:135</td>
<td></td>
</tr>
<tr>
<td>(c) Basis for Establishing Flood Hazard Areas and Limited Flood-</td>
<td>18.12:135</td>
<td></td>
</tr>
<tr>
<td>ing Areas</td>
<td>18.12:135</td>
<td></td>
</tr>
<tr>
<td>(d) Compliance</td>
<td>18.12:135</td>
<td></td>
</tr>
<tr>
<td>(e) Abrogation and Greater Requirements</td>
<td>18.12:135</td>
<td></td>
</tr>
<tr>
<td>(f) Interpretation</td>
<td>18.12:135</td>
<td></td>
</tr>
<tr>
<td>(g) Warning and Disclaimer of Liability</td>
<td>18.12:135</td>
<td></td>
</tr>
<tr>
<td>(h) Letter of Map Amendment</td>
<td>18.12:136</td>
<td></td>
</tr>
<tr>
<td>18.12.1702</td>
<td>Permit</td>
<td>18.12:136</td>
</tr>
<tr>
<td>(a) Building and/or Grading Permit Required</td>
<td>18.12:136</td>
<td></td>
</tr>
<tr>
<td>(b) Responsibilities of the Owner or Developer</td>
<td>18.12:137</td>
<td></td>
</tr>
<tr>
<td>(c) Responsibilities of the City</td>
<td>18.12:137</td>
<td></td>
</tr>
<tr>
<td>(a) Standards of Construction</td>
<td>18.12:138</td>
<td></td>
</tr>
<tr>
<td>(b) Standards for Alluvial Fans</td>
<td>18.12:140</td>
<td></td>
</tr>
<tr>
<td>(c) Standards for Utilities</td>
<td>18.12:140</td>
<td></td>
</tr>
<tr>
<td>(d) Standards for Subdivisions</td>
<td>18.12:141</td>
<td></td>
</tr>
<tr>
<td>(e) Standards for Manufactured Homes, Manufactured Home</td>
<td>18.12:141</td>
<td></td>
</tr>
<tr>
<td>Parks, and Subdivisions</td>
<td>18.12:141</td>
<td></td>
</tr>
<tr>
<td>(f) Floodways</td>
<td>18.12:142</td>
<td></td>
</tr>
<tr>
<td>(g) Closed Intermittent Lakes, Restrictions</td>
<td>18.12:142</td>
<td></td>
</tr>
<tr>
<td>18.12.1704</td>
<td>Remedies</td>
<td>18.12:142</td>
</tr>
<tr>
<td>18.12.1705</td>
<td>Variances</td>
<td>18.12:143</td>
</tr>
<tr>
<td>(a) Nature of Variances</td>
<td>18.12:143</td>
<td></td>
</tr>
<tr>
<td>(b)</td>
<td>18.12:143</td>
<td></td>
</tr>
<tr>
<td>(c) Procedure</td>
<td>18.12:143</td>
<td></td>
</tr>
<tr>
<td>(d) Conditions</td>
<td>18.12:144</td>
<td></td>
</tr>
<tr>
<td>(e) Findings</td>
<td>18.12:145</td>
<td></td>
</tr>
<tr>
<td>(f)</td>
<td>18.12:145</td>
<td></td>
</tr>
<tr>
<td>18.12.1801</td>
<td>Purpose</td>
<td>18.12:147</td>
</tr>
<tr>
<td>Section 18.12.1802. Mapped Resources</td>
<td>18.12:147</td>
<td></td>
</tr>
<tr>
<td>------------------------------------</td>
<td>-----------</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1804. Applicability and Exemptions</td>
<td>18.12:147</td>
<td></td>
</tr>
<tr>
<td>(a) Applicable to Requests for Development Permits Within or Adjacent to Significant Hydrologic Resources</td>
<td>18.12:147</td>
<td></td>
</tr>
<tr>
<td>(b) Exemptions</td>
<td>18.12:148</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1806. Reserved</td>
<td>18.12:149</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1807. Technical Survey Requirements/Waiver</td>
<td>18.12:149</td>
<td></td>
</tr>
<tr>
<td>(a) Technical Survey Required</td>
<td>18.12:149</td>
<td></td>
</tr>
<tr>
<td>(b) Waiver of Technical Surveys</td>
<td>18.12:149</td>
<td></td>
</tr>
<tr>
<td>(c) Requirements for Technical Surveys</td>
<td>18.12:149</td>
<td></td>
</tr>
<tr>
<td>Section 18.12.1808. Mitigation Required</td>
<td>18.12:149</td>
<td></td>
</tr>
<tr>
<td>(a) Mitigation Plan Required</td>
<td>18.12:149</td>
<td></td>
</tr>
<tr>
<td>(b) Approval of Plan</td>
<td>18.12:149</td>
<td></td>
</tr>
</tbody>
</table>

ARTICLE XIX: DRAINAGE WAY PROTECTION STANDARDS | 18.12:151 |
| Section 18.12.1901. Findings | 18.12:151 |
| Section 18.12.1902. Purpose | 18.12:151 |
| Section 18.12.1903. Applicability | 18.12:151 |
| Section 18.12.1906. Reserved | 18.12:153 |

ARTICLE XX: SKYWAYS AND SKYWAY DESIGN GUIDELINES | 18.12:155 |
| Section 18.12.2004. Special Use Permit Required | 18.12:156.2 |
| (a) Skywalks and Skytrams | 18.12:156.2 |
| (b) Skybuildings | 18.12:156.2 |
| (c) Consent Required | 18.12:156.2 |
| (a) Skyway Design Guidelines | 18.12:156.2 |
| (b) Compliance with Design Guidelines | 18.12:156.2 |
| Section 18.12.2006. Reserved | 18.12:156.3 |
| Section 18.12.2007. Maintenance | 18.12:156.3 |

ARTICLE XXI: SAFE SCAPE REGULATIONS | 18.12:157 |
<p>| Section 18.12.2101. Purpose | 18.12:157 |
| Section 18.12.2102. Applicability | 18.12:157 |
| (a) Off-Site Sales as an Incidental Use | 18.12:157 |
| (b) Gift Basket Delivery Businesses | 18.12:157 |
| (c) Special Events Fine Wine Tasting and Sales | 18.12:157 |
| Section 18.12.2103. Definitions | 18.12:157 |
| Section 18.12.2104. Operating Hours and Conditions | 18.12:158 |
| (a) Hours of Operation | 18.12:158 |</p>
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.12.2105.</td>
<td>Products Offered For Sale</td>
</tr>
<tr>
<td>(a)</td>
<td>Types of Containers</td>
</tr>
<tr>
<td>(b)</td>
<td>Bags for Cans or Bottles</td>
</tr>
<tr>
<td>18.12.2106.</td>
<td>Surveillance</td>
</tr>
<tr>
<td>(a)</td>
<td>Entry Detectors</td>
</tr>
<tr>
<td>(b)</td>
<td>ATMs and Calling Card Vending Machines</td>
</tr>
<tr>
<td>(c)</td>
<td>Video Surveillance Cameras</td>
</tr>
<tr>
<td>18.12.2107.</td>
<td>Windows and Doors</td>
</tr>
<tr>
<td>(a)</td>
<td>Visibility</td>
</tr>
<tr>
<td>(b)</td>
<td>Window and Facade Security</td>
</tr>
<tr>
<td>(c)</td>
<td>Door Security</td>
</tr>
<tr>
<td>18.12.2108.</td>
<td>Reserved</td>
</tr>
<tr>
<td>18.12.2109.</td>
<td>Reserved</td>
</tr>
<tr>
<td>18.12.2110.</td>
<td>Numbering of Buildings</td>
</tr>
<tr>
<td>(a)</td>
<td>Requirements</td>
</tr>
<tr>
<td>18.12.2111.</td>
<td>Outside Areas</td>
</tr>
<tr>
<td>(a)</td>
<td>Outdoor Merchandise</td>
</tr>
<tr>
<td>(b)</td>
<td>Landscaping</td>
</tr>
<tr>
<td>(c)</td>
<td>Fencing</td>
</tr>
<tr>
<td>(d)</td>
<td>Refuse</td>
</tr>
<tr>
<td>18.12.2112.</td>
<td>General Appearance</td>
</tr>
<tr>
<td>18.12.2113.</td>
<td>Reserved</td>
</tr>
<tr>
<td>18.12.2114.</td>
<td>Reserved</td>
</tr>
<tr>
<td>18.12.2115.</td>
<td>Compliance Review</td>
</tr>
<tr>
<td>(a)</td>
<td>Review Process</td>
</tr>
<tr>
<td>(b)</td>
<td>Noncompliance</td>
</tr>
<tr>
<td>(c)</td>
<td>Other Penalties</td>
</tr>
<tr>
<td>(d)</td>
<td>Courtesy Inspection</td>
</tr>
<tr>
<td>(e)</td>
<td>Nuisances</td>
</tr>
<tr>
<td>18.12.2201.</td>
<td>Title 5</td>
</tr>
<tr>
<td>18.12.2202.</td>
<td>Title 10</td>
</tr>
<tr>
<td>18.12.2203.</td>
<td>Title 12</td>
</tr>
<tr>
<td>18.12.2204.</td>
<td>Title 14</td>
</tr>
<tr>
<td>18.12.2205.</td>
<td>Title 22</td>
</tr>
<tr>
<td>18.13.</td>
<td>Reserved</td>
</tr>
<tr>
<td>18.14.102.</td>
<td>Authority</td>
</tr>
<tr>
<td>18.14.103.</td>
<td>Applicability</td>
</tr>
</tbody>
</table>
ARTICLE II: IMPROVEMENT REQUIREMENTS AND TIMING OF COMPLETION

Section 18.14.104. General Compliance Requirement

ARTICLE II: IMPROVEMENT REQUIREMENTS AND TIMING OF COMPLETION

Section 18.14.201. Applicant Responsibility for Improvements


(a) General

(b) Improvement Plan Submittals

Section 18.14.203. Timing of Completion

(a) Completion of Public Improvements

(b) Completion of Private Improvements

(c) Completion of Off-Site Improvements

(d) Completion of Improvements in Phased Projects

ARTICLE III: IMPROVEMENT AGREEMENTS AND SECURITY

Section 18.14.301. Requirement for Improvement Agreement

Section 18.14.302. Contents of Agreement

(a) Exhibit "A"

(b) Exhibit "B"

(c) Exhibit "C"

Section 18.14.303. Security for Public Improvements

(a) Security Required

(b) Reductions in Security

Section 18.14.304. Improvement Agreement Extension

Section 18.14.305. Default and Remedies

ARTICLE IV: RESIDENTIAL CONSTRUCTION TAX FOR PARKS, PLAYGROUND AND RECREATIONAL FACILITY IMPROVEMENTS


Section 18.14.402. Imposition and Rate of Residential Construction Tax

Section 18.14.403. Creation of Neighborhood Park and Park Facilities Districts

Section 18.14.404. Creation of Neighborhood Park and Park Facilities Fund

Section 18.14.405. PUD Exception

Section 18.14.406. Park Land Dedication Exception

ARTICLE V: REGIONAL ROAD IMPACT FEE


(a) Short Title, Authority and Application

(b) Intent and Purpose

(c) Liberal Construction, Severability and Penalty Provisions


Section 18.14.503. Adoption of RRIF Capital Improvement Plan

Section 18.14.504. Service Areas

Section 18.14.505. Impact Fees

Section 18.14.506. Use of Funds

(a) Establishment of Trust Fund
TABLE OF CONTENTS—Cont’d.

(b) Deposit in Trust Fund/General Requirements for Trust Fund 18.14:17
(c) Limitations on Expenditures .......................................................... 18.14:18
(d) Benefit Districts ........................................................................... 18.14:18
Section 18.14.507. Reserved ................................................................. 18.14:19
Section 18.14.508. Effective Date ......................................................... 18.14:19

CHAPTER 18.15. RESERVED ................................................................. 18.15:1

CHAPTER 18.16. SIGNS ...................................................................... 18.16:1
Article I: On-Premises Signs ................................................................. 18.16:3
Section 18.16.101. Purpose, Scope and Authority ................................. 18.16:3
Section 18.16.103. On-Premises Allowable Sign Area .......................... 18.16:3
Section 18.16.104. Location of Permanent On-Premises Signs ............ 18.16:3
Section 18.16.108. Number of On-Premises Signs ............................. 18.16:3
Section 18.16.110. Sign Area Computation for On-Premises Signs .... 18.16:3
Section 18.16.201. Regulated On-Premises Signs .............................. 18.16:4
Section 18.16.202. Permit Required ..................................................... 18.16:4
Section 18.16.203. Exempted On-Premises Permanent Signs .......... 18.16:4
Section 18.16.301. On Premises Signs Prohibited .............................. 18.16:5
Section 18.16.401. Reserved ................................................................. 18.16:5
Section 18.16.502. Temporary On-Premises Signs ............................. 18.16:5
Section 18.16.509. Canopies ............................................................... 18.16:7
Section 18.16.601. Removal of Abandoned of On-Premises Signs ... 18.16:7
Section 18.16.701. Permanent On-Premises Sign Regulations by ....... 18.16:8
Zoning District
Section 18.16.702. Additional Regulations for Animated Signs .......... 18.16:10
Section 18.16.801. Nonconforming On-Premises Signs ................... 18.16:10
Section 18.16.802. Right to Maintain and Continue the Use of a ....... 18.16:10
Nonconforming On-Premises Sign
Section 18.16.803. Termination of Right to Nonconforming On- ......... 18.16:10
Premises Sign
Section 18.16.804. Alteration, Enlargement, or Relocation of On- ....... 18.16:10
Premises Sign
Section 18.16.850. Noncommercial Speech is allowed wherever ....... 18.16:10
Commercial Speech is allowed
Section 18.16.855. Time Limitations on Review of Applications for .... 18.16:10
On-Premises Signs
Section 18.16.860. Appeal of Administrator’s Decision .................... 18.16:11
Section 18.16.865. Judicial Review ...................................................... 18.16:11
Section 18.16.870. Decisions regarding On-Premises Signs ............... 18.16:11
Article II: Off-Premises Advertising Displays .................................... 18.16:11
Section 18.16.901. Purpose and Intent ................................................. 18.16:11
Section 18.16.902. Restrictions on Permanent Off-Premises Advertis- 18.16:12
ing Displays
Section 18.16.903. Continued Use of Permanent Off-Premises Advertis- 18.16:12
ing Displays
Section 18.16.904. Permanent Off-Premises Advertising Displays— 18.16:13
(a) Permitted Locations

RENO, NEVADA Supp. No. 33
Title 18: Annexation and Land Development
xxv
<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.16.905.</td>
<td>General Standards for Permanent Off-Premises Advertising Displays</td>
<td>18.16:15</td>
</tr>
<tr>
<td>18.16.906.</td>
<td>Reserved</td>
<td>18.16:15</td>
</tr>
<tr>
<td>18.16.907.</td>
<td>Prohibited Types of Off-Premises Advertising Displays</td>
<td>18.16:20</td>
</tr>
<tr>
<td>18.16.908.</td>
<td>Relocation of Existing, Legally Established Permanent Off-Premises Advertising Displays</td>
<td>18.16:21</td>
</tr>
<tr>
<td>18.16.909.</td>
<td>Permanent Off-Premises Advertising Displays—Reporting</td>
<td>18.16:22</td>
</tr>
<tr>
<td>18.16.910.</td>
<td>Temporary Off-Premises Advertising Displays</td>
<td>18.16:22</td>
</tr>
<tr>
<td>18.16.911.</td>
<td>Temporary Off-Premises Advertising Displays—Special Events</td>
<td>18.16:23</td>
</tr>
<tr>
<td>18.16.912.</td>
<td>Reserved</td>
<td>18.16:23</td>
</tr>
<tr>
<td>18.16.913.</td>
<td>Abandoned Off-Premises Advertising Displays</td>
<td>18.16:23</td>
</tr>
<tr>
<td>18.16.914.</td>
<td>Time Limitations on Review of Applications for Off-Premises Advertising Displays</td>
<td>18.16:24</td>
</tr>
<tr>
<td>18.16.915.</td>
<td>Judicial Review</td>
<td>18.16:24</td>
</tr>
<tr>
<td>18.16.960.</td>
<td>Appeal of Administrator’s Decision</td>
<td>18.16:24</td>
</tr>
<tr>
<td>18.16.970.</td>
<td>Decisions Regarding Off-Premises Advertising Display</td>
<td>18.16:25</td>
</tr>
<tr>
<td>18.16.995.</td>
<td>Noncommercial Speech is Allowed Whenever Commercial Speech is allowed</td>
<td>18.16:25</td>
</tr>
<tr>
<td>18.16.1000.</td>
<td>Regulated Off-Premises Advertising Display</td>
<td>18.16:25</td>
</tr>
<tr>
<td>18.16.1010.</td>
<td>Permit Required</td>
<td>18.16:25</td>
</tr>
<tr>
<td>18.16.1500.</td>
<td>Moratorium on Conversion of Static Billboards to Digital Billboards</td>
<td>18.16:25</td>
</tr>
</tbody>
</table>

CHAPTER 18.17.  RESERVED | 18.17:1 |

CHAPTER 18.18.  HISTORIC PRESERVATION | 18.18:1 |

ARTICLE I: GENERAL PROVISIONS | 18.18:3 |
| Section 18.18.101. | Purpose | 18.18:3 |
| Section 18.18.102. | Administration | 18.18:3 |
| Section 18.18.103. | Review of Premises | 18.18:3 |

ARTICLE II: DESIGNATION OF HISTORIC RESOURCES AND DISTRICTS | 18.18:5 |
<p>| Section 18.18.201. | Criteria for Designation | 18.18:5 |
| (a) Nominations of Historic Resources and Historic Districts | 18.18:5 |
| (b) Notification of Nomination | 18.18:5 |
| (c) Public Hearing | 18.18:6 |
| (d) Findings of Historical Resources Commission | 18.18:6 |</p>
<table>
<thead>
<tr>
<th>Topic</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>(e) Notification of Determination</td>
<td>18.18:6</td>
</tr>
<tr>
<td>(f) Appeal</td>
<td>18.18:6</td>
</tr>
<tr>
<td>(g) Action by City Council</td>
<td>18.18:7</td>
</tr>
<tr>
<td>(h) Amendment or Rescission of Designation</td>
<td>18.18:7</td>
</tr>
<tr>
<td>Section 18.18.203. Interim Control During Nomination Process</td>
<td>18.18:7</td>
</tr>
<tr>
<td>Section 18.18.204. Adoption of Design Guidelines or Standards</td>
<td>18.18:7</td>
</tr>
</tbody>
</table>
ARTICLE III: APPLICABLE PROCEDURES AND STANDARDS FOR DEVELOPMENT

Section 18.18.301. Applicability and Exclusions
   (a) Interior Arrangement Not Considered
   (b) Certain Changes Not Prohibited

Section 18.18.302. Applicable and Related Procedures

Section 18.18.303. Historical Resources Commission Recommendation on Related Zoning Applications

Section 18.18.304. Demolition Certificate
   (a) Required
   (b) Application Procedure

Section 18.18.305. Certificates of Appropriateness
   (a) Intent
   (b) Required
   (c) Application Procedure
   (d) Repeat Applications
   (e) Concurrent Approvals
   (f) Expiration of Certificate of Appropriateness

Section 18.18.306. Reserved

Section 18.18.307. Economic Effect

CHAPTER 18.19. RESERVED

CHAPTER 18.20. DEVELOPMENT AGREEMENTS

ARTICLE I: GENERAL PROVISIONS

Section 18.20.101. Purpose and Intent

Section 18.20.102. Applicability
   (a) Applicability
   (b) Development Agreements in Existence at Time of Annexation

Section 18.20.103. Filing Requirements

ARTICLE II: CONTENTS AND APPROVAL PROCEDURE

Section 18.20.201. Contents

Section 18.20.202. Review Process
   (a) General
   (b) Administrator
   (c) City Council

Section 18.20.203. Findings

ARTICLE III: EFFECT OF AGREEMENT AND SUBSEQUENT ACTIONS

Section 18.20.301. Applicable Laws and Ordinance

Section 18.20.302. Mutual Amendment or Cancellation

Section 18.20.303. Cancellation by City

Section 18.20.304. Rights of the Parties After Cancellation or Termination

Section 18.20.305. Recordation

Section 18.20.306. Reserved

Section 18.20.307. Biennial Review

CHAPTER 18.21. RESERVED
CHAPTER 18.22. ENFORCEMENT, VIOLATIONS, AND PENALTIES .......... 18.22:1

ARTICLE I: GENERAL PROVISIONS ................................. 18.22:3
Section 18.22.101. Liability for Violations .......................... 18.22:3
Section 18.22.102. Administrative Enforcement Authority .......... 18.22:3

ARTICLE II: VIOLATIONS AND PENALTIES .......................... 18.22:5
Section 18.22.201. Violations ........................................ 18.22:5
(a) Activities Inconsistent with Title ................................ 18.22:5
(b) Land Disturbing Activities Inconsistent with Title ............. 18.22:5
(c) Nonconformities Inconsistent with Title ......................... 18.22:5
(d) Making Lots or Setbacks Nonconforming ....................... 18.22:5
(e) Increasing Intensity of Use ...................................... 18.22:5
(f) Activities Inconsistent with Approval or Permit ............... 18.22:5
(g) Activities Inconsistent with Conditions of Approval .......... 18.22:5
(h) Failure to Remove Signs ......................................... 18.22:5
(a) General Provisions ............................................. 18.22:5
(b) Revocation—General Authorization .............................. 18.22:6

CHAPTER 18.23. RESERVED ............................................ 18.23:1

CHAPTER 18.24. RULES OF MEASUREMENT AND DEFINITIONS .......... 18.24:1

ARTICLE I: RULES OF MEASUREMENT ................................ 18.24:3
Section 18.24.101. Lot Area, Width, Depth .......................... 18.24:3
(a) Lot Area ......................................................... 18.24:3
(b) Lot Width ....................................................... 18.24:3
(c) Lot Depth ....................................................... 18.24:3
(d) Net Land Area .................................................. 18.24:3
Section 18.24.102. Yards/Property Line Setbacks ....................... 18.24:3
Section 18.24.103. Building Coverage ................................ 18.24:3
Section 18.24.104. Setbacks from Truckee River ...................... 18.24:3
Section 18.24.105. Residential Density ................................ 18.24:4
Section 18.24.106. Reserved ........................................ 18.24:4
Section 18.24.107. Floor Area Ratio (FAR) ........................... 18.24:4
Section 18.24.108. Building Height .................................. 18.24:4
Section 18.24.109. Plant Material Height .............................. 18.24:4
Section 18.24.110. Sign Height ...................................... 18.24:4
Section 18.24.111. Distance or Spacing Requirements ............... 18.24:4

ARTICLE II: DEFINITION OF WORDS, TERMS, AND PHRASES .... 18.24:7
Section 18.24.201. General .......................................... 18.24:7
(a) Definitions Related to Annexation (Chapter 18.04) .......... 18.24:7
(b) Definitions Related to the Cooperative Planning Area Overlay District ........................................ 18.24:7
(c) Definitions Related to the UT Unincorporated Transition Zoning Districts ........................................ 18.24:7
(d) Definitions Related to Signs ..................................... 18.24:7
Section 18.24.203. Definition of Words, Terms and Phrases .... 18.24:7
Section 18.24.203.500. Auto Repair Garage ................................. 18.24:16
Section 18.24.203.510. Automobile and Truck Sales and Mobile
                  Home, RV, Boat and Trailer Sales or Rental 18.24:16
Section 18.24.203.520. Automobile Parking Area ......................... 18.24:16
Section 18.24.203.530. Automobile Rental .............................. 18.24:16
Section 18.24.203.540. Awning ........................................ 18.24:16
Section 18.24.203.550. Bakery, Retail .................................. 18.24:16
Section 18.24.203.560. Banner ........................................ 18.24:17
Section 18.24.203.570. Bar ........................................... 18.24:17
Section 18.24.203.580. Barber/Beauty Shop ............................ 18.24:17
Section 18.24.203.590. Base flood .................................... 18.24:17
Section 18.24.203.600. Basement ....................................... 18.24:17
Section 18.24.203.610. Bed and Breakfast Inn .......................... 18.24:17
Section 18.24.203.620. Benefit District ............................... 18.24:17
Section 18.24.203.640. Bicycle ....................................... 18.24:18
Section 18.24.203.650. Bicycle Facilities ............................ 18.24:18
Section 18.24.203.660. Bicycle Lane (Bike Lane) .................... 18.24:18
Section 18.24.203.670. Bicycle Path (Bike Path) .................... 18.24:18
Section 18.24.203.680. Bicycle Route (Bike Route) ................. 18.24:18
Section 18.24.203.690. Bikeway ...................................... 18.24:18
Section 18.24.203.700. Billboard .................................... 18.24:18.1
Section 18.24.203.710. Block ....................................... 18.24:19
Section 18.24.203.730. Boarding or Rooming House .................. 18.24:19
Section 18.24.203.740. Buffer ....................................... 18.24:19
Section 18.24.203.750. Building ..................................... 18.24:19
Section 18.24.203.760. Building, Central Accessory ............... 18.24:19
Section 18.24.203.770. Building, Main or Principal or Primary .... 18.24:19
Section 18.24.203.780. Building and Landscape Material/Lumber
                  Yard .................................................. 18.24:20
Section 18.24.203.810. Building Division ........................... 18.24:20
Sec.en;18.24.203.820. Building Envelope ........................... 18.24:20
Section 18.24.203.830. Building Facade ............................. 18.24:20
Section 18.24.203.840. Building Frontage ........................... 18.24:20
Section 18.24.203.850. Building Height ............................. 18.24:21
Section 18.24.203.860. Building Permit ............................... 18.24:21
Section 18.24.203.870. Building Setback ............................. 18.24:21
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.24.203.880</td>
<td>Bulky Goods Retail, Low Volume</td>
<td>18.24:21</td>
</tr>
<tr>
<td>18.24.203.890</td>
<td>Bus or Other Transportation Terminal</td>
<td>18.24:21</td>
</tr>
<tr>
<td>18.24.203.900</td>
<td>Business</td>
<td>18.24:21</td>
</tr>
<tr>
<td>18.24.203.910</td>
<td>Business Day</td>
<td>18.24:21</td>
</tr>
<tr>
<td>18.24.203.920</td>
<td>Business Frontage</td>
<td>18.24:22</td>
</tr>
<tr>
<td>18.24.203.930</td>
<td>Cabana</td>
<td>18.24:22</td>
</tr>
<tr>
<td>18.24.203.940</td>
<td>Caliper</td>
<td>18.24:22</td>
</tr>
<tr>
<td>18.24.203.950</td>
<td>Call Center</td>
<td>18.24:22</td>
</tr>
<tr>
<td>18.24.203.960</td>
<td>Camping Trailer</td>
<td>18.24:22</td>
</tr>
<tr>
<td>18.24.203.970</td>
<td>Canopy (Building)</td>
<td>18.24:22</td>
</tr>
<tr>
<td>18.24.203.980</td>
<td>Canopy (Freestanding)</td>
<td>18.24:23</td>
</tr>
<tr>
<td>18.24.203.990</td>
<td>Capacity</td>
<td>18.24:23</td>
</tr>
<tr>
<td>18.24.203.1000</td>
<td>Car Wash, Full-Service</td>
<td>18.24:23</td>
</tr>
<tr>
<td>18.24.203.1020</td>
<td>Caretakers Quarters</td>
<td>18.24:23</td>
</tr>
<tr>
<td>18.24.203.1030</td>
<td>Carport</td>
<td>18.24:23</td>
</tr>
<tr>
<td>18.24.203.1040</td>
<td>Casino</td>
<td>18.24:24</td>
</tr>
<tr>
<td>18.24.203.1050</td>
<td>Cemetery/Mausoleum</td>
<td>18.24:24</td>
</tr>
<tr>
<td>18.24.203.1070</td>
<td>Change in Use</td>
<td>18.24:24</td>
</tr>
<tr>
<td>18.24.203.1080</td>
<td>Chemical Processing and/or Manufacture.</td>
<td>18.24:24</td>
</tr>
<tr>
<td>18.24.203.1090</td>
<td>Child Care Center/ Facility</td>
<td>18.24:24</td>
</tr>
<tr>
<td>18.24.203.1100</td>
<td>Child Care Center</td>
<td>18.24:24</td>
</tr>
<tr>
<td>18.24.203.1110</td>
<td>Child Care, In-Home</td>
<td>18.24:25</td>
</tr>
<tr>
<td>18.24.203.1120</td>
<td>Church/House of Worship</td>
<td>18.24:25</td>
</tr>
<tr>
<td>18.24.203.1130</td>
<td>City</td>
<td>18.24:25</td>
</tr>
<tr>
<td>18.24.203.1140</td>
<td>City Attorney</td>
<td>18.24:25</td>
</tr>
<tr>
<td>18.24.203.1150</td>
<td>City Clerk</td>
<td>18.24:25</td>
</tr>
<tr>
<td>18.24.203.1160</td>
<td>City Engineer</td>
<td>18.24:25</td>
</tr>
<tr>
<td>18.24.203.1170</td>
<td>City Standards</td>
<td>18.24:25</td>
</tr>
<tr>
<td>18.24.203.1180</td>
<td>Civic Display</td>
<td>18.24:26</td>
</tr>
<tr>
<td>18.24.203.1190</td>
<td>Clean Water Act (CWA)</td>
<td>18.24:26</td>
</tr>
<tr>
<td>18.24.203.1200</td>
<td>Cleaners, Commercial</td>
<td>18.24:26</td>
</tr>
<tr>
<td>18.24.203.1210</td>
<td>Clerestory Window</td>
<td>18.24:26</td>
</tr>
<tr>
<td>18.24.203.1220</td>
<td>Closed Campus</td>
<td>18.24:26</td>
</tr>
<tr>
<td>18.24.203.1230</td>
<td>Closed Intermittent Lake</td>
<td>18.24:26</td>
</tr>
<tr>
<td>18.24.203.1240</td>
<td>Cluster Development</td>
<td>18.24:26</td>
</tr>
<tr>
<td>18.24.203.1250</td>
<td>CNEL, Community Noise Equivalent Level</td>
<td>18.24:27</td>
</tr>
<tr>
<td>18.24.203.1260</td>
<td>Coffee House</td>
<td>18.24:27</td>
</tr>
<tr>
<td>18.24.203.1270</td>
<td>Collection Station</td>
<td>18.24:27</td>
</tr>
<tr>
<td>18.24.203.1280</td>
<td>College, University, or Seminary</td>
<td>18.24:27</td>
</tr>
<tr>
<td>18.24.203.1290</td>
<td>Commercial Center</td>
<td>18.24:27</td>
</tr>
<tr>
<td>18.24.203.1300</td>
<td>Commercial or Commercial Use, Business, or Establishment</td>
<td>18.24:27</td>
</tr>
<tr>
<td>18.24.203.1310</td>
<td>Commercial Amusement/Recreation (Inside), Other Than listed</td>
<td>18.24:27</td>
</tr>
<tr>
<td>Section 18.24.203.1320.</td>
<td>Commercial Amusement/Recreation (Outside)</td>
<td>Page</td>
</tr>
<tr>
<td>--------------------------</td>
<td>------------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>Section 18.24.203.1330.</td>
<td>Commercial, other than listed</td>
<td>18.24:28</td>
</tr>
<tr>
<td>Section 18.24.203.1340.</td>
<td>Common Element or Common Area</td>
<td>18.24:28</td>
</tr>
<tr>
<td>Section 18.24.203.1350.</td>
<td>Common Interest Community</td>
<td>18.24:28</td>
</tr>
<tr>
<td>Section 18.24.203.1370.</td>
<td>Communication Facility, Equipment Only.</td>
<td>18.24:29</td>
</tr>
<tr>
<td>Section 18.24.203.1380.</td>
<td>Community Center, Private (Accessory)</td>
<td>18.24:29</td>
</tr>
<tr>
<td>Section 18.24.203.1385.</td>
<td>Community Facility</td>
<td>18.24:29</td>
</tr>
<tr>
<td>Section 18.24.203.1390.</td>
<td>Complete Menu</td>
<td>18.24:29</td>
</tr>
<tr>
<td>Section 18.24.203.1400.</td>
<td>Completed Application</td>
<td>18.24:29</td>
</tr>
<tr>
<td>Section 18.24.203.1410.</td>
<td>Condominium</td>
<td>18.24:29</td>
</tr>
<tr>
<td>Section 18.24.203.1420.</td>
<td>Congregate Care Facility</td>
<td>18.24:30</td>
</tr>
<tr>
<td>Section 18.24.203.1430.</td>
<td>Construction Standards</td>
<td>18.24:30</td>
</tr>
<tr>
<td>Section 18.24.203.1440.</td>
<td>Construction Standards—Downtown Redevelopment District</td>
<td>18.24:30</td>
</tr>
<tr>
<td>Section 18.24.203.1450.</td>
<td>Convenience Store</td>
<td>18.24:30</td>
</tr>
<tr>
<td>Section 18.24.203.1460.</td>
<td>Convent or Monastery</td>
<td>18.24:30</td>
</tr>
<tr>
<td>Section 18.24.203.1470.</td>
<td>Convention Space</td>
<td>18.24:30</td>
</tr>
<tr>
<td>Section 18.24.203.1480.</td>
<td>Conversion, Condominium</td>
<td>18.24:30.1</td>
</tr>
<tr>
<td>Section 18.24.203.1490.</td>
<td>Copy Center</td>
<td>18.24:30.1</td>
</tr>
<tr>
<td>Section 18.24.203.1500.</td>
<td>Corporation Yard</td>
<td>18.24:31</td>
</tr>
<tr>
<td>Section 18.24.203.1510.</td>
<td>Council of Co-owners</td>
<td>18.24:31</td>
</tr>
<tr>
<td>Section 18.24.203.1530.</td>
<td>Crematorium</td>
<td>18.24:31</td>
</tr>
<tr>
<td>Section 18.24.203.1540.</td>
<td>Critical Areas</td>
<td>18.24:31</td>
</tr>
<tr>
<td>Section 18.24.203.1550.</td>
<td>Critical Drainage Area</td>
<td>18.24:31</td>
</tr>
<tr>
<td>Section 18.24.203.1560.</td>
<td>Critical Flood Zone 1</td>
<td>18.24:31</td>
</tr>
<tr>
<td>Section 18.24.203.1570.</td>
<td>Critical Root Zone</td>
<td>18.24:32</td>
</tr>
<tr>
<td>Section 18.24.203.1580.</td>
<td>Curb Cut</td>
<td>18.24:32</td>
</tr>
<tr>
<td>Section 18.24.203.1600.</td>
<td>Cut-out</td>
<td>18.24:32</td>
</tr>
<tr>
<td>Section 18.24.203.1610.</td>
<td>Decibel, Db.</td>
<td>18.24:32</td>
</tr>
<tr>
<td>Section 18.24.203.1620.</td>
<td>Decision-Making Bodies</td>
<td>18.24:32</td>
</tr>
<tr>
<td>Section 18.24.203.1630.</td>
<td>Default</td>
<td>18.24:32</td>
</tr>
<tr>
<td>Section 18.24.203.1640.</td>
<td>Density, Residential</td>
<td>18.24:33</td>
</tr>
<tr>
<td>Section 18.24.203.1650.</td>
<td>Density Bonus</td>
<td>18.24:33</td>
</tr>
<tr>
<td>Section 18.24.203.1660.</td>
<td>Developer</td>
<td>18.24:33</td>
</tr>
<tr>
<td>Section 18.24.203.1670.</td>
<td>Development</td>
<td>18.24:33</td>
</tr>
<tr>
<td>Section 18.24.203.1680.</td>
<td>Development Agreement</td>
<td>18.24:33</td>
</tr>
<tr>
<td>Section 18.24.203.1685.</td>
<td>Digital Flood Insurance Rate Map (DFIRM)</td>
<td>18.24:34</td>
</tr>
<tr>
<td>Section 18.24.203.1690.</td>
<td>Director of Public Works</td>
<td>18.24:34</td>
</tr>
<tr>
<td>Section 18.24.203.1700.</td>
<td>Discretionary Review</td>
<td>18.24:34</td>
</tr>
<tr>
<td>Section 18.24.203.1710.</td>
<td>Display Surface</td>
<td>18.24:34</td>
</tr>
<tr>
<td>Section 18.24.203.1720.</td>
<td>Divide Real Property</td>
<td>18.24:34</td>
</tr>
<tr>
<td>Section 18.24.203.1730.</td>
<td>Downtown Area</td>
<td>18.24:34</td>
</tr>
<tr>
<td>Section</td>
<td>Title</td>
<td>Page</td>
</tr>
<tr>
<td>---------</td>
<td>----------------------------------------------------------------------</td>
<td>--------</td>
</tr>
<tr>
<td>18.24.203.1740</td>
<td>Drainage Plan</td>
<td>18.24:34</td>
</tr>
<tr>
<td>18.24.203.1750</td>
<td>Drainage Report</td>
<td>18.24:34.1</td>
</tr>
<tr>
<td>18.24.203.1760</td>
<td>Drainageway, Major</td>
<td>18.24:35</td>
</tr>
<tr>
<td>18.24.203.1770</td>
<td>Drive-Through Facility</td>
<td>18.24:35</td>
</tr>
<tr>
<td>18.24.203.1780</td>
<td>Driveway</td>
<td>18.24:35</td>
</tr>
<tr>
<td>18.24.203.1790</td>
<td>Driveway, Shared</td>
<td>18.24:35</td>
</tr>
<tr>
<td>18.24.203.1800</td>
<td>Driveway, Residential</td>
<td>18.24:35</td>
</tr>
<tr>
<td>18.24.203.1810</td>
<td>Dwelling</td>
<td>18.24:35</td>
</tr>
<tr>
<td>18.24.203.1820</td>
<td>Dwelling Unit</td>
<td>18.24:36</td>
</tr>
<tr>
<td>18.24.203.1830</td>
<td>Dwelling Unit, Efficiency</td>
<td>18.24:36</td>
</tr>
<tr>
<td>18.24.203.1840</td>
<td>Dwelling Unit, Accessory (ADU)</td>
<td>18.24:36</td>
</tr>
<tr>
<td>18.24.203.1850</td>
<td>Dwelling, Duplex</td>
<td>18.24:36</td>
</tr>
<tr>
<td>18.24.203.1860</td>
<td>Dwelling, Multi-Family</td>
<td>18.24:36</td>
</tr>
<tr>
<td>18.24.203.1900</td>
<td>Electric Generating Plant</td>
<td>18.24:37</td>
</tr>
<tr>
<td>18.24.203.1920</td>
<td>Electronic Readerboard</td>
<td>18.24:37</td>
</tr>
<tr>
<td>18.24.203.1930</td>
<td>Elevation</td>
<td>18.24:38</td>
</tr>
<tr>
<td>18.24.203.1940</td>
<td>Elevation Band</td>
<td>18.24:38</td>
</tr>
<tr>
<td>18.24.203.1950</td>
<td>Elevation Map</td>
<td>18.24:38</td>
</tr>
<tr>
<td>18.24.203.1970</td>
<td>Engineer of Record</td>
<td>18.24:38</td>
</tr>
<tr>
<td>18.24.203.2010</td>
<td>Expansion of Street Capacity</td>
<td>18.24:39</td>
</tr>
<tr>
<td>18.24.203.2020</td>
<td>Facility or Facilities (General)</td>
<td>18.24:39</td>
</tr>
<tr>
<td>18.24.203.2030</td>
<td>Facilities (For Purposes of Interpreting Residential Construction Tax Requirements Only)</td>
<td>18.24:39</td>
</tr>
<tr>
<td>18.24.203.2040</td>
<td>Facing</td>
<td>18.24:39</td>
</tr>
<tr>
<td>18.24.203.2050</td>
<td>Family</td>
<td>18.24:39</td>
</tr>
<tr>
<td>18.24.203.2060</td>
<td>Farm (No Commercial Slaughtering)</td>
<td>18.24:40</td>
</tr>
<tr>
<td>18.24.203.2070</td>
<td>Farm or Ranch Building (Accessory)</td>
<td>18.24:40</td>
</tr>
<tr>
<td>18.24.203.2080</td>
<td>Fence</td>
<td>18.24:40</td>
</tr>
<tr>
<td>18.24.203.2090</td>
<td>Final Action</td>
<td>18.24:40</td>
</tr>
<tr>
<td>18.24.203.2100</td>
<td>Final Authority</td>
<td>18.24:40</td>
</tr>
<tr>
<td>18.24.203.2110</td>
<td>Final Plat</td>
<td>18.24:40</td>
</tr>
<tr>
<td>18.24.203.2120</td>
<td>Financial Institution</td>
<td>18.24:40</td>
</tr>
<tr>
<td>18.24.203.2130</td>
<td>Fire Chief</td>
<td>18.24:40</td>
</tr>
<tr>
<td>18.24.203.2140</td>
<td>Flight Path Areas</td>
<td>18.24:41</td>
</tr>
<tr>
<td>18.24.203.2150</td>
<td>Fitness Center</td>
<td>18.24:41</td>
</tr>
<tr>
<td>18.24.203.2160</td>
<td>Flood or Flooding</td>
<td>18.24:41</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
<td>Page</td>
</tr>
<tr>
<td>---------</td>
<td>--------------------------------------------------------------</td>
<td>--------</td>
</tr>
<tr>
<td>18.24.203.2170</td>
<td>Flood Boundary Floodway Map</td>
<td>18.24:41</td>
</tr>
<tr>
<td>18.24.203.2180</td>
<td>Flood Hazard Area</td>
<td>18.24:41</td>
</tr>
<tr>
<td>18.24.203.2190</td>
<td>Flood Insurance Rate Map (FIRM)</td>
<td>18.24:41</td>
</tr>
<tr>
<td>18.24.203.2195</td>
<td>Flood Insurance Risk Zone Designations</td>
<td>18.24:41</td>
</tr>
<tr>
<td>18.24.203.2200</td>
<td>Flood Insurance Study (FIS)</td>
<td>18.24:42</td>
</tr>
<tr>
<td>18.24.203.2210</td>
<td>Flood Storage Area</td>
<td>18.24:42</td>
</tr>
<tr>
<td>18.24.203.2220</td>
<td>Floodproofing</td>
<td>18.24:42</td>
</tr>
<tr>
<td>18.24.203.2230</td>
<td>Floodway</td>
<td>18.24:42.1</td>
</tr>
<tr>
<td>18.24.203.2240</td>
<td>Food Processing/Wholesale Bakery</td>
<td>18.24:42.1</td>
</tr>
<tr>
<td>18.24.203.2250</td>
<td>Footcandle</td>
<td>18.24:42.1</td>
</tr>
<tr>
<td>18.24.203.2260</td>
<td>Fraternity or Sorority House</td>
<td>18.24:42.1</td>
</tr>
<tr>
<td>18.24.203.2270</td>
<td>Freestanding Automated Teller Machine</td>
<td>18.24:42.1</td>
</tr>
<tr>
<td>18.24.203.2280</td>
<td>Freeway</td>
<td>18.24:42.1</td>
</tr>
<tr>
<td>18.24.203.2290</td>
<td>Frontage, Building</td>
<td>18.24:43</td>
</tr>
<tr>
<td>18.24.203.2300</td>
<td>Frontage, Business</td>
<td>18.24:43</td>
</tr>
<tr>
<td>18.24.203.2310</td>
<td>Funeral Parlor</td>
<td>18.24:43</td>
</tr>
<tr>
<td>18.24.203.2320</td>
<td>Gable</td>
<td>18.24:43</td>
</tr>
<tr>
<td>18.24.203.2330</td>
<td>Gaming</td>
<td>18.24:43</td>
</tr>
<tr>
<td>18.24.203.2340</td>
<td>Gaming Operation</td>
<td>18.24:43</td>
</tr>
<tr>
<td>18.24.203.2350</td>
<td>Gaming Operation, Nonrestricted</td>
<td>18.24:43</td>
</tr>
<tr>
<td>18.24.203.2360</td>
<td>Gaming Operation, Restricted</td>
<td>18.24:44</td>
</tr>
<tr>
<td>18.24.203.2370</td>
<td>Garage, Private</td>
<td>18.24:44</td>
</tr>
<tr>
<td>18.24.203.2380</td>
<td>Garage, Public</td>
<td>18.24:44</td>
</tr>
<tr>
<td>18.24.203.2390</td>
<td>Garage Sale</td>
<td>18.24:44</td>
</tr>
<tr>
<td>18.24.203.2400</td>
<td>Gateway</td>
<td>18.24:44</td>
</tr>
<tr>
<td>18.24.203.2410</td>
<td>Gathering Space</td>
<td>18.24:44</td>
</tr>
<tr>
<td>18.24.203.2420</td>
<td>General Personal Service</td>
<td>18.24:44</td>
</tr>
<tr>
<td>18.24.203.2430</td>
<td>General Retail Store or Commercial Use, Other Than Listed</td>
<td>18.24:45</td>
</tr>
<tr>
<td>18.24.203.2440</td>
<td>Glare</td>
<td>18.24:45</td>
</tr>
<tr>
<td>18.24.203.2450</td>
<td>Government Facility</td>
<td>18.24:45</td>
</tr>
<tr>
<td>18.24.203.2460</td>
<td>Grade (Adjacent Ground Elevation)</td>
<td>18.24:45</td>
</tr>
<tr>
<td>18.24.203.2470</td>
<td>Grading</td>
<td>18.24:45</td>
</tr>
<tr>
<td>18.24.203.2480</td>
<td>Greenfield Sphere Plan</td>
<td>18.24:45</td>
</tr>
<tr>
<td>18.24.203.2490</td>
<td>Group Home</td>
<td>18.24:45</td>
</tr>
<tr>
<td>18.24.203.2500</td>
<td>Guest Quarters or Guest Houses</td>
<td>18.24:46</td>
</tr>
<tr>
<td>18.24.203.2510</td>
<td>Gun Range (Indoor)</td>
<td>18.24:46</td>
</tr>
<tr>
<td>18.24.203.2520</td>
<td>Half-block</td>
<td>18.24:46</td>
</tr>
<tr>
<td>18.24.203.2530</td>
<td>Hardscape</td>
<td>18.24:46</td>
</tr>
<tr>
<td>18.24.203.2540</td>
<td>Hazardous Substances and Hazardous Wastes</td>
<td>18.24:46</td>
</tr>
<tr>
<td>18.24.203.2550</td>
<td>Highly Hazardous Substances and Explosives</td>
<td>18.24:47</td>
</tr>
<tr>
<td>18.24.203.2560</td>
<td>Hear</td>
<td>18.24:47</td>
</tr>
<tr>
<td>18.24.203.2570</td>
<td>Hearing</td>
<td>18.24:47</td>
</tr>
<tr>
<td>18.24.203.2580</td>
<td>Heavy Machinery and Equipment (Rental, Sales and Service)</td>
<td>18.24:48</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
<td>Page</td>
</tr>
<tr>
<td>---------</td>
<td>--------------------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>18.24.203.2640</td>
<td>Holiday Decoration</td>
<td>18.24:48.1</td>
</tr>
<tr>
<td>18.24.203.2650</td>
<td>Home Occupation</td>
<td>18.24:48.1</td>
</tr>
<tr>
<td>18.24.203.2660</td>
<td>Hospice</td>
<td>18.24:48.1</td>
</tr>
<tr>
<td>18.24.203.2670</td>
<td>Hospital, Acute and Overnight Care</td>
<td>18.24:48.1</td>
</tr>
<tr>
<td>18.24.203.2680</td>
<td>Hotel, with or without Gaming</td>
<td>18.24:49</td>
</tr>
<tr>
<td>18.24.203.2690</td>
<td>Hotel-Condominium</td>
<td>18.24:49</td>
</tr>
<tr>
<td>18.24.203.2710</td>
<td>Housing for Working Families, Affordability Guidelines</td>
<td>18.24:49</td>
</tr>
<tr>
<td>18.24.203.2720</td>
<td>Improvement Agreement</td>
<td>18.24:49</td>
</tr>
<tr>
<td>18.24.203.2730</td>
<td>Improvement Plans of Record</td>
<td>18.24:49</td>
</tr>
<tr>
<td>18.24.203.2740</td>
<td>Indirect Illumination</td>
<td>18.24:50</td>
</tr>
<tr>
<td>18.24.203.2750</td>
<td>Indoor Manufacturing, Processing, Assembly or Fabrication</td>
<td>18.24:50</td>
</tr>
<tr>
<td>18.24.203.2760</td>
<td>Indoor Manufacturing, Processing, Assembly or Fabrication, Light</td>
<td>18.24:50</td>
</tr>
<tr>
<td>18.24.203.2770</td>
<td>Industrial District or Industrial Zoning District</td>
<td>18.24:50</td>
</tr>
<tr>
<td>18.24.203.2780</td>
<td>Infill</td>
<td>18.24:50</td>
</tr>
<tr>
<td>18.24.203.2790</td>
<td>Internal Illumination</td>
<td>18.24:51</td>
</tr>
<tr>
<td>18.24.203.2800</td>
<td>Kiosk</td>
<td>18.24:51</td>
</tr>
<tr>
<td>18.24.203.2810</td>
<td>Kitchen</td>
<td>18.24:51</td>
</tr>
<tr>
<td>18.24.203.2820</td>
<td>Laboratory</td>
<td>18.24:51</td>
</tr>
<tr>
<td>18.24.203.2830</td>
<td>Land Use Guide</td>
<td>18.24:51</td>
</tr>
<tr>
<td>18.24.203.2840</td>
<td>Landfill</td>
<td>18.24:51</td>
</tr>
<tr>
<td>18.24.203.2850</td>
<td>Landing or Landing Place</td>
<td>18.24:52</td>
</tr>
<tr>
<td>18.24.203.2860</td>
<td>Landscape Area</td>
<td>18.24:52</td>
</tr>
<tr>
<td>18.24.203.2870</td>
<td>Landscape Material</td>
<td>18.24:52</td>
</tr>
<tr>
<td>18.24.203.2880</td>
<td>Landscaping</td>
<td>18.24:52</td>
</tr>
<tr>
<td>18.24.203.2890</td>
<td>Large Retail Establishment</td>
<td>18.24:52</td>
</tr>
<tr>
<td>18.24.203.2900</td>
<td>Laundry Drop-off or Pick-up</td>
<td>18.24:53</td>
</tr>
<tr>
<td>18.24.203.2910</td>
<td>Laundry, Self Service</td>
<td>18.24:53</td>
</tr>
<tr>
<td>18.24.203.2920</td>
<td>Ldn, Day-Night Average Sound Level</td>
<td>18.24:53</td>
</tr>
<tr>
<td>18.24.203.2930</td>
<td>Level of Service (LOS)</td>
<td>18.24:53</td>
</tr>
<tr>
<td>18.24.203.2940</td>
<td>Library, Art Gallery or Museum</td>
<td>18.24:54</td>
</tr>
<tr>
<td>18.24.203.2950</td>
<td>Light or Lighting Fixture</td>
<td>18.24:54</td>
</tr>
<tr>
<td>18.24.203.2960</td>
<td>Limited Flooding Area</td>
<td>18.24:54</td>
</tr>
<tr>
<td>18.24.203.2970</td>
<td>Living Area</td>
<td>18.24:54</td>
</tr>
<tr>
<td>18.24.203.2980</td>
<td>Loading Space</td>
<td>18.24:54</td>
</tr>
<tr>
<td>18.24.203.2990</td>
<td>Long Term Residential</td>
<td>18.24:54</td>
</tr>
<tr>
<td>18.24.203.3000</td>
<td>Lot or Parcel</td>
<td>18.24:55</td>
</tr>
<tr>
<td>18.24.203.3010</td>
<td>Lot, Corner</td>
<td>18.24:55</td>
</tr>
<tr>
<td>18.24.203.3020</td>
<td>Lot, Front Line</td>
<td>18.24:55</td>
</tr>
<tr>
<td>18.24.203.3030</td>
<td>Lot, Through</td>
<td>18.24:55</td>
</tr>
<tr>
<td>18.24.203.3040</td>
<td>Lot Depth</td>
<td>18.24:55</td>
</tr>
<tr>
<td>18.24.203.3050</td>
<td>Lot Width</td>
<td>18.24:55</td>
</tr>
<tr>
<td>18.24.203.3060</td>
<td>Lowest Floor</td>
<td>18.24:55</td>
</tr>
<tr>
<td>Section Number</td>
<td>Description</td>
<td>Page</td>
</tr>
<tr>
<td>----------------</td>
<td>------------------------------------------------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>18.24.203.3320</td>
<td>Mobile Home Subdivision</td>
<td>18.24:60</td>
</tr>
<tr>
<td>18.24.203.3330</td>
<td>Model</td>
<td>18.24:60</td>
</tr>
<tr>
<td>18.24.203.3340</td>
<td>Model Home</td>
<td>18.24:60</td>
</tr>
<tr>
<td>18.24.203.3350</td>
<td>Motel</td>
<td>18.24:60</td>
</tr>
<tr>
<td>18.24.203.3360</td>
<td>Motor Home</td>
<td>18.24:61</td>
</tr>
<tr>
<td>18.24.203.3370</td>
<td>National Pollutant Discharge Elimination System (NPDES) Permit</td>
<td>18.24:61</td>
</tr>
<tr>
<td>18.24.203.3380</td>
<td>Natural Watercourse</td>
<td>18.24:61</td>
</tr>
<tr>
<td>18.24.203.3390</td>
<td>NDOT</td>
<td>18.24:61</td>
</tr>
<tr>
<td>18.24.203.3400</td>
<td>Neighborhood Park</td>
<td>18.24:61</td>
</tr>
<tr>
<td>18.24.203.3410</td>
<td>Neighborhood Plan</td>
<td>18.24:61</td>
</tr>
<tr>
<td>18.24.203.3420</td>
<td>New Construction (For Floodplain Management purposes)</td>
<td>18.24:62</td>
</tr>
<tr>
<td>18.24.203.3430</td>
<td>Night Club</td>
<td>18.24:62</td>
</tr>
<tr>
<td>18.24.203.3440</td>
<td>No Adverse Impact</td>
<td>18.24:62</td>
</tr>
<tr>
<td>18.24.203.3450</td>
<td>Noise Exposure Contours</td>
<td>18.24:62</td>
</tr>
<tr>
<td>18.24.203.3460</td>
<td>Nonconforming Lot</td>
<td>18.24:62</td>
</tr>
<tr>
<td>18.24.203.3470</td>
<td>Nonconforming On-Premise Sign</td>
<td>18.24:62</td>
</tr>
<tr>
<td>18.24.203.3480</td>
<td>Nonconforming Site Improvement</td>
<td>18.24:62</td>
</tr>
<tr>
<td>18.24.203.3490</td>
<td>Nonconforming Use</td>
<td>18.24:63</td>
</tr>
<tr>
<td>18.24.203.3500</td>
<td>Nonconformity</td>
<td>18.24:63</td>
</tr>
<tr>
<td>18.24.203.3510</td>
<td>Nonresidential Development or Use</td>
<td>18.24:63</td>
</tr>
<tr>
<td>18.24.203.3520</td>
<td>Nonresidential District or Nonresidential Zoning District</td>
<td>18.24:63</td>
</tr>
<tr>
<td>18.24.203.3530</td>
<td>Non-Site Related Improvements</td>
<td>18.24:63</td>
</tr>
<tr>
<td>18.24.203.3540</td>
<td>Nuisance</td>
<td>18.24:63</td>
</tr>
<tr>
<td>18.24.203.3550</td>
<td>Nursing Home/Assisted Living</td>
<td>18.24:63</td>
</tr>
<tr>
<td>18.24.203.3560</td>
<td>Office</td>
<td>18.24:64</td>
</tr>
<tr>
<td>18.24.203.3570</td>
<td>Office, other than listed</td>
<td>18.24:64</td>
</tr>
<tr>
<td>18.24.203.3580</td>
<td>Open Space</td>
<td>18.24:64</td>
</tr>
<tr>
<td>18.24.203.3590</td>
<td>Open Space, Useable</td>
<td>18.24:64</td>
</tr>
<tr>
<td>18.24.203.3600</td>
<td>Outcall</td>
<td>18.24:64</td>
</tr>
<tr>
<td>18.24.203.3610</td>
<td>Outdoor Dining</td>
<td>18.24:64</td>
</tr>
<tr>
<td>18.24.203.3620</td>
<td>Outdoor Manufacturing, Processing, Assembly or Fabrication</td>
<td>18.24:65</td>
</tr>
<tr>
<td>18.24.203.3630</td>
<td>Outdoor Storage</td>
<td>18.24:65</td>
</tr>
<tr>
<td>18.24.203.3640</td>
<td>Overlay Zoning District</td>
<td>18.24:65</td>
</tr>
<tr>
<td>18.24.203.3650</td>
<td>Owner</td>
<td>18.24:65</td>
</tr>
<tr>
<td>18.24.203.3660</td>
<td>Pad Site</td>
<td>18.24:65</td>
</tr>
<tr>
<td>18.24.203.3670</td>
<td>Parapet</td>
<td>18.24:65</td>
</tr>
<tr>
<td>18.24.203.3680</td>
<td>Parcel Map</td>
<td>18.24:66</td>
</tr>
<tr>
<td>18.24.203.3690</td>
<td>Park or Recreation Area, Active</td>
<td>18.24:66</td>
</tr>
<tr>
<td>18.24.203.3700</td>
<td>Park or Recreation Area, Passive</td>
<td>18.24:66</td>
</tr>
<tr>
<td>18.24.203.3710</td>
<td>Parking Lot</td>
<td>18.24:66</td>
</tr>
<tr>
<td>18.24.203.3720</td>
<td>Parking Lot, Open</td>
<td>18.24:66</td>
</tr>
<tr>
<td>18.24.203.3730</td>
<td>Parking Space</td>
<td>18.24:66</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
<td>Page</td>
</tr>
<tr>
<td>---------</td>
<td>--------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>18.24.203.3740</td>
<td>Parkway</td>
<td>18.24:66</td>
</tr>
<tr>
<td>18.24.203.3750</td>
<td>Pawn Shop</td>
<td>18.24:67</td>
</tr>
<tr>
<td>18.24.203.3760</td>
<td>Pedestrian Walkway</td>
<td>18.24:67</td>
</tr>
<tr>
<td>18.24.203.3770</td>
<td>Pennant</td>
<td>18.24:67</td>
</tr>
<tr>
<td>18.24.203.3780</td>
<td>Person</td>
<td>18.24:67</td>
</tr>
<tr>
<td>18.24.203.3800</td>
<td>Pickup Coach</td>
<td>18.24:67</td>
</tr>
<tr>
<td>18.24.203.3810</td>
<td>Plan</td>
<td>18.24:67</td>
</tr>
<tr>
<td>18.24.203.3820</td>
<td>Planned Unit Development</td>
<td>18.24:67</td>
</tr>
<tr>
<td>18.24.203.3830</td>
<td>Planning Act</td>
<td>18.24:68</td>
</tr>
<tr>
<td>18.24.203.3840</td>
<td>Planning Commission</td>
<td>18.24:68</td>
</tr>
<tr>
<td>18.24.203.3850</td>
<td>Plant Nursery/Garden Supply</td>
<td>18.24:68</td>
</tr>
<tr>
<td>18.24.203.3860</td>
<td>PM Peak Hour</td>
<td>18.24:68</td>
</tr>
<tr>
<td>18.24.203.3870</td>
<td>Pollutant</td>
<td>18.24:68</td>
</tr>
<tr>
<td>18.24.203.3880</td>
<td>Pool or Billiard Parlor</td>
<td>18.24:68</td>
</tr>
<tr>
<td>18.24.203.3890</td>
<td>Portico</td>
<td>18.24:68</td>
</tr>
<tr>
<td>18.24.203.3900</td>
<td>Post Office</td>
<td>18.24:69</td>
</tr>
<tr>
<td>18.24.203.3910</td>
<td>Poultry and Hog Farm</td>
<td>18.24:69</td>
</tr>
<tr>
<td>18.24.203.3920</td>
<td>Premise</td>
<td>18.24:69</td>
</tr>
<tr>
<td>18.24.203.3930</td>
<td>Predominant Use</td>
<td>18.24:69</td>
</tr>
<tr>
<td>18.24.203.3940</td>
<td>Primary or Principal Use</td>
<td>18.24:69</td>
</tr>
<tr>
<td>18.24.203.3950</td>
<td>Print</td>
<td>18.24:69</td>
</tr>
<tr>
<td>18.24.203.3960</td>
<td>Printing and Publishing</td>
<td>18.24:69</td>
</tr>
<tr>
<td>18.24.203.3970</td>
<td>Prison/Custodial Institution</td>
<td>18.24:70</td>
</tr>
<tr>
<td>18.24.203.3980</td>
<td>Private Club, Lodge or Fraternal Organization</td>
<td>18.24:70</td>
</tr>
<tr>
<td>18.24.203.3990</td>
<td>Private Dorm</td>
<td>18.24:70</td>
</tr>
<tr>
<td>18.24.203.4000</td>
<td>Project</td>
<td>18.24:70</td>
</tr>
<tr>
<td>18.24.203.4010</td>
<td>Prospective Purchaser</td>
<td>18.24:70</td>
</tr>
<tr>
<td>18.24.203.4020</td>
<td>Public Meal Provider/Homeless Services Provider</td>
<td>18.24:70</td>
</tr>
<tr>
<td>18.24.203.4030</td>
<td>Public Space</td>
<td>18.24:71</td>
</tr>
<tr>
<td>18.24.203.4040</td>
<td>Public Transit or School Bus Shelter</td>
<td>18.24:71</td>
</tr>
<tr>
<td>18.24.203.4050</td>
<td>Public Utility</td>
<td>18.24:71</td>
</tr>
<tr>
<td>18.24.203.4060</td>
<td>Railroad Yard or Shop</td>
<td>18.24:71</td>
</tr>
<tr>
<td>18.24.203.4070</td>
<td>Ramadas</td>
<td>18.24:71</td>
</tr>
<tr>
<td>18.24.203.4080</td>
<td>Recording Studio</td>
<td>18.24:71</td>
</tr>
<tr>
<td>18.24.203.4090</td>
<td>Recreational Vehicle</td>
<td>18.24:71.1</td>
</tr>
<tr>
<td>18.24.203.4100</td>
<td>Recreational Vehicle Park</td>
<td>18.24:72</td>
</tr>
<tr>
<td>18.24.203.4110</td>
<td>Recreational Vehicle Space</td>
<td>18.24:72</td>
</tr>
<tr>
<td>18.24.203.4120</td>
<td>Regional Centers</td>
<td>18.24:72</td>
</tr>
<tr>
<td>18.24.203.4130</td>
<td>Regional Road Impact Fee</td>
<td>18.24:72</td>
</tr>
<tr>
<td>18.24.203.4140</td>
<td>Regional Road Impact Fee CIP</td>
<td>18.24:72</td>
</tr>
<tr>
<td>18.24.203.4150</td>
<td>Regional Road Impact Fee Network</td>
<td>18.24:72</td>
</tr>
<tr>
<td>18.24.203.4160</td>
<td>Remedy a Violation (for Floodplain Management purposes)</td>
<td>18.24:72.1</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
<td>Page</td>
</tr>
<tr>
<td>------------------</td>
<td>-----------------------------------------------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>Section 18.24.203.4170.</td>
<td>Rental Multi-Unit Housing</td>
<td>18.24:73</td>
</tr>
<tr>
<td>Section 18.24.203.4180.</td>
<td>Rental Store with Outside Storage</td>
<td>18.24:73</td>
</tr>
<tr>
<td>Section 18.24.203.4190.</td>
<td>Required Area</td>
<td>18.24:73</td>
</tr>
<tr>
<td>Section 18.24.203.4200.</td>
<td>Residence, Two-family</td>
<td>18.24:73</td>
</tr>
<tr>
<td>Section 18.24.203.4210.</td>
<td>Residential Condominium</td>
<td>18.24:73</td>
</tr>
<tr>
<td>Section 18.24.203.4220.</td>
<td>Residential Condominium Unit</td>
<td>18.24:74</td>
</tr>
<tr>
<td>Section 18.24.203.4230.</td>
<td>Residential Definitions</td>
<td>18.24:74</td>
</tr>
<tr>
<td>Section 18.24.203.4240.</td>
<td>Residential Interface Area</td>
<td>18.24:75</td>
</tr>
<tr>
<td>Section 18.24.203.4250.</td>
<td>Residential Unit</td>
<td>18.24:75</td>
</tr>
<tr>
<td>Section 18.24.203.4260.</td>
<td>Residential Dwelling Unit</td>
<td>18.24:75</td>
</tr>
<tr>
<td>Section 18.24.203.4270.</td>
<td>Residentially Zoned District or Residential Zoning District</td>
<td>18.24:75</td>
</tr>
<tr>
<td>Section 18.24.203.4280.</td>
<td>Residentially Zoned Parcel or Property</td>
<td>18.24:76</td>
</tr>
<tr>
<td>Section 18.24.203.4290.</td>
<td>Responsible Person</td>
<td>18.24:76</td>
</tr>
<tr>
<td>Section 18.24.203.4300.</td>
<td>Restaurant</td>
<td>18.24:76</td>
</tr>
<tr>
<td>Section 18.24.203.4310.</td>
<td>Restaurant with Alcohol Services</td>
<td>18.24:76</td>
</tr>
<tr>
<td>Section 18.24.203.4320.</td>
<td>Restaurant without Alcohol Services</td>
<td>18.24:76</td>
</tr>
<tr>
<td>Section 18.24.203.4330.</td>
<td>Retail</td>
<td>18.24:76</td>
</tr>
<tr>
<td>Section 18.24.203.4340.</td>
<td>Retail Use or Retail Store</td>
<td>18.24:76</td>
</tr>
<tr>
<td>Section 18.24.203.4350.</td>
<td>River Bank</td>
<td>18.24:76</td>
</tr>
<tr>
<td>Section 18.24.203.4360.</td>
<td>River Bed</td>
<td>18.24:77</td>
</tr>
<tr>
<td>Section 18.24.203.4370.</td>
<td>Riverfront Development</td>
<td>18.24:77</td>
</tr>
<tr>
<td>Section 18.24.203.4380.</td>
<td>Riverside</td>
<td>18.24:77</td>
</tr>
<tr>
<td>Section 18.24.203.4390.</td>
<td>Road Capital Improvement</td>
<td>18.24:77</td>
</tr>
<tr>
<td>Section 18.24.203.4400.</td>
<td>Road Grade</td>
<td>18.24:77</td>
</tr>
<tr>
<td>Section 18.24.203.4410.</td>
<td>Roof Line</td>
<td>18.24:77</td>
</tr>
<tr>
<td>Section 18.24.203.4420.</td>
<td>Room</td>
<td>18.24:78</td>
</tr>
<tr>
<td>Section 18.24.203.4430.</td>
<td>Salvage or Reclamation of Products (Indoors)</td>
<td>18.24:78</td>
</tr>
<tr>
<td>Section 18.24.203.4440.</td>
<td>Sanitary Station</td>
<td>18.24:78</td>
</tr>
<tr>
<td>Section 18.24.203.4450.</td>
<td>School, Secondary, Non-traditional (Public or Private)</td>
<td>18.24:78</td>
</tr>
<tr>
<td>Section 18.24.203.4460.</td>
<td>School, Primary (Public or Private)</td>
<td>18.24:79</td>
</tr>
<tr>
<td>Section 18.24.203.4470.</td>
<td>School, Secondary (Public or Private)</td>
<td>18.24:79</td>
</tr>
<tr>
<td>Section 18.24.203.4480.</td>
<td>School, Vocational/Trade</td>
<td>18.24:79</td>
</tr>
<tr>
<td>Section 18.24.203.4490.</td>
<td>Security</td>
<td>18.24:79</td>
</tr>
<tr>
<td>Section 18.24.203.4500.</td>
<td>Septic Tank Services</td>
<td>18.24:80</td>
</tr>
<tr>
<td>Section 18.24.203.4510.</td>
<td>Service Area</td>
<td>18.24:80</td>
</tr>
<tr>
<td>Section 18.24.203.4520.</td>
<td>Gas Station</td>
<td>18.24:80</td>
</tr>
<tr>
<td>Section 18.24.203.4530.</td>
<td>Setback</td>
<td>18.24:80</td>
</tr>
<tr>
<td>Section 18.24.203.4540.</td>
<td>Showroom</td>
<td>18.24:80</td>
</tr>
<tr>
<td>Section 18.24.203.4550.</td>
<td>Sidewalk</td>
<td>18.24:80</td>
</tr>
<tr>
<td>Section 18.24.203.4560.</td>
<td>Sidewalk Cafe</td>
<td>18.24:80</td>
</tr>
<tr>
<td>Section 18.24.203.4570.</td>
<td>Sign</td>
<td>18.24:81</td>
</tr>
<tr>
<td>Section 18.24.203.4580.</td>
<td>Sign Structure</td>
<td>18.24:84</td>
</tr>
<tr>
<td>Section 18.24.203.4590.</td>
<td>Single-Family Development, Use, or Residence</td>
<td>18.24:84</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
<td>Page</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
<td>------</td>
</tr>
<tr>
<td>18.24.203.4600</td>
<td>Single-Family Zoned District or Single-Family Zoning District</td>
<td>18.24:84</td>
</tr>
<tr>
<td>18.24.203.4610</td>
<td>Single-Family Zoned Parcel or Property</td>
<td>18.24:84</td>
</tr>
<tr>
<td>18.24.203.4620</td>
<td>Single Room Occupancy</td>
<td>18.24:84</td>
</tr>
<tr>
<td>18.24.203.4630</td>
<td>Site</td>
<td>18.24:85</td>
</tr>
<tr>
<td>18.24.203.4640</td>
<td>Site Plan</td>
<td>18.24:85</td>
</tr>
<tr>
<td>18.24.203.4650</td>
<td>Site-Related Improvements</td>
<td>18.24:85</td>
</tr>
<tr>
<td>18.24.203.4660</td>
<td>Skybuilding</td>
<td>18.24:85</td>
</tr>
<tr>
<td>18.24.203.4670</td>
<td>Skytram</td>
<td>18.24:85</td>
</tr>
<tr>
<td>18.24.203.4680</td>
<td>Skyway</td>
<td>18.24:85</td>
</tr>
<tr>
<td>18.24.203.4690</td>
<td>Slope</td>
<td>18.24:86</td>
</tr>
<tr>
<td>18.24.203.4700</td>
<td>Special Event</td>
<td>18.24:86</td>
</tr>
<tr>
<td>18.24.203.4710</td>
<td>Special Purpose District</td>
<td>18.24:86</td>
</tr>
<tr>
<td>18.24.203.4720</td>
<td>Sports Arena, Stadium or Track</td>
<td>18.24:86</td>
</tr>
<tr>
<td>18.24.203.4730</td>
<td>Stable (Commercial) or Riding Academy</td>
<td>18.24:87</td>
</tr>
<tr>
<td>18.24.203.4740</td>
<td>Stable (Private)</td>
<td>18.24:87</td>
</tr>
<tr>
<td>18.24.203.4750</td>
<td>Stable Rock</td>
<td>18.24:87</td>
</tr>
<tr>
<td>18.24.203.4770</td>
<td>Start of Construction (for Floodplain Management purposes)</td>
<td>18.24:87</td>
</tr>
<tr>
<td>18.24.203.4780</td>
<td>State's General Permit</td>
<td>18.24:87</td>
</tr>
<tr>
<td>18.24.203.4790</td>
<td>Story</td>
<td>18.24:88</td>
</tr>
<tr>
<td>18.24.203.4800</td>
<td>Story, First</td>
<td>18.24:88</td>
</tr>
<tr>
<td>18.24.203.4810</td>
<td>Street</td>
<td>18.24:88</td>
</tr>
<tr>
<td>18.24.203.4820</td>
<td>Street, Collector</td>
<td>18.24:88</td>
</tr>
<tr>
<td>18.24.203.4830</td>
<td>Street, Local</td>
<td>18.24:89</td>
</tr>
<tr>
<td>18.24.203.4840</td>
<td>Street, Major Arterial</td>
<td>18.24:89</td>
</tr>
<tr>
<td>18.24.203.4850</td>
<td>Street, Minor Arterial</td>
<td>18.24:89</td>
</tr>
<tr>
<td>18.24.203.4860</td>
<td>Street, Private</td>
<td>18.24:89</td>
</tr>
<tr>
<td>18.24.203.4870</td>
<td>Street, Public</td>
<td>18.24:89</td>
</tr>
<tr>
<td>18.24.203.4880</td>
<td>Structure</td>
<td>18.24:89</td>
</tr>
<tr>
<td>18.24.203.4890</td>
<td>Subdivider</td>
<td>18.24:90</td>
</tr>
<tr>
<td>18.24.203.4900</td>
<td>Subdivision</td>
<td>18.24:90</td>
</tr>
<tr>
<td>18.24.203.4905</td>
<td>Substantial Damage (for Floodplain Management Purposes)</td>
<td>18.24:90</td>
</tr>
<tr>
<td>18.24.203.4910</td>
<td>Substantial Improvement (For Floodplain Management purposes)</td>
<td>18.24:90</td>
</tr>
<tr>
<td>18.24.203.4920</td>
<td>Surveyor</td>
<td>18.24:90</td>
</tr>
<tr>
<td>18.24.203.4930</td>
<td>SWPPP</td>
<td>18.24:90.1</td>
</tr>
<tr>
<td>18.24.203.4940</td>
<td>Tandem</td>
<td>18.24:90.1</td>
</tr>
<tr>
<td>18.24.203.4950</td>
<td>Tattoo Parlor, Body Painting and Similar Uses</td>
<td>18.24:91</td>
</tr>
<tr>
<td>18.24.203.4960</td>
<td>Taxidermist</td>
<td>18.24:91</td>
</tr>
<tr>
<td>18.24.203.4970</td>
<td>Temporary Carnival, Circus, Entertainment Event or Amusement Ride</td>
<td>18.24:91</td>
</tr>
<tr>
<td>Section 18.24.203.5370.</td>
<td>Vegetative Coverage</td>
<td>18.24:97</td>
</tr>
<tr>
<td>Section 18.24.203.5373.</td>
<td>Vicinity</td>
<td>18.24:00</td>
</tr>
<tr>
<td>Section 18.24.203.5380.</td>
<td>Vested Private Development Right</td>
<td>18.24:97</td>
</tr>
<tr>
<td>Section 18.24.203.5390.</td>
<td>Video Arcade</td>
<td>18.24:97</td>
</tr>
<tr>
<td>Section 18.24.203.5400.</td>
<td>Violation</td>
<td>18.24:97</td>
</tr>
<tr>
<td>Section 18.24.203.5410.</td>
<td>VMT</td>
<td>18.24:97</td>
</tr>
<tr>
<td>Section 18.24.203.5460.</td>
<td>Wedding Chapel</td>
<td>18.24:98</td>
</tr>
<tr>
<td>Section 18.24.203.5480.</td>
<td>Wholesale</td>
<td>18.24:98</td>
</tr>
<tr>
<td>Section 18.24.203.5500.</td>
<td>Wrecking Yard, Salvage Yard, or Junk Yard (Outside)</td>
<td>18.24:99</td>
</tr>
<tr>
<td>Section 18.24.203.5540.</td>
<td>Yard, Side</td>
<td>18.24:100</td>
</tr>
<tr>
<td>Section 18.24.203.5550.</td>
<td>Zone 1</td>
<td>18.24:100</td>
</tr>
<tr>
<td>Section 18.24.203.5560.</td>
<td>Zoning Map Amendment</td>
<td>18.24:100</td>
</tr>
</tbody>
</table>

**APPENDIX A. DOWNTOWN RIVERFRONT DESIGN GUIDELINES**

1. Purpose | 18.A:1  |
2. Organization | 18.A:3  |
3. Applicability of Other Law | 18.A:3  |
4. Description of Riverfront District | 18.A:3  |

**APPENDIX B. SKYWAY DESIGN GUIDELINES**

1. Purpose and Intent | 18.B:1  |
2. Participation Property Frontage Percentage for Skybuildings | 18.B:3  |
3. Railroad Corridor | 18.B:4  |
   (a) Downtown Railroad Corridor | 18.B:4  |
   (b) Interior Railroad Tunnel | 18.B:4  |
5. Street Level Activity Opportunity and Public Space | 18.B:4  |
8. Roof Line/Cornices | 18.B:10  |
10. Wall Surface Materials and Texture | 18.B:10  |
TABLE OF CONTENTS—Cont’d.

12. Door Openings .................................................. 18.B:11
17. Signs ............................................................... 18.B:15
18. Design Review Committee ....................................... 18.B:15
Table of Amendments ................................................ TOA:1
State Law Reference Table .......................................... SLRT:1
Annexation and Land Development Index .......................... ALDi:1

TABLE OF FIGURES

Figure 18.04-1: Annexations Pursuant to NRS § 268.610 through § 268.668 .................................................. 18.04:6
Figure 18.04-2: Annexations Pursuant to NRS § 268.670 .......................................................... 18.04:7
Figure 18.06:2 Amendments to Text of Title 18 ...................... 18.06:23
Figure 18.06:3 Projects of Regional Significance .................... 18.06:28
Figure 18.06:4 PUD Review ............................................ 18.06:29
Figure 18.06:5 Zoning Map Amendment ............................ 18.06:30
Figure 18.06:6 Special Use Permit .................................... 18.06:32
Figure 18.06:7 Site Plan Review ....................................... 18.06:40
Figure 18.06:8 Variance ............................................... 18.06:43
Figure 18.06:9 Outdoor Dining Permit ............................... 18.06:45
Figure 18.06:10 Minor Deviations ..................................... 18.06:48
Figure 18.06:11 Tentative Map ......................................... 18.06:53
Figure 18.06:12 Final Plat .............................................. 18.06:54
Figure 18.06:13 Parcel Map ............................................ 18.06:56
Figure 18.06:14 Reversion to Acreage ............................... 18.06:57
Figure 18.06:15 Boundary Line Adjustments ......................... 18.06:58
Figure 18.06:16 Abandonment ......................................... 18.06:61
Figure 18.06:17 Grading Permits ....................................... 18.06:65
Figure 18.08-1: Plumas Neighborhood Residential Core Planning Area Overlay District ....................................... 18.08:18
Figure 18.08-2: Adult Motion Picture Arcade Enclosure ............. 18.08:90.16
Figure 18.08-3: Transit Oriented Development Corridor Sidewalks .................................................. 18.08:108
Figure 18.08-4: Narrow Lot Parking Options ........................ 18.08:110
Figure 18.08-4-A: Shallow Lot Parking Options ..................... 18.08:111
Figure 18.08-5: Reno-Tahoe International Airport Flight Path Overlay ................................ .................. 18.08:132
Figure 18.08-6: Reno-Stead Airport Flight Path Overlay ............ 18.08:133
Figure 18.08-7: Airspace Map for the Reno-Tahoe International Airport .................................................. 18.08:135
Figure 18.08-8: Airspace Map for the Reno-Stead Airport ........... 18.08:136
| Figure 18.08-9: Reno-Tahoe International Airport 80 DBA LMAX | 18.08:137 |
| Figure 18.08-10: Reno-Tahoe International Airport 1998 65 DBADNL | 18.08:138 |
| Figure 18.08-11: Parcel Size Matching | 18.08:140 |
| Figure 18.08-12: Buffering | 18.08:141 |
| Figure 18.08-13: Rear Yard Matching | 18.08:142 |
| Figure 18.08-14: Grading | 18.08:143 |
| Figure 18.08-15: Significant Hydrologic Resources | 18.08:148 |
| Figure 18.08-16: Esplanade/Core | 18.08:157 |
| Figure 18.08-17: TRCD Building Envelope Height Restrictions | 18.08:159 |
| Figure 18.08-18: Riverfront Esplanade Setbacks | 18.08:159 |
| Figure 18.08-18A: Industrial Zoning Area | 18.08:168.1 |
| Figure 18.08-19: Front Setbacks in WUNP District | 18.08:187 |
| Figure 18.08-20: Corner Lot Setbacks in WUNP District | 18.08:187 |
| Figure 18.08-21: Motor Vehicle Access in WUNP District | 18.08:191 |
| Figure 18.08-22: Dwelling and Main Entrances in WUNP District | 18.08:192 |
| Figure 18.08-23: Arcade in WUNP District | 18.08:193 |
| Figure 18.08-24: Residential Building Height Buffer in WUNP District | 18.08:195 |
| Figure 18.08-25: Ground Floor Windows | 18.08:196 |
| Figure 18.08-26: Wells Avenue Neighborhood Plan General Residential Architectural Character | 18.08:204 |
| Figure 18.08-27: Examples of Infill Development | 18.08:204 |
| Figure 18.08-28: Multi-family Housing Design | 18.08:205 |
| Figure 18.08-29: Relationship to Surrounding Development | 18.08:205 |
| Figure 18.08-30: Relationship to Surrounding Development 2 | 18.08:206 |
| Figure 18.08-31: Maximum Allowable Length of a Multi-family Building | 18.08:207 |
| Figure 18.08-32: Residential Garage Design | 18.08:208 |
| Figure 18.08-33: Building Variety | 18.08:209 |
| Figure 18.08-34: Garage Design | 18.08:211 |
| Figure 18.08-35: Garage Length | 18.08:211 |
| Figure 18.08-36: SF Transition | 18.08:212 |
| Figure 18.08-37: Three alternative lot configurations that comply with the Maximum Building Coverage of 45% | 18.08:213 |
| Figure 18.08-38: MR-30 Building Coverage | 18.08:214 |
| Figure 18.08-39: Use of Graduated Height and Mass | 18.08:217 |
| Figure 18.08-40: Relationship Between Street Tree/Furniture Zone, Sidewalk, and Optional Supplemental Zone | 18.08:218 |
| Figure 18.08-41: Range of Preferred Signage Types | 18.08:220 |
| Figure 18.08-42: Three Alternative Lot Configurations that Comply with the Maximum Building Coverage of 40% | 18.08:222 |
| Figure 18.08-43: Preferred Signage Types Along Vasar | 18.08:222 |
| Figure 18.08-44: Vicinity Map | 18.08:225 |
| Figure 18.08-45: Significant Hydrologic Resources | 18.08:239 |
| Figure 18.08-46: Wetlands Map | 18.08:246 |
| Figure 18.08-47: Ridgelines | 18.08:248 |
| Figure 18.08-48: Parks & Trails Plan | 18.08:252 |
Figure 18.08-49: Building Height ................................................. 18.08:254
Figure 18.08-50: Typical Setback at Existing Residence .................. 18.08:255
Figure 18.12-1: Yard Determination ........................................... 18.12:9
Figure 18.12-2: Truckee River Setback ....................................... 18.12:16
Figure 18.12-3: Building Articulation ......................................... 18.12:22
Figure 18.12-4: Parking Facades ................................................ 18.12:23
Figure 18.12-5: Repetition of Residential Facades ......................... 18.12:23
Figure 18.12-6: Front Porches and Courtyards .............................. 18.12:25
Figure 18.12-7: Varied Front Setback ......................................... 18.12:26
Figure 18.12-8: Hillside Adaptive Architecture ............................. 18.12:27
Figure 18.12-9: Street Image Standards for Single Family New Resi-
dential Structures ............................................................ 18.12:29
Figure 18.12-10: Infill Front Setback ......................................... 18.12:30
Figure 18.12-11: Setbacks Adjacent to Residential Property ......... 18.12:32
Figure 18.12-11.1: Any building wall greater than 100 feet in length
shall include changes in wall plane, changes in
texture, windows, trellises with vines, changes in
color, or an equivalent element that subdivides
the wall into human-scale proportions. .................................. 18.12:36.1
Figure 18.12-11.2: An effective way to articulate the facade of a large
retail building is to include a change in wall plane,
such as projections or recesses, having a depth
of at least three (3) percent of the length of the
facade and extending at least twenty (20) percent
of the length of the facade .................................................. 18.12:36.2
Figure 18.12-11.3: Ground Floor Facades Facing Public Streets ...... 18.12:36.3
Figure 18.12-11.4: Side or Rear Walls that Face Walkways .......... 18.12:36.3
Figure 18.12-11.5: Parapet Design for Concealing Flat Roofs and
Roof-Top Equipment ........................................................ 18.12:36.4
Figure 18.12-11.6: Buildings Shall Have Clearly-Defined, Highly-
Visible Customer Entrances ............................................... 18.12:36.6
Figure 18.12-11.7: All Primary Buildings Shall be Constructed or
Clad with Materials That are Durable and of a
Quality That Will Retain Their Appearance Over
Time ................................................................. 18.12:36.7
Figure 18.12-11.8: "Front Parking Quadrant" .............................. 18.12:36.9
Figure 18.12-11.9: Location of Parking ..................................... 18.12:36.9
Figure 18.12-11.10: The intent is to break up massive scale of large
paved surfaces into smaller lots, distribute them
around large retail buildings, and still provide
safe and convenient access ............................................. 18.12:36.10
Figure 18.12-11.11: Public Sidewalks ...................................... 18.12:36.10
Figure 18.12-11.12: On-Site Pedestrian Walkways ....................... 18.12:36.11
Figure 18.12-11.13: A Clear, On-Site System of Pedestrian Walk-
ways Shall Be Provided ............................................. 18.12:36.12
Figure 18.12-11.14: Continuous Pedestrian Walkways Shall Provide
Internal and External Connections, and Shall
Provide Safe, Dedicated Pedestrian Travel Ways
Separate From Vehicle Traffic

Figure 18.12-11.15: Internal Walkways

Figure 18.12-11.16: This illustration of a plaza within a commercial development provides a public gathering and a significant site amenity.

Figure 18.12-12: Fill Slopes

Figure 18.12-13: Primary Tree Protection

Figure 18.12-14: Secondary Tree Protection

Figure 18.12-15: Measuring From Curb Returns

Figure 18.12-16: Shared Curb-cuts and driveways

Figure 18.12-17: Vision Triangles

Figure 18.12-18: Van Accessible Parking - Option 1

Figure 18.12-19: Van Accessible Parking - Option 2

Figure 18.12-21: Off-Street Parking Standard

Figure 18.12-22: Parking Lot Islands Minimum Standards

Figure 18.12-23: Parking Lot Landscaping Example

Figure 18.12-24: Off-Street Parking Screening Methods - A. Planting

Figure 18.12-25: Off-Street Parking Screening Methods - B. Wall Or Fence

Figure 18.12-26: Off-Street Parking Screening Methods - C. Berm

Figure 18.12-27: Parking Garage Landscaping

Figure 18.12-28: Screening Alternatives - Alternative 1: Solid Screening

Figure 18.12-29: Screening Alternatives - Alternative 2: Semi-Opaque Screening

Figure 18.12-30: Screening Alternatives - Alternative 3: Semi-Opaque Screening

Figure 18.12-31: Trash Enclosure

Figure 18.12-32: Trash Receptacle Location

Figure 18.12-33: Storage, Loading Area and utility screening

Figure 18.12-34: Storage and Mechanical Screens

Figure 18.12-35: Tree Plantings

Figure 18.12-36: Lighting Fixtures

Figure 18.12-37: Skyways Prohibited

Figures 18.12-38—18.12-50: Deleted

Figure 18.12-39: Surveillance—Location of Cashier

Figure 18.12-40: Window and Facade Security—Storefronts

Figure 18.12-41: Window and Facade Security—Transom and Awning Windows

Figure 18.12-42: Exterior Door Concepts—Security Hardware

Figure 18.12-43: Exterior Door Concepts—Storefront Image of Quality

Figure 18.12-44: Interior Lighting Concepts
TABLE OF CONTENTS—Cont’d.

Figure 18.12-45: Exterior Lighting Concepts ................................................. 18.12:168
Figure 18.12-46: Commercial Signs ................................................................. 18.12:169
Figure 18.12-47: Landscaping—Businesses ..................................................... 18.12:171
Figure 18.12-48: Landscaping—Parking Lots .................................................. 18.12:172
Figure 18.12-49: Refuse Containers ................................................................. 18.12:173
Figure 18.12-50: Design Enhancements ......................................................... 18.12:175
Figure 18.24-1: Slope Calculation ................................................................. 18.24:70
Figure A-1: Description of Riverfront District .............................................. 18.A:4
Figure A-2: Building Facade Design ............................................................... 18.A:5
Figure A-3: Building Design Guidelines ......................................................... 18.A:6
Figure A-4: Storefront Design ...................................................................... 18.A:7
Figure A-5: Window Design ........................................................................... 18.A:10
Figure A-6: Roof Design .............................................................................. 18.A:11
Figure A-7: Walks, Walls, and Piers .............................................................. 18.A:13
Figure A-8: Esplanade Furnishings ............................................................... 18.A:16
Figure B-1: Public Space Requirement ......................................................... 18.B:6
Figure B-2: Skyway Clearance Guidelines ..................................................... 18.B:9
Figure B-3: Skybuilding Transparency ........................................................... 18.B:13

TABLE OF TABLES

Table 18.06-1: Summary of Title 18 Administrative and Review Roles 18.06-11
Table 18.06-2: Public Notice Requirements .................................................. 18.06-14
Table 18.08-1: Base Zoning District Names and Abbreviations .................... 18.08:5
Table 18.08-2: Overlay Zoning District Names and Abbreviations ............... 18.08:11
Table 18.08-2A: City of Reno Master Plan Land Use and Zoning Based on County Plan or Zoning ........................................................... 18.08:22.1
Table 18.08-3: Summary Land Use Table Cell Entries .................................. 18.08:24
Table 18.08-4: Uses Permitted in Residential Base Zoning Districts ............. 18.08:29
Table 18.08-5: Uses Permitted in Nonresidential Base Zoning Districts ....... 18.08:33
Table 18.08-6-A: Uses Permitted in Regional Centers Base Zoning Districts .... 18.08:57
Table 18.08-6-B: Uses Permitted in Regional Centers Base Zoning Districts .... 18.08:66
Table 18.08-7: Uses Permitted in TOD Base Zoning Districts .................... 18.08:87
Table 18.08-8: Area, Space, and Bulk Development Standards for Recreational Vehicle (RV) Parks ................................................ 18.08:90.28
Table 18.08-9: Separations Between Utility and Protected Uses ................. 18.08:90.36
Table 18.08-9A: Maximum Number of Detached Accessory Structures Allowed on a Single Residential Lot .......................... 18.08:90.44
Table 18.08-9A: Lot, Bulk & Dimensional Standards for Accessory Structures or Buildings Large Lot Residential (LLR), UT, and Greenfield Zoning Districts ........................................ 18.08-91
Table 18.08-9B: Lot, Bulk & Dimensional Standards for Accessory Structures and Buildings Single-Family & Multi-Family Residential Zoning Districts ................................... 18.08-92
<table>
<thead>
<tr>
<th>Table</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.08-10:</td>
<td>Table of Permitted Uses for Unincorporated Transition Zoning Districts</td>
<td>18.08:115</td>
</tr>
<tr>
<td>18.08-11:</td>
<td>Development Standards in the UT Zoning Districts</td>
<td>18.08:117</td>
</tr>
<tr>
<td>18.08-16A:</td>
<td>DRRC Entertainment, California Avenue, Wells Avenue and Keystone Avenue Districts - Minimum Setbacks</td>
<td>18.08:154</td>
</tr>
<tr>
<td>18.08-16A.1:</td>
<td>Density and Intensity in DRRC Districts</td>
<td>18.08:155</td>
</tr>
<tr>
<td>18.08-17:</td>
<td>Truckee River District Minimum Setbacks</td>
<td>18.08:156</td>
</tr>
<tr>
<td>18.08-18:</td>
<td>CRC Setbacks</td>
<td>18.08:158</td>
</tr>
<tr>
<td>18.08-19:</td>
<td>District Parking Requirements</td>
<td>18.08:162</td>
</tr>
<tr>
<td>18.08-20:</td>
<td>District Minimum Landscaping</td>
<td>18.08:164</td>
</tr>
<tr>
<td>18.08-21:</td>
<td>Maximum Building Height for Hotel with Non-Restricted Gaming Uses Within the Tourist Commercial Land Use Designation</td>
<td>18.08:165</td>
</tr>
<tr>
<td>18.08-22:</td>
<td>DRC District Minimum Setbacks</td>
<td>18.08:168</td>
</tr>
<tr>
<td>18.08-23:</td>
<td>DRC District Parking Requirements</td>
<td>18.08:168</td>
</tr>
<tr>
<td>18.08-24:</td>
<td>DRC District Landscaping</td>
<td>18.08:169</td>
</tr>
<tr>
<td>18.08-25:</td>
<td>RRC District Setback Standards</td>
<td>18.08:177</td>
</tr>
<tr>
<td>18.08-27:</td>
<td>SVTC District Parking Requirements</td>
<td>18.08:179</td>
</tr>
<tr>
<td>18.08-28:</td>
<td>SVTC District Landscaping</td>
<td>18.08:180</td>
</tr>
<tr>
<td>18.08-30:</td>
<td>PLC District Parking Requirements</td>
<td>18.08:182</td>
</tr>
<tr>
<td>18.08-31:</td>
<td>PLC District Landscaping</td>
<td>18.08:183</td>
</tr>
<tr>
<td>18.08-32:</td>
<td>MSTC District Minimum Setbacks</td>
<td>18.08:184.4</td>
</tr>
<tr>
<td>18.08-35:</td>
<td>RLM District Minimum Setbacks</td>
<td>18.08:184.5</td>
</tr>
<tr>
<td>18.08-36:</td>
<td>RLM District Parking Requirements</td>
<td>18.08:184.5</td>
</tr>
<tr>
<td>18.08-38:</td>
<td>E4TC District Minimum Setbacks</td>
<td>18.08:184.6</td>
</tr>
<tr>
<td>18.08-39:</td>
<td>E4TC District Parking Requirements</td>
<td>18.08:184.6</td>
</tr>
<tr>
<td>18.08-41:</td>
<td>NVTC District Minimum Setbacks</td>
<td>18.08:184.7</td>
</tr>
<tr>
<td>18.08-43:</td>
<td>W4TC District Minimum Setbacks</td>
<td>18.08:184.8</td>
</tr>
<tr>
<td>18.08-44:</td>
<td>W4TC District Parking Requirements</td>
<td>18.08:183</td>
</tr>
<tr>
<td>18.08-45:</td>
<td>W4TC District Landscaping</td>
<td>18.08:184.1</td>
</tr>
<tr>
<td>18.08-46:</td>
<td>Parcel Data</td>
<td>18.08:224</td>
</tr>
<tr>
<td>18.08-47:</td>
<td>Development Potential by Land Use Designation</td>
<td>18.08:226</td>
</tr>
<tr>
<td>18.08-48:</td>
<td>Residential Development Potential by Planning Area</td>
<td>18.08:226</td>
</tr>
<tr>
<td>18.12-1:</td>
<td>Single-Family Residential Districts—Bulk/Dimensional &amp; Density Standards</td>
<td>18.12-10</td>
</tr>
<tr>
<td>18.12-2:</td>
<td>Multi-Family Residential Zoning Districts—Bulk/Dimensional &amp; Density Standards</td>
<td>18.12-12</td>
</tr>
<tr>
<td>18.12-3:</td>
<td>Commercial and Mixed Use Zoning Districts—Bulk/Dimensional &amp; Intensity Standards</td>
<td>18.12-13</td>
</tr>
<tr>
<td>18.12-4:</td>
<td>Industrial Zoning Districts—Bulk/Dimensional &amp; Intensity Standards</td>
<td>18.12-14</td>
</tr>
<tr>
<td>18.12-6:</td>
<td>Street Spacing and Intersection Placement</td>
<td>18.12-53</td>
</tr>
<tr>
<td>18.12-7:</td>
<td>Peak Hour Trip Generation</td>
<td>18.12-63</td>
</tr>
</tbody>
</table>
TABLE OF CONTENTS—Cont’d.

Table 18.12-8: Off-Street Parking Requirement Table .......................... 18.12-73
Table 18.12-9: Required Handicap Accessible Parking ......................... 18.12-754
Table 18.12-10: Parking Adjustment for Joint Off-Street Parking Use 18.12-79
Table 18.12-11: Bicycle Parking Requirements ................................. 18.12-83
Table 18.12-12: Preliminary Landscape Plan ..................................... 18.12-89
Table 18.12-13: Final Landscape Plan ............................................ 18.12-90
Table 18.12-14: Sample Plant List ................................................ 18.12-90
Table 18.12-15: Minimum Landscape Area Requirements - Nonresidential Zoning Districts ...................................................... 18.12-91
Table 18.12-16: Approved Street Tree Species .................................. 18.12-103
Table 18.12-17: Required Land Use Screening ................................. 18.12-104
Table 18.12-18: Allowable Displacement Of Earth Borne Vibrations 18.12-126
Table 18.12-19: Hillside Density Calculation (1) .............................. 18.12-131
Table 18.12-20: Required Open Space in Hillside Developments (1) 18.12-131
Table 18.12-21: Off-Street Parking Standards .................................. 18.12-81
Table 18.14-1: Credit for Open Space ........................................... 18.14-13
Table 18.16-1: Sign Regulations by Zoning District ............................ 18.16-17
Checklist of Up-to-Date Pages

(This checklist will be updated with the printing of each Supplement)

From our experience in publishing Looseleaf Supplements on a page-for-page substitution basis, it has become evident that through usage and supplementation many pages can be inserted and removed in error.

The following listing is included in this Code as a ready guide for the user to determine whether the Code volume properly reflects the latest printing of each page.

In the first column all page numbers are listed in sequence. The second column reflects the latest printing of the pages as they should appear in an up-to-date volume. The letters "OC" indicate the pages have not been reprinted in the Supplement Service and appear as published for the original Code. When a page has been reprinted or printed in the Supplement Service, this column reflects the identification number or Supplement Number printed on the bottom of the page.

In addition to assisting existing holders of the Code, this list may be used in compiling an up-to-date copy from the original Code and subsequent Supplements.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Title page</td>
<td>31</td>
<td>xli, xlii</td>
<td>29</td>
</tr>
<tr>
<td>iii, iv</td>
<td>29</td>
<td>xliii, xliv</td>
<td>29</td>
</tr>
<tr>
<td>v, vi</td>
<td>30</td>
<td>xlv, xlv</td>
<td>29</td>
</tr>
<tr>
<td>vii, viii</td>
<td>29</td>
<td>xlvii, xlviii</td>
<td>29</td>
</tr>
<tr>
<td>ix, x</td>
<td>36</td>
<td>xlix</td>
<td>29</td>
</tr>
<tr>
<td>xi, xii</td>
<td>29</td>
<td>SH:1, SH:2</td>
<td>38</td>
</tr>
<tr>
<td>xiii, xiv</td>
<td>29</td>
<td>18.01:1</td>
<td>OC</td>
</tr>
<tr>
<td>xv, xvi</td>
<td>29</td>
<td>18.02:1</td>
<td>27</td>
</tr>
<tr>
<td>xvii, xviii</td>
<td>29</td>
<td>18.02:3, 18.02:4</td>
<td>OC</td>
</tr>
<tr>
<td>xix, xx</td>
<td>29</td>
<td>18.02:5, 18.02:6</td>
<td>27</td>
</tr>
<tr>
<td>xxi, xxi</td>
<td>29</td>
<td>18.03:1</td>
<td>OC</td>
</tr>
<tr>
<td>xxiii, xxiv</td>
<td>29</td>
<td>18.04:1</td>
<td>OC</td>
</tr>
<tr>
<td>xxv, xxvi</td>
<td>33</td>
<td>18.04:3</td>
<td>OC</td>
</tr>
<tr>
<td>xxvi.i</td>
<td>30</td>
<td>18.04:5, 18.04:6</td>
<td>OC</td>
</tr>
<tr>
<td>xxvii, xxviii</td>
<td>29</td>
<td>18.04:7, 18.04:8</td>
<td>9</td>
</tr>
<tr>
<td>xxix, xxx</td>
<td>36</td>
<td>18.05:1, 18.05:2</td>
<td>12</td>
</tr>
<tr>
<td>xxx, xxxi</td>
<td>29</td>
<td>18.05:3</td>
<td>12</td>
</tr>
<tr>
<td>xxxii, xxxiv</td>
<td>29</td>
<td>18.06:1, 18.06:2</td>
<td>12</td>
</tr>
<tr>
<td>xxxv, xxxvi</td>
<td>36</td>
<td>18.06:3</td>
<td>12</td>
</tr>
<tr>
<td>xxxvii, xxxviii</td>
<td>29</td>
<td>18.06:5, 18.06:6</td>
<td>OC</td>
</tr>
<tr>
<td>xxxix, xl</td>
<td>29</td>
<td>18.06:7, 18.06:8</td>
<td>OC</td>
</tr>
<tr>
<td>-------------</td>
<td>-----------</td>
<td>-------------</td>
<td>-----------</td>
</tr>
<tr>
<td>18.06:9, 18.06:10</td>
<td>OC</td>
<td>18.08:13, 18.08:14</td>
<td>15</td>
</tr>
<tr>
<td>18.06:11, 18.06:12</td>
<td>29</td>
<td>18.08:15, 18.08:16</td>
<td>26</td>
</tr>
<tr>
<td>18.06:13, 18.06:14</td>
<td>34</td>
<td>18.08:17, 18.08:18</td>
<td>26</td>
</tr>
<tr>
<td>18.06:15, 18.06:16</td>
<td>34</td>
<td>18.08:19, 18.08:20</td>
<td>26</td>
</tr>
<tr>
<td>18.06:17, 18.06:18</td>
<td>34</td>
<td>18.08:20.1</td>
<td>26</td>
</tr>
<tr>
<td>18.06:18.1</td>
<td>30</td>
<td>18.08:21, 18.08:22</td>
<td>25</td>
</tr>
<tr>
<td>18.06:19, 18.06:20</td>
<td>10</td>
<td>18.08:22.1, 18.08:22.2</td>
<td>25</td>
</tr>
<tr>
<td>18.06:21</td>
<td>10</td>
<td>18.08:23, 18.08:24</td>
<td>18</td>
</tr>
<tr>
<td>18.06:23, 18.06:24</td>
<td>12</td>
<td>18.08:25, 18.08:26</td>
<td>32</td>
</tr>
<tr>
<td>18.06:27, 18.06:28</td>
<td>OC</td>
<td>18.08:27, 18.08:28</td>
<td>32</td>
</tr>
<tr>
<td>18.06:29, 18.06:30</td>
<td>15</td>
<td>18.08:28.1</td>
<td>32</td>
</tr>
<tr>
<td>18.06:31, 18.06:32</td>
<td>23</td>
<td>18.08:29, 18.08:30</td>
<td>26</td>
</tr>
<tr>
<td>18.06:33, 18.06:34</td>
<td>29</td>
<td>18.08:31, 18.08:32</td>
<td>22</td>
</tr>
<tr>
<td>18.06:35, 18.06:36</td>
<td>29</td>
<td>18.08:33, 18.08:34</td>
<td>22</td>
</tr>
<tr>
<td>18.06:37, 18.06:38</td>
<td>29</td>
<td>18.08:35, 18.08:36</td>
<td>24</td>
</tr>
<tr>
<td>18.06:39, 18.06:40</td>
<td>29</td>
<td>18.08:37, 18.08:38</td>
<td>36</td>
</tr>
<tr>
<td>18.06:40.1, 18.06:40.2</td>
<td>29</td>
<td>18.08:39, 18.08:40</td>
<td>22</td>
</tr>
<tr>
<td>18.06:41, 18.06:42</td>
<td>27</td>
<td>18.08:41, 18.08:42</td>
<td>37</td>
</tr>
<tr>
<td>18.06:43, 18.06:44</td>
<td>18</td>
<td>18.08:42.1</td>
<td>37</td>
</tr>
<tr>
<td>18.06:45, 18.06:46</td>
<td>18</td>
<td>18.08:43, 18.08:44</td>
<td>36</td>
</tr>
<tr>
<td>18.06:47, 18.06:48</td>
<td>18</td>
<td>18.08:45, 18.08:46</td>
<td>36</td>
</tr>
<tr>
<td>18.06:49</td>
<td>18</td>
<td>18.08:46.1</td>
<td>27</td>
</tr>
<tr>
<td>18.06:53, 18.06:54</td>
<td>12</td>
<td>18.08:47, 18.08:48</td>
<td>23</td>
</tr>
<tr>
<td>18.06:55, 18.06:56</td>
<td>12</td>
<td>18.08:49, 18.08:50</td>
<td>22</td>
</tr>
<tr>
<td>18.06:57, 18.06:58</td>
<td>12</td>
<td>18.08:51, 18.08:52</td>
<td>23</td>
</tr>
<tr>
<td>18.06:59</td>
<td>12</td>
<td>18.08:53, 18.08:54</td>
<td>36</td>
</tr>
<tr>
<td>18.06:61, 18.06:62</td>
<td>OC</td>
<td>18.08:54.1</td>
<td>36</td>
</tr>
<tr>
<td>18.06:63</td>
<td>OC</td>
<td>18.08:55, 18.08:56</td>
<td>22</td>
</tr>
<tr>
<td>18.06:65, 18.06:66</td>
<td>OC</td>
<td>18.08:57, 18.08:58</td>
<td>26</td>
</tr>
<tr>
<td>18.06:67</td>
<td>OC</td>
<td>18.08:59, 18.08:60</td>
<td>36</td>
</tr>
<tr>
<td>18.07:1</td>
<td>OC</td>
<td>18.08:60.1</td>
<td>36</td>
</tr>
<tr>
<td>18.08:1, 18.08:2</td>
<td>OC</td>
<td>18.08:61, 18.08:62</td>
<td>22</td>
</tr>
<tr>
<td>18.08:3</td>
<td>15</td>
<td>18.08:63, 18.08:64</td>
<td>23</td>
</tr>
<tr>
<td>18.08:5, 18.08:6</td>
<td>15</td>
<td>18.08:65, 18.08:66</td>
<td>26</td>
</tr>
<tr>
<td>18.08:7, 18.08:8</td>
<td>15</td>
<td>18.08:67, 18.08:68</td>
<td>26</td>
</tr>
<tr>
<td>18.08:9, 18.08:10</td>
<td>15</td>
<td>18.08:69, 18.08:70</td>
<td>36</td>
</tr>
<tr>
<td>18.08:11, 18.08:12</td>
<td>26</td>
<td>18.08:70.1</td>
<td>36</td>
</tr>
<tr>
<td>18.08:12.1</td>
<td>26</td>
<td>18.08:71, 18.08:72</td>
<td>26</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-----------</td>
<td>--------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>18.08:73, 18.08:74</td>
<td>26</td>
<td>18.08:90.39, 18.08:90.40</td>
<td>36</td>
</tr>
<tr>
<td>18.08:75, 18.08:76</td>
<td>36</td>
<td>18.08:90.41, 18.08:90.42</td>
<td>36</td>
</tr>
<tr>
<td>18.08:77, 18.08:78</td>
<td>36</td>
<td>18.08:90.43, 18.08:90.44</td>
<td>36</td>
</tr>
<tr>
<td>18.08:78.1</td>
<td>36</td>
<td>18.08:90.44.1, 18.08:90.44.2</td>
<td>38</td>
</tr>
<tr>
<td>18.08:79, 18.08:80</td>
<td>27</td>
<td>18.08:90.45</td>
<td>27</td>
</tr>
<tr>
<td>18.08:81, 18.08:82</td>
<td>27</td>
<td>18.08:91, 18.08:92</td>
<td>3</td>
</tr>
<tr>
<td>18.08:83, 18.08:84</td>
<td>36</td>
<td>18.08:93, 18.08:94</td>
<td>3</td>
</tr>
<tr>
<td>18.08:85, 18.08:86</td>
<td>36</td>
<td>18.08:95, 18.08:96</td>
<td>4</td>
</tr>
<tr>
<td>18.08:86.1</td>
<td>36</td>
<td>18.08:97, 18.08:98</td>
<td>4</td>
</tr>
<tr>
<td>18.08:87, 18.08:88</td>
<td>37</td>
<td>18.08:99, 18.08:100</td>
<td>27</td>
</tr>
<tr>
<td>18.08:88.1</td>
<td>37</td>
<td>18.08:101, 18.08:102</td>
<td>27</td>
</tr>
<tr>
<td>18.08:89, 18.08:90</td>
<td>36</td>
<td>18.08:103, 18.08:104</td>
<td>15</td>
</tr>
<tr>
<td>18.08:90.1, 18.08:90.2</td>
<td>36</td>
<td>18.08:105, 18.08:106</td>
<td>21</td>
</tr>
<tr>
<td>18.08:90.3, 18.08:90.4</td>
<td>37</td>
<td>18.08:106.1</td>
<td>21</td>
</tr>
<tr>
<td>18.08:90.5</td>
<td>38</td>
<td>18.08:107, 18.08:108</td>
<td>26</td>
</tr>
<tr>
<td>18.08:90.9, 18.08:90.10</td>
<td>38</td>
<td>18.08:109, 18.08:110</td>
<td>26</td>
</tr>
<tr>
<td>18.08:90.11, 18.08:90.12</td>
<td>38</td>
<td>18.08:111, 18.08:112</td>
<td>26</td>
</tr>
<tr>
<td>18.08:90.13, 18.08:90.14</td>
<td>38</td>
<td>18.08:113, 18.08:114</td>
<td>26</td>
</tr>
<tr>
<td>18.08:90.15, 18.08:90.16</td>
<td>38</td>
<td>18.08:115, 18.08:116</td>
<td>26</td>
</tr>
<tr>
<td>18.08:90.16.1, 18.08:90.16.2</td>
<td>38</td>
<td>18.08:117, 18.08:118</td>
<td>26</td>
</tr>
<tr>
<td>18.08:90.17, 18.08:90.18</td>
<td>22</td>
<td>18.08:119, 18.08:120</td>
<td>26</td>
</tr>
<tr>
<td>18.08:90.19, 18.08:90.20</td>
<td>27</td>
<td>18.08:120.1</td>
<td>26</td>
</tr>
<tr>
<td>18.08:90.21, 18.08:90.22</td>
<td>36</td>
<td>18.08:121, 18.08:122</td>
<td>OC</td>
</tr>
<tr>
<td>18.08:90.22.1, 18.08:90.22.2</td>
<td>36</td>
<td>18.08:123, 18.08:124</td>
<td>OC</td>
</tr>
<tr>
<td>18.08:90.22.3</td>
<td>36</td>
<td>18.08:125, 18.08:126</td>
<td>OC</td>
</tr>
<tr>
<td>18.08:90.22.4</td>
<td>36</td>
<td>18.08:127, 18.08:128</td>
<td>OC</td>
</tr>
<tr>
<td>18.08:90.23, 18.08:90.24</td>
<td>18</td>
<td>18.08:129, 18.08:130</td>
<td>15</td>
</tr>
<tr>
<td>18.08:90.25, 18.08:90.26</td>
<td>18</td>
<td>18.08:131, 18.08:132</td>
<td>23</td>
</tr>
<tr>
<td>18.08:90.27, 18.08:90.28</td>
<td>18</td>
<td>18.08:133, 18.08:134</td>
<td>15</td>
</tr>
<tr>
<td>18.08:90.29, 18.08:90.30</td>
<td>18</td>
<td>18.08:135, 18.08:136</td>
<td>15</td>
</tr>
<tr>
<td>18.08:90.31, 18.08:90.32</td>
<td>18</td>
<td>18.08:137, 18.08:138</td>
<td>23</td>
</tr>
<tr>
<td>18.08:90.33, 18.08:90.34</td>
<td>37</td>
<td>18.08:139, 18.08:140</td>
<td>15</td>
</tr>
<tr>
<td>18.08:90.35, 18.08:90.36</td>
<td>29</td>
<td>18.08:141, 18.08:142</td>
<td>15</td>
</tr>
<tr>
<td>18.08:90.36.1, 18.08:90.36.2</td>
<td>29</td>
<td>18.08:143, 18.08:144</td>
<td>15</td>
</tr>
<tr>
<td>18.08:90.37, 18.08:90.38</td>
<td>36</td>
<td>18.08:145, 18.08:146</td>
<td>15</td>
</tr>
<tr>
<td>---------------</td>
<td>-----------</td>
<td>----------------</td>
<td>-----------</td>
</tr>
<tr>
<td>18.08:149, 18.08:150</td>
<td>15</td>
<td>18.08:211, 18.08:212</td>
<td>15</td>
</tr>
<tr>
<td>18.08:151, 18.08:152</td>
<td>15</td>
<td>18.08:213, 18.08:214</td>
<td>15</td>
</tr>
<tr>
<td>18.08:153, 18.08:154</td>
<td>16</td>
<td>18.08:215, 18.08:216</td>
<td>15</td>
</tr>
<tr>
<td>18.08:155, 18.08:156</td>
<td>16</td>
<td>18.08:217, 18.08:218</td>
<td>15</td>
</tr>
<tr>
<td>18.08:157, 18.08:158</td>
<td>16</td>
<td>18.08:219, 18.08:220</td>
<td>33</td>
</tr>
<tr>
<td>18.08:159, 18.08:160</td>
<td>16</td>
<td>18.08:200.1</td>
<td>33</td>
</tr>
<tr>
<td>18.08:161, 18.08:162</td>
<td>26</td>
<td>18.08:221, 18.08:222</td>
<td>15</td>
</tr>
<tr>
<td>18.08:163, 18.08:164</td>
<td>16</td>
<td>18.08:223, 18.08:224</td>
<td>15</td>
</tr>
<tr>
<td>18.08:165, 18.08:166</td>
<td>26</td>
<td>18.08:225, 18.08:226</td>
<td>35</td>
</tr>
<tr>
<td>18.08:167, 18.08:168</td>
<td>27</td>
<td>18.08:227, 18.08:228</td>
<td>15</td>
</tr>
<tr>
<td>18.08:169, 18.08:170</td>
<td>26</td>
<td>18.08:229, 18.08:230</td>
<td>15</td>
</tr>
<tr>
<td>18.08:171, 18.08:172</td>
<td>26</td>
<td>18.08:231, 18.08:232</td>
<td>15</td>
</tr>
<tr>
<td>18.08:173, 18.08:174</td>
<td>26</td>
<td>18.08:233, 18.08:234</td>
<td>15</td>
</tr>
<tr>
<td>18.08:175, 18.08:176</td>
<td>26</td>
<td>18.08:235, 18.08:236</td>
<td>15</td>
</tr>
<tr>
<td>18.08:177, 18.08:178</td>
<td>26</td>
<td>18.08:237, 18.08:238</td>
<td>15</td>
</tr>
<tr>
<td>18.08:179, 18.08:180</td>
<td>26</td>
<td>18.08:239, 18.08:240</td>
<td>15</td>
</tr>
<tr>
<td>18.08:181, 18.08:182</td>
<td>26</td>
<td>18.08:241, 18.08:242</td>
<td>15</td>
</tr>
<tr>
<td>18.08:183, 18.08:184</td>
<td>26</td>
<td>18.08:243, 18.08:244</td>
<td>15</td>
</tr>
<tr>
<td>18.08:184.1, 18.08:184.2</td>
<td>26</td>
<td>18.08:245, 18.08:246</td>
<td>15</td>
</tr>
<tr>
<td>18.08:184.3, 18.08:184.4</td>
<td>26</td>
<td>18.08:247, 18.08:248</td>
<td>15</td>
</tr>
<tr>
<td>18.08:184.5, 18.08:184.6</td>
<td>26</td>
<td>18.08:249, 18.08:250</td>
<td>15</td>
</tr>
<tr>
<td>18.08:184.7, 18.08:184.8</td>
<td>26</td>
<td>18.08:251, 18.08:252</td>
<td>15</td>
</tr>
<tr>
<td>18.08:184.9</td>
<td>27</td>
<td>18.08:253, 18.08:254</td>
<td>15</td>
</tr>
<tr>
<td>18.08:185, 18.08:186</td>
<td>23</td>
<td>18.08:255, 18.08:256</td>
<td>15</td>
</tr>
<tr>
<td>18.08:186.1</td>
<td>23</td>
<td>18.08:257, 18.08:258</td>
<td>35</td>
</tr>
<tr>
<td>18.08:187, 18.08:188</td>
<td>15</td>
<td>18.08:259, 18.08:260</td>
<td>15</td>
</tr>
<tr>
<td>18.08:189, 18.08:190</td>
<td>15</td>
<td>18.08:261, 18.08:262</td>
<td>15</td>
</tr>
<tr>
<td>18.08:191, 18.08:192</td>
<td>15</td>
<td>18.08:263</td>
<td>15</td>
</tr>
<tr>
<td>18.08:193, 18.08:194</td>
<td>15</td>
<td>18.09:1</td>
<td>OC</td>
</tr>
<tr>
<td>18.08:195, 18.08:196</td>
<td>15</td>
<td>18.10:1, 18.10:2</td>
<td>12</td>
</tr>
<tr>
<td>18.08:197, 18.08:198</td>
<td>15</td>
<td>18.10:3</td>
<td>15</td>
</tr>
<tr>
<td>18.08:199, 18.08:200</td>
<td>15</td>
<td>18.10:5, 18.10:6</td>
<td>12</td>
</tr>
<tr>
<td>18.08:201, 18.08:202</td>
<td>26</td>
<td>18.10:7, 18.10:8</td>
<td>12</td>
</tr>
<tr>
<td>18.08:203, 18.08:204</td>
<td>33</td>
<td>18.10:9, 18.10:10</td>
<td>12</td>
</tr>
<tr>
<td>18.08:204.1</td>
<td>33</td>
<td>18.10:11</td>
<td>12</td>
</tr>
<tr>
<td>18.08:205, 18.08:206</td>
<td>15</td>
<td>18.10:13</td>
<td>OC</td>
</tr>
<tr>
<td>18.08:207, 18.08:208</td>
<td>15</td>
<td>18.10:15, 18.10:16</td>
<td>OC</td>
</tr>
<tr>
<td>18.08:209, 18.08:210</td>
<td>15</td>
<td>18.10:17, 18.10:18</td>
<td>6</td>
</tr>
<tr>
<td>-----------</td>
<td>-----------</td>
<td>-----------</td>
<td>-----------</td>
</tr>
<tr>
<td>18.10:19</td>
<td>OC</td>
<td>18.12:45</td>
<td>OC</td>
</tr>
<tr>
<td>18.10:20</td>
<td>OC</td>
<td>18.12:47</td>
<td>OC</td>
</tr>
<tr>
<td>18.10:21</td>
<td>OC</td>
<td>18.12:48</td>
<td>OC</td>
</tr>
<tr>
<td>18.10:23</td>
<td>20</td>
<td>18.12:49</td>
<td>15</td>
</tr>
<tr>
<td>18.10:24</td>
<td>20</td>
<td>18.12:50</td>
<td>15</td>
</tr>
<tr>
<td>18.10:25</td>
<td>OC</td>
<td>18.12:51</td>
<td>OC</td>
</tr>
<tr>
<td>18.11:1</td>
<td>OC</td>
<td>18.12:53</td>
<td>6</td>
</tr>
<tr>
<td>18.12:1</td>
<td>15</td>
<td>18.12:55</td>
<td>6</td>
</tr>
<tr>
<td>18.12:2</td>
<td>11</td>
<td>18.12:57</td>
<td>11</td>
</tr>
<tr>
<td>18.12:4</td>
<td>11</td>
<td>18.12:58</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:6</td>
<td>OC</td>
<td>18.12:60</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:8</td>
<td>OC</td>
<td>18.12:62</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:10</td>
<td>OC</td>
<td>18.12:64</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:10.1</td>
<td>9</td>
<td>18.12:65</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:11</td>
<td>3</td>
<td>18.12:67</td>
<td>25</td>
</tr>
<tr>
<td>18.12:12</td>
<td>3</td>
<td>18.12:68</td>
<td>25</td>
</tr>
<tr>
<td>18.12:13</td>
<td>6</td>
<td>18.12:69</td>
<td>13</td>
</tr>
<tr>
<td>18.12:14</td>
<td>6</td>
<td>18.12:70</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:16</td>
<td>OC</td>
<td>18.12:72</td>
<td>23</td>
</tr>
<tr>
<td>18.12:17</td>
<td>OC</td>
<td>18.12:73</td>
<td>26</td>
</tr>
<tr>
<td>18.12:19</td>
<td>OC</td>
<td>18.12:74</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:21</td>
<td>OC</td>
<td>18.12:75</td>
<td>13</td>
</tr>
<tr>
<td>18.12:22</td>
<td>OC</td>
<td>18.12:76</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:23</td>
<td>OC</td>
<td>18.12:77</td>
<td>26</td>
</tr>
<tr>
<td>18.12:24</td>
<td>OC</td>
<td>18.12:78</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:25</td>
<td>OC</td>
<td>18.12:79</td>
<td>26</td>
</tr>
<tr>
<td>18.12:26</td>
<td>OC</td>
<td>18.12:80</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:27</td>
<td>OC</td>
<td>18.12:81</td>
<td>11</td>
</tr>
<tr>
<td>18.12:28</td>
<td>OC</td>
<td>18.12:82</td>
<td>26</td>
</tr>
<tr>
<td>18.12:29</td>
<td>23</td>
<td>18.12:83</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:30</td>
<td>23</td>
<td>18.12:84</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:31</td>
<td>23</td>
<td>18.12:84.1</td>
<td>26</td>
</tr>
<tr>
<td>18.12:32</td>
<td>23</td>
<td>18.12:85</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:33</td>
<td>21</td>
<td>18.12:87</td>
<td>12</td>
</tr>
<tr>
<td>18.12:34</td>
<td>21</td>
<td>18.12:88</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:35</td>
<td>1</td>
<td>18.12:88.1</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36</td>
<td>1</td>
<td>18.12:90</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.1</td>
<td>1</td>
<td>18.12:91</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.2</td>
<td>1</td>
<td>18.12:92</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.3</td>
<td>1</td>
<td>18.12:93</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.4</td>
<td>1</td>
<td>18.12:94</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.5</td>
<td>1</td>
<td>18.12:95</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.6</td>
<td>1</td>
<td>18.12:96</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.7</td>
<td>1</td>
<td>18.12:97</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.8</td>
<td>1</td>
<td>18.12:98</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.9</td>
<td>1</td>
<td>18.12:99</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.10</td>
<td>21</td>
<td>18.12:100</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.11</td>
<td>6</td>
<td>18.12:101</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.12</td>
<td>6</td>
<td>18.12:102</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.13</td>
<td>6</td>
<td>18.12:103</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.14</td>
<td>6</td>
<td>18.12:104</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.15</td>
<td>6</td>
<td>18.12:105</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.16</td>
<td>6</td>
<td>18.12:106</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.17</td>
<td>6</td>
<td>18.12:107</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.18</td>
<td>6</td>
<td>18.12:108</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.19</td>
<td>6</td>
<td>18.12:109</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.20</td>
<td>6</td>
<td>18.12:110</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.21</td>
<td>6</td>
<td>18.12:111</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.22</td>
<td>6</td>
<td>18.12:112</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:36.23</td>
<td>6</td>
<td>18.12:113</td>
<td>OC</td>
</tr>
</tbody>
</table>

Supp. No. 38
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>18.12:114.1</td>
<td>6</td>
<td>18.14:15, 18.14:16</td>
<td>28</td>
</tr>
<tr>
<td>18.12:119, 18.12:120</td>
<td>OC</td>
<td>18.15:1</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:121</td>
<td>OC</td>
<td>18.16:1, 18.16:2</td>
<td>34</td>
</tr>
<tr>
<td>18.12:123, 18.12:124</td>
<td>OC</td>
<td>18.16:3, 18.16:4</td>
<td>33</td>
</tr>
<tr>
<td>18.12:125, 18.12:126</td>
<td>OC</td>
<td>18.16:5, 18.16:6</td>
<td>33</td>
</tr>
<tr>
<td>18.12:127</td>
<td>OC</td>
<td>18.16:6.1</td>
<td>33</td>
</tr>
<tr>
<td>18.12:131, 18.12:132</td>
<td>OC</td>
<td>18.16:9, 18.16:10</td>
<td>30</td>
</tr>
<tr>
<td>18.12:133, 18.12:134</td>
<td>OC</td>
<td>18.16:10.1, 18.16:10.2</td>
<td>30</td>
</tr>
<tr>
<td>18.12:135, 18.12:136</td>
<td>24</td>
<td>18.16:11, 18.16:12</td>
<td>34</td>
</tr>
<tr>
<td>18.12:139, 18.12:140</td>
<td>24</td>
<td>18.16:15, 18.16:16</td>
<td>34</td>
</tr>
<tr>
<td>18.12:141, 18.12:142</td>
<td>24</td>
<td>18.16:17, 18.16:18</td>
<td>34</td>
</tr>
<tr>
<td>18.12:142.1</td>
<td>24</td>
<td>18.16:19, 18.16:20</td>
<td>34</td>
</tr>
<tr>
<td>18.12:143, 18.12:144</td>
<td>5</td>
<td>18.17:1</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:145</td>
<td>5</td>
<td>18.18:1</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:147, 18.12:148</td>
<td>5</td>
<td>18.18:3</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:149</td>
<td>5</td>
<td>18.18:5, 18.18:6</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:151, 18.12:152</td>
<td>6</td>
<td>18.18:7</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:153</td>
<td>6</td>
<td>18.18:9, 18.18:10</td>
<td>9</td>
</tr>
<tr>
<td>18.12:155, 18.12:156</td>
<td>6</td>
<td>18.18:11, 18.18:12</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:156.1, 18.12:156.2</td>
<td>6</td>
<td>18.18:13, 18.18:14</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:156.3</td>
<td>6</td>
<td>18.19:1</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:157, 18.12:158</td>
<td>8</td>
<td>18.20:1</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:159, 18.12:160</td>
<td>8</td>
<td>18.20:3, 18.20:4</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:163</td>
<td>8</td>
<td>18.20:7</td>
<td>OC</td>
</tr>
<tr>
<td>18.12:165</td>
<td>8</td>
<td>18.20:9, 18.20:10</td>
<td>OC</td>
</tr>
<tr>
<td>18.13:1</td>
<td>OC</td>
<td>18.20:11</td>
<td>OC</td>
</tr>
<tr>
<td>18.14:1, 18.14:2</td>
<td>28</td>
<td>18.21:1</td>
<td>OC</td>
</tr>
<tr>
<td>18.14:3</td>
<td>OC</td>
<td>18.22:1</td>
<td>OC</td>
</tr>
<tr>
<td>18.14:5, 18.14:6</td>
<td>OC</td>
<td>18.22:3</td>
<td>OC</td>
</tr>
<tr>
<td>18.14:9</td>
<td>OC</td>
<td>18.23:1</td>
<td>OC</td>
</tr>
<tr>
<td>18.14:11, 18.14:12</td>
<td>OC</td>
<td>18.24:1, 18.24:2</td>
<td>18</td>
</tr>
<tr>
<td>----------</td>
<td>-----------</td>
<td>----------</td>
<td>-----------</td>
</tr>
<tr>
<td>18.24:2.1, 18.24:2.2</td>
<td>27</td>
<td>18.24:55, 18.24:56</td>
<td>18</td>
</tr>
<tr>
<td>18.24:2.4.1, 18.24:2.4.2</td>
<td>36</td>
<td>18.24:58.1, 18.24:58.2</td>
<td>36</td>
</tr>
<tr>
<td>18.24:2.5</td>
<td>36</td>
<td>18.24:59, 18.24:60</td>
<td>18</td>
</tr>
<tr>
<td>18.24:5</td>
<td>23</td>
<td>18.24:69, 18.24:70</td>
<td>18</td>
</tr>
<tr>
<td>18.24:9, 18.24:10</td>
<td>38</td>
<td>18.24:72.1</td>
<td>24</td>
</tr>
<tr>
<td>18.24:11, 18.24:12</td>
<td>38</td>
<td>18.24:73, 18.24:74</td>
<td>18</td>
</tr>
<tr>
<td>18.24:15, 18.24:16</td>
<td>18</td>
<td>18.24:77, 18.24:78</td>
<td>18</td>
</tr>
<tr>
<td>18.24:18.1</td>
<td>24</td>
<td>18.24:81, 18.24:82</td>
<td>21</td>
</tr>
<tr>
<td>18.24:21, 18.24:22</td>
<td>18</td>
<td>18.24:84.1</td>
<td>22</td>
</tr>
<tr>
<td>18.24:29, 18.24:30</td>
<td>27</td>
<td>18.24:90.1</td>
<td>24</td>
</tr>
<tr>
<td>18.24:30.1</td>
<td>27</td>
<td>18.24:91, 18.24:92</td>
<td>21</td>
</tr>
<tr>
<td>18.24:34.1</td>
<td>24</td>
<td>18.24:97, 18.24:98</td>
<td>21</td>
</tr>
<tr>
<td>18.24:37, 18.24:38</td>
<td>18</td>
<td>18.A:1</td>
<td>OC</td>
</tr>
<tr>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
</tr>
<tr>
<td>18.B:3, 18.B:4</td>
<td>OC</td>
<td>ALDi:37, ALDi:38</td>
<td>18</td>
</tr>
<tr>
<td>18.B:7, 18.B:8</td>
<td>OC</td>
<td>ALDi:40.1</td>
<td>30</td>
</tr>
<tr>
<td>18.B:9, 18.B:10</td>
<td>OC</td>
<td>ALDi:41, ALDi:42</td>
<td>18</td>
</tr>
<tr>
<td>18.B:13, 18.B:14</td>
<td>OC</td>
<td>ALDi:45, ALDi:46</td>
<td>18</td>
</tr>
<tr>
<td>18.B:15</td>
<td>6</td>
<td>ALDi:47, ALDi:48</td>
<td>27</td>
</tr>
<tr>
<td>TOA:1, TOA:2</td>
<td>OC</td>
<td>ALDi:49, ALDi:50</td>
<td>29</td>
</tr>
<tr>
<td>TOA:3, TOA:4</td>
<td>OC</td>
<td>ALDi:51, ALDi:52</td>
<td>36</td>
</tr>
<tr>
<td>TOA:5, TOA:6</td>
<td>3</td>
<td>ALDi:52.1</td>
<td>36</td>
</tr>
<tr>
<td>TOA:7, TOA:8</td>
<td>8</td>
<td>ALDi:53, ALDi:54</td>
<td>18</td>
</tr>
<tr>
<td>TOA:9, TOA:10</td>
<td>13</td>
<td>ALDi:55, ALDi:56</td>
<td>24</td>
</tr>
<tr>
<td>TOA:11, TOA:12</td>
<td>23</td>
<td>ALDi:56.1, ALDi:56.2</td>
<td>24</td>
</tr>
<tr>
<td>TOA:13, TOA:14</td>
<td>34</td>
<td>ALDi:56.3, ALDi:56.4</td>
<td>34</td>
</tr>
<tr>
<td>TOA:15</td>
<td>38</td>
<td>ALDi:56.4.1</td>
<td>34</td>
</tr>
<tr>
<td>SLRT:1, SLRT:2</td>
<td>29</td>
<td>ALDi:56.5, ALDi:56.6</td>
<td>18</td>
</tr>
<tr>
<td>SLRT:3, SLRT:4</td>
<td>33</td>
<td>ALDi:56.7, ALDi:56.8</td>
<td>18</td>
</tr>
<tr>
<td>SLRT:5</td>
<td>33</td>
<td>ALDi:56.9, ALDi:56.10</td>
<td>18</td>
</tr>
<tr>
<td>ALDi:1, ALDi:2</td>
<td>21</td>
<td>ALDi:56.11,</td>
<td>18</td>
</tr>
<tr>
<td>ALDi:3, ALDi:4</td>
<td>18</td>
<td>ALDi:56.12</td>
<td>18</td>
</tr>
<tr>
<td>ALDi:5, ALDi:6</td>
<td>18</td>
<td>ALDi:56.13,</td>
<td>18</td>
</tr>
<tr>
<td>ALDi:7, ALDi:8</td>
<td>21</td>
<td>ALDi:56.14</td>
<td>18</td>
</tr>
<tr>
<td>ALDi:9, ALDi:10</td>
<td>18</td>
<td>ALDi:56.15,</td>
<td>18</td>
</tr>
<tr>
<td>ALDi:10.1, ALDi:10.2</td>
<td>27</td>
<td>ALDi:56.16</td>
<td>18</td>
</tr>
<tr>
<td>ALDi:11, ALDi:12</td>
<td>OC</td>
<td>ALDi:57, ALDi:58</td>
<td>29</td>
</tr>
<tr>
<td>ALDi:13, ALDi:14</td>
<td>8</td>
<td>ALDi:59, ALDi:60</td>
<td>26</td>
</tr>
<tr>
<td>ALDi:15, ALDi:16</td>
<td>25</td>
<td>ALDi:61, ALDi:62</td>
<td>26</td>
</tr>
<tr>
<td>ALDi:17, ALDi:18</td>
<td>27</td>
<td>ALDi:63, ALDi:64</td>
<td>26</td>
</tr>
<tr>
<td>ALDi:19, ALDi:20</td>
<td>18</td>
<td>ALDi:65, ALDi:66</td>
<td>36</td>
</tr>
<tr>
<td>ALDi:21, ALDi:22</td>
<td>18</td>
<td>ALDi:67, ALDi:68</td>
<td>29</td>
</tr>
<tr>
<td>ALDi:23, ALDi:24</td>
<td>18</td>
<td>ALDi:68.1</td>
<td>29</td>
</tr>
<tr>
<td>ALDi:25, ALDi:26</td>
<td>18</td>
<td>ALDi:69, ALDi:70</td>
<td>15</td>
</tr>
<tr>
<td>ALDi:27, ALDi:28</td>
<td>18</td>
<td>ALDi:71, ALDi:72</td>
<td>26</td>
</tr>
<tr>
<td>ALDi:29, ALDi:30</td>
<td>28</td>
<td>ALDi:73, ALDi:74</td>
<td>36</td>
</tr>
<tr>
<td>ALDi:31, ALDi:32</td>
<td>18</td>
<td>ALDi:75, ALDi:76</td>
<td>36</td>
</tr>
<tr>
<td>ALDi:33, ALDi:34</td>
<td>18</td>
<td>ALDi:76.1</td>
<td>36</td>
</tr>
<tr>
<td>ALDi:35, ALDi:36</td>
<td>36</td>
<td>ALDi:77, ALDi:78</td>
<td>29</td>
</tr>
<tr>
<td>ALDi:36.1</td>
<td>36</td>
<td>ALDi:79, ALDi:80</td>
<td>29</td>
</tr>
<tr>
<td>---------------</td>
<td>-----------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ALDi:81, ALDi:82</td>
<td>29</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ALDi:83</td>
<td>29</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SUPPLEMENT HISTORY TABLE

The table below allows users of this Code to quickly and accurately determine what ordinances have been considered for codification in each supplement. Ordinances that are of a general and permanent nature are codified in the Code Book and are considered “Includes.” Ordinances that are not of a general and permanent nature are not codified in the Code Book and are considered “Omits.”

In addition, by adding to this table with each supplement, users of this Annexation and Land Development Code will be able to gain a more complete picture of the Code’s historical evolution.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Include</td>
<td>Supp. No. 16</td>
</tr>
<tr>
<td>6177</td>
<td>3-23-2011</td>
<td>Include</td>
<td>Supp. No. 16</td>
</tr>
<tr>
<td>6182</td>
<td>5-11-2011</td>
<td>Include</td>
<td>Supp. No. 16</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Include</td>
<td>Supp. No. 17</td>
</tr>
<tr>
<td>6191</td>
<td>7-6-2011</td>
<td>Include</td>
<td>Supp. No. 17</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Include</td>
<td>Supp. No. 18</td>
</tr>
<tr>
<td>6200</td>
<td>9-14-2011</td>
<td>Include</td>
<td>Supp. No. 18</td>
</tr>
<tr>
<td>6201</td>
<td>9-14-2011</td>
<td>Include</td>
<td>Supp. No. 18</td>
</tr>
<tr>
<td>6202</td>
<td>9-14-2011</td>
<td>Include</td>
<td>Supp. No. 18</td>
</tr>
<tr>
<td>6209</td>
<td>10-12-2011</td>
<td>Include</td>
<td>Supp. No. 18</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Include</td>
<td>Supp. No. 19</td>
</tr>
<tr>
<td>6216</td>
<td>1-18-2012</td>
<td>Include</td>
<td>Supp. No. 19</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Include</td>
<td>Supp. No. 20</td>
</tr>
<tr>
<td>6229</td>
<td>5-23-2012</td>
<td>Include</td>
<td>Supp. No. 20</td>
</tr>
<tr>
<td>6232</td>
<td>6-13-2012</td>
<td>Include</td>
<td>Supp. No. 20</td>
</tr>
<tr>
<td>6235</td>
<td>6-13-2012</td>
<td>Include</td>
<td>Supp. No. 20</td>
</tr>
<tr>
<td>6240</td>
<td>7-11-2012</td>
<td>Include</td>
<td>Supp. No. 20</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Include</td>
<td>Supp. No. 21</td>
</tr>
<tr>
<td>6247</td>
<td>9-12-2012</td>
<td>Include</td>
<td>Supp. No. 21</td>
</tr>
<tr>
<td>6255</td>
<td>10-24-2012</td>
<td>Include</td>
<td>Supp. No. 21</td>
</tr>
<tr>
<td>6258</td>
<td>10-24-2012</td>
<td>Include</td>
<td>Supp. No. 21</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Include</td>
<td>Supp. No. 22</td>
</tr>
<tr>
<td>6264</td>
<td>11-7-2012</td>
<td>Include</td>
<td>Supp. No. 22</td>
</tr>
<tr>
<td>6276</td>
<td>2-13-2013</td>
<td>Include</td>
<td>Supp. No. 22</td>
</tr>
<tr>
<td>6277</td>
<td>2-13-2013</td>
<td>Include</td>
<td>Supp. No. 22</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Include</td>
<td>Supp. No. 23</td>
</tr>
<tr>
<td>6284</td>
<td>3-13-2013</td>
<td>Include</td>
<td>Supp. No. 23</td>
</tr>
<tr>
<td>6285</td>
<td>3-13-2013</td>
<td>Include</td>
<td>Supp. No. 23</td>
</tr>
<tr>
<td>6286</td>
<td>3-13-2013</td>
<td>Include</td>
<td>Supp. No. 23</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Include</td>
<td>Supp. No. 24</td>
</tr>
<tr>
<td>6295</td>
<td>6-5-2013</td>
<td>Include</td>
<td>Supp. No. 24</td>
</tr>
<tr>
<td>6296</td>
<td>6-5-2013</td>
<td>Include</td>
<td>Supp. No. 24</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Include</td>
<td>Supp. No. 25</td>
</tr>
<tr>
<td>6302</td>
<td>8-28-2013</td>
<td>Include</td>
<td>Supp. No. 25</td>
</tr>
<tr>
<td>---------</td>
<td>--------------</td>
<td>---------------</td>
<td>-----------</td>
</tr>
<tr>
<td>6304</td>
<td>8-28-2013</td>
<td>Include</td>
<td>Supp. No. 25</td>
</tr>
<tr>
<td>6309</td>
<td>11-6-2013</td>
<td>Include</td>
<td>Supp. No. 25</td>
</tr>
<tr>
<td>6311</td>
<td>11-20-2013</td>
<td>Include</td>
<td>Supp. No. 25</td>
</tr>
<tr>
<td><strong>Supp. No. 26</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6319</td>
<td>2-26-2014</td>
<td>Include</td>
<td>Supp. No. 26</td>
</tr>
<tr>
<td>6320</td>
<td>2-26-2014</td>
<td>Include</td>
<td>Supp. No. 26</td>
</tr>
<tr>
<td>6324</td>
<td>4-16-2014</td>
<td>Include</td>
<td>Supp. No. 26</td>
</tr>
<tr>
<td><strong>Supp. No. 27</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6332</td>
<td>5-14-2014</td>
<td>Include</td>
<td>Supp. No. 27</td>
</tr>
<tr>
<td>6334</td>
<td>6-25-2014</td>
<td>Include</td>
<td>Supp. No. 27</td>
</tr>
<tr>
<td>6335</td>
<td>6-25-2014</td>
<td>Include</td>
<td>Supp. No. 27</td>
</tr>
<tr>
<td><strong>Supp. No. 28</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6353</td>
<td>11-12-2014</td>
<td>Include</td>
<td>Supp. No. 28</td>
</tr>
<tr>
<td><strong>Supp. No. 29</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6366</td>
<td>4-15-2015</td>
<td>Include</td>
<td>Supp. No. 29</td>
</tr>
<tr>
<td><strong>Supp. No. 30</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6379</td>
<td>11-18-2015</td>
<td>Include</td>
<td>Supp. No. 30</td>
</tr>
<tr>
<td>6381</td>
<td>12-2-2015</td>
<td>Include</td>
<td>Supp. No. 30</td>
</tr>
<tr>
<td><strong>Supp. No. 31</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6385</td>
<td>1-13-2016</td>
<td>Include</td>
<td>Supp. No. 31</td>
</tr>
<tr>
<td><strong>Supp. No. 32</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6414</td>
<td>9-28-2016</td>
<td>Include</td>
<td>Supp. No. 32</td>
</tr>
<tr>
<td><strong>Supp. No. 33</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6428</td>
<td>4-12-17</td>
<td>Include</td>
<td>Supp. No. 33</td>
</tr>
<tr>
<td>6429</td>
<td>4-26-17</td>
<td>Include</td>
<td>Supp. No. 33</td>
</tr>
<tr>
<td><strong>Supp. No. 34</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6433</td>
<td>8-9-2017</td>
<td>Include</td>
<td>Supp. No. 34</td>
</tr>
<tr>
<td>6436</td>
<td>9-13-2017</td>
<td>Include</td>
<td>Supp. No. 34</td>
</tr>
<tr>
<td><strong>Supp. No. 35</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6441</td>
<td>12-6-2017</td>
<td>Include</td>
<td>Supp. No. 35</td>
</tr>
<tr>
<td><strong>Supp. No. 36</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6468</td>
<td>6-6-2018</td>
<td>Include</td>
<td>Supp. No. 36</td>
</tr>
<tr>
<td><strong>Supp. No. 37</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6500</td>
<td>2-13-19</td>
<td>Include</td>
<td>Supp. No. 37</td>
</tr>
<tr>
<td><strong>Supp. No. 38</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6516</td>
<td>5-22-19</td>
<td>Include</td>
<td>Supp. No. 38</td>
</tr>
<tr>
<td>6517</td>
<td>5-22-19</td>
<td>Include</td>
<td>Supp. No. 38</td>
</tr>
</tbody>
</table>
CHAPTER 18.01 RESERVED
CHAPTER 18.02 GENERAL PROVISIONS

Article I: General Provisions

Section 18.02.101. Title.
Section 18.02.102. Authority.
Section 18.02.103. Purpose and Intent.
Section 18.02.104. Applicability and Exceptions.
Section 18.02.105. Minimum Standards.
Section 18.02.106. Reserved.
Section 18.02.107. Compliance Required.
Section 18.02.108. Relationship to Master Plan.
Section 18.02.110. Rules of Construction and Interpretation.
Section 18.02.111. Severability.
Section 18.02.112. Moratorium established.
Section 18.02.113. Moratorium established on the filing and acceptance of applications to establish accessory dwelling units commonly known as "granny flats" in the MF (multi-family) 14 and Single-Family Residential (LLR2.5, LLR1, LLR.5, SF15, SF9, SF6, SF4) zones; exceptions.
Section 18.02.114. Reserved.
ARTICLE I: GENERAL PROVISIONS

Section 18.02.101. Title.

The regulations set forth in this Title 18 shall be known and may be cited as the Annexation and Land Development Code of the City of Reno, and may be referenced in this document as this "title" or "Title 18."

Section 18.02.102. Authority.

This Title 18 is enacted under the Charter of the City of Reno and the powers granted and limitations imposed on municipalities by the Constitution and laws of the State of Nevada, including without limitation NRS Chapters 268 (Powers and Duties Common to Cities and Towns Incorporated Under General or Special Law) and Chapter 278 (Planning and Zoning), as revised.

Section 18.02.103. Purpose and Intent.

It is the intent of the city council that Title 18 serves to:

(a) Promote the public health, safety, morals, convenience, and general welfare;
(b) Promote, preserve, and protect environmental quality as a critical element in Reno's quality of life and encourage the wise use of natural resources;
(c) Conserve and enhance the architecture, history, pedestrian-orientation, mixed use and urban character of the Downtown Reno Regional Center Overlay District, and promote its role as regional government, civic, entertainment, and tourist center;
(d) Conserve and enhance the character of Reno's established residential neighborhoods through mitigation of adverse factors, promotion of a balanced mix of housing types, and through appropriately scaled and planned infill development;
(e) Encourage innovative and quality residential development so that growing demand for housing may be met by greater variety in type, design, and layout of dwellings, and by conservation and more efficient use of open space ancillary to such dwellings;
(f) Encourage quality, nonresidential development that preserves and protects the character of the community, including its natural landscape, and that minimizes objectionable noise, glare, odor, traffic, and other impacts of such development, especially when adjacent to residential uses;
(g) Facilitate adequate provision of transportation, water, sewage, electricity, gas, communications, schools, parks and other public requirements; and
(h) Provide the economic and social advantages gained from a comprehensively planned use of land resources.

(Ord. No. 5821, § 1, 4-5-06)

Section 18.02.104. Applicability and Exceptions.

(a) GENERAL APPLICABILITY.

The provisions of this title shall apply to the development of all land, public or private, within the corporate limits of the City of Reno, except as expressly or specifically provided otherwise in this title or pursuant to Nevada Revised Statute.
(b) EXCEPTIONS.

The provisions of this title shall not affect the validity of any lawfully issued and effective building permits for development or structures issued prior to the effective date of this title, if construction was commenced prior to the effective date of this title and if the construction continued uninterrupted until complete. The provisions of this title shall not affect the validity of approved site plans, special use permits, landscape plans, variances, administrative variances or development agreements. If any such permit expires prior to completion, all future development shall be in conformance with the requirements of this title.

(Ord. No. 5189, § 1, 9-26-00)

Section 18.02.105. Minimum Standards.

In their interpretation and application, the provisions of this Title 18 shall be held to be minimum requirements necessary for the promotion of the public health, safety, and general welfare.

Section 18.02.106. Reserved.

Section 18.02.107. Compliance Required.

No building, structure, or land shall be subdivided, used, or occupied, and no building or structure or portion thereof shall be erected, moved, constructed, reconstructed, extended, enlarged, or altered contrary to this Title 18.

Section 18.02.108. Relationship to Master Plan.

The adoption of this Title 18 is consistent with, compatible with, and furthers the goals, policies, objectives and programs of the master plan. No regulatory decision by an appointed or elected official or any city employee shall be made with respect to any zoning action or use of property under this title that is not in substantial compliance with the master plan as officially adopted or amended.

(Ord. No. 5189, § 1, 9-26-00)


(a) CONFLICT WITH STATE OR FEDERAL REGULATIONS.

If the provisions of this Title 18 are inconsistent with those of the state or federal governments, the more restrictive provision will control, to the extent permitted by law.

(b) CONFLICT WITH OTHER CITY REGULATIONS.

If the provisions of this Title 18 are inconsistent with one another, or if they conflict with provisions found in other adopted codes, ordinances, or regulations of the City of Reno, the more restrictive provision will control unless otherwise expressly stated.

(c) CONFLICT WITH PRIVATE AGREEMENTS.

It is not the intent of this Title 18 to interfere with, abrogate, annul, or prevent the private enforcement of any easement, covenant, deed restriction, or other agreement between private parties. The provisions of this title are in addition to, and not in lieu of, any restriction imposed by a private agreement, provided that when this title mandates a greater restriction than those imposed or required by such easements, covenants, or agreements, this title shall govern. The city is not responsible for monitoring or enforcing private agreements or restrictions.
Section 18.02.110. Rules of Construction and Interpretation.

(a) **TEXT CONTROLS.**
   In case of any difference of meaning or implication between the text of this title and any figure, such as tables or maps, the text shall control.

(b) **COMPUTATION OF TIME.**
   The time within which an act is to be performed shall be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday, or legal holiday, that day shall be excluded. The following time-related words shall have the meanings ascribed below:

1. **"Day"** means a calendar day unless otherwise stated.
2. **"Week"** means seven calendar days.
3. **"Month"** means one calendar month.
4. **"Year"** means one calendar year, unless a fiscal year is indicated.

(c) **USE OF CERTAIN WORDS.**
   In addition to the rules of interpretation and definitions stated in Title 1 of the Reno Municipal Code, the following rule shall apply in Title 18:
   The words "shall," "must," and "will" are always mandatory. The term "may" is discretionary. Words and phrases shall be construed according to the common and approved usage in the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law, city planning, or land development shall be construed and understood according to that meaning.

(d) **CONJUNCTIONS.**
   In addition to the rules of interpretation stated in Title 1 of the Reno Municipal Code, this provision states a rule for interpreting the usage of conjunctions in Title 18. Unless the context clearly indicates the contrary, conjunctions shall be interpreted as follows:

1. **"And"** indicates that all connected items or provisions apply; and
2. **"Or"** indicates that the connected items may apply singularly.

(Ord. No. 5189, § 1, 9-26-00)

Section 18.02.111. Severability.

Should any chapter, article, section, clause, or provision of this Title 18 be declared by a court of competent jurisdiction to be unconstitutional or invalid, the decision shall not affect the validity of the code as a whole or any part thereof other than the part declared to be unconstitutional or invalid.
Section 18.02.112. Moratorium established.

From and after the effective date of this ordinance, the City shall not file nor accept any applications nor issue use, building, or other permits for restricted gaming other than for a resort hotel as defined in NRS 463.01865 anywhere in the City or its sphere of influence except on properties with a Master Plan designation of Tourist Commercial and zoned Hotel Casino or Hotel Casino Downtown for a period not to exceed ninety (90) days.

(Ord. No. 5755, § 1, 10-12-05)

Section 18.02.113. Moratorium established on the filing and acceptance of applications to establish accessory dwelling units commonly known as "granny flats" in the MF (multi-family) 14 and Single-Family Residential (LLR2.5, LLR1, LLR.5, SF15, SF9, SF6, SF4) zones; exceptions.

Beginning on the effective date and extending a period not to exceed six (6) months from that date, a moratorium is hereby established on the filing and acceptance of applications to establish accessory dwelling units commonly known as "granny flats" in the MF (multi-family) 14 and Single-Family Residential (LLR2.5, LLR1, LLR.5, SF15, SF9, SF6, SF4) zones excepting therefrom caretaker quarters and security units located within non-residential projects such as mini warehouse facilities in the City of Reno and its sphere of influence.

(Ord. No. 5833, § 1, 5-24-06; Ord. No. 5901, § 1, 1-31-07)

Section 18.02.114. Reserved.

Editor's note—Ord. No. 6335, § 1, adopted June 25, 2014, repealed § 18.02.114, which pertained to stay on the acceptance of land use applications related to medical marijuana establishments within the land use jurisdiction of the City of Reno.
CHAPTER 18.03 RESERVED
CHAPTER 18.04 ANNEXATION

Article I: General Provisions
Section 18.04.101. Purpose.
Section 18.04.102. Detachment.
Section 18.04.103. Zoning Classification of Newly Annexed Lands.

Article II: Annexation Pursuant to NRS § 268.610 through § 268.668
Section 18.04.201. Intent.
Section 18.04.202. Procedure to Develop an Annexation Program.
Section 18.04.203. City of Reno's Annexation Program.
Section 18.04.204. Annexation Initiation and Review Process.
Section 18.04.205. Reserved.
Section 18.04.206. Update of Annexation Program Maps.
Section 18.04.207. Notification of Annexation Commission.

Article III: Annexation Pursuant to NRS § 268.670
Section 18.04.301. Annexation Initiation and Review Process.
Section 18.04.302. Update of Annexation Program Maps.
ARTICLE I: GENERAL PROVISIONS

Section 18.04.101. Purpose.
(a) The city council finds that orderly and uniform procedures are necessary for the general welfare of the people. It is the purpose and intent of the council to establish this chapter to govern annexation or detachment of land from the city consistent with Chapters 268 and 278 of the Nevada Revised Statutes.
(b) Nothing in this chapter shall preclude the planning commission from having jurisdiction to hear and take action regarding applications or issues related to annexations.

(Ord. No. 5417, § 2, 1-28-03; Ord. No. 5729, § 1, 9-14-05)

Section 18.04.102. Detachment.
For purposes of this chapter and title, the term "annexation" shall include the detachment of land from the city.

Section 18.04.103. Zoning Classification of Newly Annexed Lands.
Territory which is annexed will be zoned, by action of law, in accordance with Sections 18.08.105 and 18.08.106, as amended.

(Ord. No. 5417, § 2, 1-28-03)
ARTICLE II: ANNEXATION PURSUANT TO NRS § 268.610 THROUGH § 268.668

Section 18.04.201. Intent.

All areas within the city's sphere of influence which are to be considered for annexation during the next seven years are identified within the program of annexation.

(Ord. No. 5417, § 2, 1-28-03)

Section 18.04.202. Procedure to Develop an Annexation Program.

Procedure to develop a program of annexation shall be pursuant to NRS 268.610 to 268.668, inclusive.

(Ord. No. 5417, § 2, 1-28-03)

Section 18.04.203. City of Reno's Annexation Program.

(a) The city's program of annexation is incorporated by reference;

(b) The city's program of annexation shall be updated no more frequently than annually;

(c) The city's program of annexation shall be amended by resolution subject to certification as provided by NRS 268.625; and

(d) After certification provided by NRS 268.625, each amendment to the city's program of annexation shall be filed with the city clerk and upon filing shall be incorporated herein and the latest amendment shall be the controlling document.

(Ord. No. 5417, § 2, 1-28-03)
Section 18.04.204. Annexation Initiation and Review Process.

Annexations pursuant to the city's program of annexation shall be in accordance with NRS §268.610 through §268.668, and Article I (Common Procedural Requirements) of Chapter 18.06.

Section 18.04.205. Reserved.

Section 18.04.206. Update of Annexation Program Maps.

Within 30 days of the effective date of an annexation pursuant to NRS §§268.610 through 268.668, the city shall update its annexation program maps.

(Ord. No. 5417, § 2, 1-28-03)

Section 18.04.207. Notification of Annexation Commission.

Within 30 days of the effective date, the city shall notify the annexation commission, through its director, of the annexation and provide updated annexation program maps.

(Ord. No. 5417, § 2, 1-28-03)
ARTICLE III: ANNEXATION PURSUANT TO NRS § 268.670

Section 18.04.301. Annexation Initiation and Review Process.

(a) GENERAL.
Annexations pursuant to NRS 268.670 shall be in accordance with NRS 268.670 and the procedures to adopt ordinances under the Reno City Charter.

(b) INITIATION.
Annexations pursuant to NRS 268.670 shall be initiated by the city council or upon petition signed by 100 percent of the record owners of real property within the subject area.

(c) REVIEW PROCESS.

(1) Administrator.
The administrator shall review annexation applications and provide a recommendation to the city council.

(2) City Clerk.
   a. The City Clerk shall provide mailed notice at least 10 days prior to the city council hearing to:
      1. Each owner, as listed on the county’s assessor’s records, of real property located within 750 feet of the property in question; and
      2. The owner, as listed on the county assessor’s records, of each of the 30 separately owned parcels nearest the property in question, to the extent this notice does not duplicate the notice given pursuant to subparagraph 1.; and
      3. Each tenant of a mobile home park located within 750 feet of the property in question; and
      4. Any advisory board which has been established for the affected area by the governing body; and
      5. To the commander of a military installation located within 3,000 feet of the property in question.

(3) City council.
   a. The city council shall hold a public hearing within 90 days of the date that the application was submitted to the city.
   b. The city council shall make a decision on the application within 30 days from the date the public hearing is concluded.

(d) REVIEW CONSIDERATIONS.
When considering an application for annexation submitted under NRS 268.670, the city council shall consider the following factors in making a decision on the application:

(1) Location of the property to be considered for annexation;
(2) The logical extension or boundaries of city limits;
(3) The need for the expansion to accommodate planned regional growth;
(4) The location of existing and planned water and sewer service;
(5) Community goals that would be met by the proposed annexation;
(6) The efficient and cost effective provision of service areas and capital facilities;
(7) Fiscal analysis regarding the proposed annexation;
(8) Whether Washoe County has adopted a community management plan for the proposed annexation area;
(9) Whether the annexation creates any islands; and
(10) Any other factors concerning the proposed annexation deemed appropriate for consideration by the city council.

(Ord. No. 5417, § 2, 1-28-03; Ord. No. 6041, § 2, 7-16-08)

Section 18.04.302. Update of Annexation Program Maps.
Within 30 days of the effective date of an annexation pursuant to NRS 268.670, the city shall update its annexation program maps.

(Ord. No. 5417, § 2, 1-28-03)

Within 30 days of the effective date, the city shall notify the annexation commission, through its director, of the annexation and provide updated annexation program maps.

(Ord. No. 5417, § 2, 1-28-03)
CHAPTER 18.05 CITY OF RENO MASTER PLAN

(a) The City of Reno Master Plan is a legislative planning document with respect to the city's vision, goals, and policies relative to such matters as population, housing, streets, and resource use which is governed by NRS 278.150 to and including NRS 278.250.

(b) Master plan amendments shall be initiated by the administrator, planning commission, City Council or by a person's application.

(c) The administrator shall make a recommendation regarding the application to the planning commission.

(Ord. No. 6120, § 1, 9-9-09)
Sec. 18.05.500. Minor Master Plan Amendments.
Section 18.05.500. Minor Master Plan Amendments.

(a) This section is authorized by NRS 278.225.

(b) A minor master plan amendment shall be initiated by either the administrator or City Council.

(c) There shall be no limit to the number of minor master plan amendments initiated or adopted.

(d) The administrator shall prepare the minor master plan amendments and provide a recommendation to the City Council.

(e) There are no time limits for public hearings or City Council decisions regarding minor master plan amendments.

(f) The City Council shall hold a public hearing regarding the minor master plan amendment.

(g) Findings. In order to adopt a minor amendment to the master plan, the City Council shall find that a change is justified because of one of the following:

(1) Evidence is produced that an error exists in the mapped location of a geographical feature, including without limitation, topography, slopes, hydrographic features, wetland delineation and floodplains;

(2) The name of a jurisdiction, agency, department or district by the city, governing board or other governing authority of the jurisdiction, agency, department or district, as applicable, or another entity authorized by law to make such an alteration is altered;

(3) Statistical information that results from a new or revised study and alters existing information.

(h) Adoption by the City Council shall be by the affirmative votes of a simple majority of the entire City Council.

(i) Upon approval of the minor amendment, the city shall notify the Truckee Meadows Regional Planning Commission.

(Ord. No. 6120, § 1, 9-9-09)
CHAPTER 18.06 ADMINISTRATION AND PROCEDURES

OVERVIEW OF CHAPTER

Chapter 18.06 contains the procedural steps and review criteria for review of all land development applications required under Title 18, including master plan amendments, zoning map amendments, special use permits, divisions of land, and variances or other modifications. The chapter is organized into eight articles, which are described as follows:

**Article I** provides a description of the various city bodies with a direct role and responsibility for administering this Title 18, including the city council, the planning commission, hearing examiner, and the administrator. At the end of Article 1, Table 18.06-1 provides a summary of each body's role in the review, final decision, and appeal of each land development application required under this title.

**Article II** presents general procedural requirements that are common to most applications brought pursuant to this chapter, including general provisions for application fees, application submittals, public notice, and appeals.

**Articles III through VIII** next provide the detailed procedural steps and review criteria for all the different, specific types of planning, zoning, and land development applications. Article III states procedures for amendments to this Title 18 and to the city's master plan, as well as the process for interpretations of this title. Article IV sets forth all the zoning related procedures, including procedures for review of planned unit developments, zoning map amendments, special use permits, and several different administrative permits (e.g., site plan review and outdoor dining). Article V presents all procedures related to the division of land, including procedures for parcel maps, tentative maps, and final maps. Article VI states the procedures for abandonment of public rights-of-way or easements, while Article VIII presents or cross-references procedures for grading, building, and other related construction and building permits.

(Ord. No. 5729, § 2, 9-14-05)
CHAPTER 18.06 ADMINISTRATION AND PROCEDURES

Article I: Administrative Roles and Responsibilities
Sec. 18.06.101. City Council.
Sec. 18.06.102. Planning Commission.
Sec. 18.06.103. Reserved.
Sec. 18.06.104. Historical Resources Commission.
Sec. 18.06.105. Hearing Examiner(s).
Sec. 18.06.106. Reserved.
Sec. 18.06.107. Administrator.
Sec. 18.06.108. Summary of Title 18 Administrative and Review Roles.

Article II: Common Procedural Requirements
Sec. 18.06.201. Application Fees.
Sec. 18.06.202. Applications.
Sec. 18.06.203. Public Notice.
Sec. 18.06.204. Time Limits for Action on Applications.
Sec. 18.06.205. Postponements/Invalid Applications.
Sec. 18.06.206. Reserved.
Sec. 18.06.207. Decisions.
Sec. 18.06.208. Appeals.
Sec. 18.06.209. Limits on Re-Filing.
Sec. 18.06.210. Time Extensions of Approvals.

Article III: Municipal Code Text Amendment and Interpretation Procedures
Sec. 18.06.301. Reserved.
Sec. 18.06.302. Amendments to Text of Title 18.
Sec. 18.06.303. Administrative Interpretations of Title 18 Provisions.
Sec. 18.06.304. Reserved.

Article IV: Zoning Review and Approval Procedures
Sec. 18.06.401. Development Agreement.
Sec. 18.06.402. Projects of Regional Significance.
Sec. 18.06.403. Planned Unit Development Review.
Sec. 18.06.404. Zoning Map Amendment.
Sec. 18.06.405. Special Use Permit.
Sec. 18.06.406. Reserved.
Sec. 18.06.407. Site Plan Review.
Sec. 18.06.408. Variance.
Sec. 18.06.409. Reserved.
Sec. 18.06.410. Outdoor Dining Permit.
Sec. 18.06.411. Minor Deviations.

Article V: Division of Land Review, Approval, and Modification
Sec. 18.06.501. Tentative Subdivision Map Procedures.
Sec. 18.06.502. Final Subdivision Map Procedures.
Sec. 18.06.503. Parcel Map Procedures.
Sec. 18.06.504. Requirements for Procedures for Reversion to Acreage Applications.
Sec. 18.06.505. Boundary Line Adjustment Procedures.

Article VI: Abandonment
Sec. 18.06.601. Applicability.
Sec. 18.06.602. Initiation.
Sec. 18.06.603. Review Process.
Sec. 18.06.604. Abandonment of Sewer or Storm Drain Easements.

Article VII: Annexation

Article VIII: Grading, Building, and Construction Permits
Sec. 18.06.801. Grading Permits.
Sec. 18.06.802. Building Permits.
Sec. 18.06.803. Fence or Wall Permit.
Sec. 18.06.804. Sign Permit.
Sec. 18.06.805. Mobile Home Park/RV Park Permit.
Sec. 18.06.806. Reserved.
Sec. 18.06.807. Demolition Certificate and Certificate of Appropriateness in Historic Districts or for Designated Landmarks.
ARTICLE I: ADMINISTRATIVE ROLES AND RESPONSIBILITIES

Article I sets forth the review and decision-making bodies with respect to administering this Title 18. The roles and functions of these bodies are described in the following sections and summarized in Table 18.06-1 below.

Section 18.06.101. City Council.
(a) ADMINISTRATIVE AND REVIEW ROLES UNDER THIS TITLE.
The city council (or "council") shall have those roles as shown in Section 18.06.108, "Summary Table of Administrative and Review Roles," below. In addition, the city council shall have the following responsibilities in administering this title:

(1) Land use plans.
Review and approve, or deny new master plan elements, including citywide plans, neighborhood plans, center and corridor plans, and similar plans, and any updates or amendments to such plans.

(2) Appoint boards and commissions.
As authorized by Nevada law and this title and subject to this article's provisions, appoint members and alternates to boards and commissions intended to administer and enforce this title, including without limitation the planning commission, board of adjustment, and historical resources commission.

(3) Accept public improvements.

(4) Schedule of fees.
Approve a schedule of fees necessary to effectively administer and enforce the provisions of this title.

(5) Appoints hearing examiner(s).
As authorized by Nevada law and this title, appoint hearing examiner(s) intended to administer and enforce this title.
(Ord. No 5729, § 3, 9-16-05)

Section 18.06.102. Planning Commission.
(a) AUTHORITY.
The provisions of this Section 18.06.102 are adopted pursuant to NRS 278.030—278.080.
(Ord. No 5501, § 8, 9-24-03)

(b) PURPOSE.
The purpose of the planning commission is to carry out the duties and functions of a planning commission under NRS Chapter 278.
(Ord. No 5501, § 8, 9-24-03)

(c) POWERS AND DUTIES.
The planning commission shall have those administration and roles as shown in Section 18.06.108, "Summary Table of Administrative and Review Roles," below. In addition, the planning commission shall have the following responsibilities in administering this title:

(1) To serve, advise, and make recommendations to the city council on matters pertinent to reasonable and practical means for putting into effect the master plan or part
thereof to serve as a pattern and guide for orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan and ensure an adequate supply of housing and a basis for efficient expenditure of funds relating to the subject of the Master Plan.

(2) To consider, advise, and make recommendations to the city council on matters relating to urban planning including, but not limited to policy development, community design, natural resource conservation and enhancement, economics, housing, land use, population, streets, zoning, subdivision regulation, transportation, the master plan, and other matters authorized by state law.

(Ord. No 5501, § 8, 9-24-03)

(d) **COMPOSITION OF PLANNING COMMISSION.**

The planning commission shall be composed of seven commissioners. The commissioners shall be appointed by the mayor, subject to confirmation by the city council.

(Ord. No 5501, § 8, 9-24-03)

(e) **QUALIFICATIONS FOR OFFICE.**

(1) Each planning commissioner shall be appointed in accordance with NRS 278.040;

(2) Each planning commissioner shall be a resident of the city at the time of his appointment and shall maintain such residency throughout his term; and

(3) No planning commissioner shall hold another public office.

(Ord. No 5501, § 8, 9-24-03)

(f) **TERMS OF OFFICE.**

(1) The term of office of each member shall be four years, expiring on June thirtieth, or until their successor takes office.

(2) No member shall be appointed for more than two full consecutive terms.

(Ord. No 5501, § 8, 9-24-03)

(g) **COMPENSATION.**

(1) The city shall compensate each planning commissioner in the amount of $80.00 for each commission meeting attended pursuant to NRS 278.040; and

(2) The total compensation for each planning commissioner shall not exceed $300.00 per month pursuant to NRS 278.040.

(Ord. No 5501, § 8, 9-24-03)

(h) **REMOVAL FROM OFFICE.**

(1) Upon the third consecutive absence, the administrator shall report the absences to the city council, make recommendation regarding the planning commissioner's absences to the city council, and set the matter for public hearing before the city council; and

(2) Planning commissioners may be removed in accordance with NRS 278.040(5), as amended.

(Ord. No 5501, § 8, 9-24-03)

(i) **VACANCIES IN OFFICE.**

Vacancies occurring other than through the expiration of term must be filled for the unexpired term. Any vacancy must be filled within 30 days of the date the vacancy was created.

(Ord. No 5501, § 8, 9-24-03)
(j) **MEETINGS.**

(1) All meetings shall be conducted in accordance with state and local open meetings laws;

(2) The planning commission shall hold at least one regular meeting in each month and such other meetings as it deems necessary to transact the business of the commission; and

(3) Minutes shall be kept of all meetings.

(Ord. No 5501, § 8, 9-24-03)

(k) **RECORDS.**

(1) The planning commission shall keep a record of its minutes, decisions, resolutions, recommendations, transactions, findings, and determinations.

(2) The planning commission shall file its records in the city clerk's office.

(Ord. No 5501, § 8, 9-24-03)

Section 18.06.103. Reserved.

*Editor's note—Ord. No. 5729, § 3, adopted Sept. 14, 2005, repealed § 18.06.103, which pertained to the board of adjustment. See also the Code Comparative Table.*

Section 18.06.104. **Historical Resources Commission.**

(a) **CREATION OF HISTORICAL RESOURCES COMMISSION.**

There is hereby created a historical resources commission.

(Ord. No. 4313, § 1, 6-8-93; Ord. No. 5327, § 1, 4-23-02)

(b) **POWERS AND DUTIES OF THE HISTORICAL RESOURCES COMMISSION.**

The historical resources commission shall have the following powers and duties:

(1) To adopt bylaws, rules and regulations;

(2) To conduct surveys to identify districts, areas, places, buildings, structures, sites, landscapes, objects and properties known hereafter as historic resources in the City of Reno (city) having historic, community, architectural, archaeological, or aesthetic importance, interest, or value.

(3) To investigate and recommend to the city and to the city council the adoption of ordinances concerning historic resources;

(4) To investigate and recommend to the city and the city council the maintenance of a register of historic resources to include information concerning historic resources;

(5) To determine the appropriate markings and recommendations for the design and implementation of markings for historic resources, streets, and routes leading from one resource to another;

(6) To advise and assist owners or other persons, entities, or governmental, or private agencies concerned with historic resources;

(7) To make nominations to the National Register of Historic Places (places) and to review and comment on any National Register nominations and to do likewise as to any register established by the State of Nevada, city, or any other entity;
(8) To inform and educate the citizens of the city and visitors to the city concerning historic resources by promoting, assisting, or publishing appropriate maps, newsletters, brochures, pamphlets, or other materials and by holding programs, seminars, or meetings;

(9) To administer on behalf of the city, historic resources of full or partial interest, including, but not limited to, easements that the city may have or accept as a gift or otherwise;

(10) To accept and administer, in accordance with a budget approved by the city council, such gifts, grants, and money as may be appropriate for the purposes of the commission and this chapter;

(11) To call upon city council members, city staff, experts, and others for advice;

(12) To hire specialists or consultants, in accordance with a budget approved by the city council, or to appoint committees as may be required from time to time;

(13) To present or hear evidence, testify or assist as may be appropriate before all boards, commissions, committees, councils, and related public and private entities on any matter affecting historic resources;

(14) To confer recognition upon the owners, or other entities involved in historic resources by means of certificates, plaques, markers, or otherwise;

(15) To develop a preservation component and periodic updating for the city's or other government master plan and present same;

(16) To periodically review whatever ordinances, regulations, and recommendations that may be implemented or considered for implementation affecting historic resources by the city and recommend changes, deletions, or additions; and

(17) To undertake any other action or activity necessary or appropriate to the implementation of the commission's powers and authorities or to the implementation of this chapter.

(Ord. No. 4313, § 1, 6-8-93)

(c) COMPOSITION.

(1) The historical resources commission shall consist of seven members, who are residents of the State of Nevada, each appointed by an affirmative vote of no less than four members of the city council, which includes the mayor. At all times, five commissioners shall be residents of the City of Reno.

(2) The historical resources commission shall be composed of the following positions:
   a. One position held by a person who has a graduate degree in architectural history and at least two years of related work experience;
   b. One position held by a person who is a registered architect in the State of Nevada;
   c. One position held by a person who is recommended by the state historic preservation officer;
   d. One position held by a person who is a licensed structural engineer in the State of Nevada and has at least two years of related work experience; and
   e. One position held by a person who has a graduate degree in history and at least two years of related work experience.
f. Two positions held by persons who have historic preservation or related expertise.

(Ord. No. 4313, § 1, 6-8-93; Ord. No. 5327, § 1, 4-23-02)

(d) TERMS OF OFFICE.

(1) The regular term of membership on the historical resources commission shall be three years.

(2) A commissioner may serve two consecutive regular terms on the historical resources commission.

(3) A person may serve more than two consecutive regular terms on the historical resources commission in accordance with subsection (d) provided such regular terms are separated by a period of not less than three years.

(4) A person who is recommended by the state historic preservation officer to hold the position set forth in Section 18.06.104(c)(2)c. is not subject to term limits.

(5) A member of the historical resources commission may hold only one position set forth in Section 18.06.104(c)(2).

(6) At the time of adoption of this ordinance, the city council shall appoint current commissioners of the historical resources commission to the positions set forth in Sections 18.06.104(c)(2)a.—e. for the remaining balance of their unexpired terms of office. Any commissioner, who is not qualified to hold such a position, shall remain on the historical resources commission for the balance of his unexpired term and will be appointed to the positions set forth in Section 18.06.104(c)(2)f. Each current commissioner may be reappointed for one additional term. If the number of current commissioners exceeds the number of positions set forth in Section 18.06.104(c)(2)f., then the number of such positions will be expanded to accommodate the number of current commissioners so appointed. The number of positions in Section 18.06.104(c)(2)f. will be reduced as each current commissioner completes the balance of his term or resigns, or if re-appointed, that term, until only two positions remain in this category.

(Ord. No. 4313, § 1, 6-8-93; Ord. No. 5327, § 1, 4-23-02)

(e) DESIGNATION OF ALTERNATE COMMISSIONER.

(1) The city council, which includes the mayor, may designate an alternate commissioner to serve on the historical resources commission when a commissioner is temporarily absent. The commissioner’s temporary absence shall not exceed three months. The designated alternate commissioner shall meet the same requirements of the position as the commissioner who is temporarily absent.

(2) A commissioner is temporarily absent when he will be absent at a regular meeting for a consecutive third time or longer.

(3) Either the chair of the historical resources commission or the temporarily absent commissioner may seek the designation of an alternate commissioner. Before any such alternate commissioner may serve on the historical resources commission, the city council shall have appointed the alternate commissioner for a specific period. The period of designation shall be three months.

(4) An alternate commissioner may be designated for more than one three-month period.
Once an alternate commissioner is designated, the alternate shall sit as a commissioner on the historical resources commission for the period of the designation.

Section 18.06.105. Hearing examiner(s).

(a) AUTHORITY.

The provisions of these sections are adopted pursuant to NRS 278.262—NRS278.265, inclusive and NRS 278.278.300—278.35, inclusive, NRS 278.310 and 278.3195.

(b) POWERS AND DUTIES OF THE HEARING EXAMINER.

To hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, decision and refusal made by an administrative official or agency based on or made in the administration or enforcement of any zoning regulation or any regulation relating to the location or soundness of structure.

(c) QUALIFICATIONS FOR OFFICE.

A hearing examiner shall:

   a. Be appointed in accordance with NRS 278.262, as amended.
   b. Possess qualifications similar to those of a licensed architect, attorney, engineering or a member of the American Institute of Certified Planners, and
   c. Be appointed by the mayor, subject to confirmation by the city council.

(d) TERM OF OFFICE.

Hearing examiners serve at the pleasure of the governing body in accordance with an appropriate personnel ordinance or regulation.

(e) COMPENSATION.

Hearing examiners are entitled to receive such compensation as is considered necessary by the City Council.

(f) FINAL AUTHORITY.

The hearing examiner shall have final authority unless a decision is appealed within the time allotted for appeals as set forth elsewhere in this chapter.

(g) RECORDS.

Hearing examiners shall keep a record of its minutes, decisions, and recommendations, and Hearing examiners shall file its records in the city clerk's office.

Section 18.06.106. Reserved.

Section 18.06.107. Administrator.

The administrator, as that term is defined in Section 18.22.102 of this title, shall have those administration and review roles as shown in Section 18.06.108, "Summary Table of Administrative and Review Roles," below, and as may be specified in other provisions of this Title 18.

Section 18.06.108. Summary of Title 18 Administrative and Review Roles.

The following Table 18.06-1 summarizes the review and decision-making responsibilities of the bodies that have specific roles in the administration of the procedures set forth in this chapter.
### TABLE 18.06-1: SUMMARY OF TITLE 18 ADMINISTRATIVE AND REVIEW ROLES

<table>
<thead>
<tr>
<th>PROCEDURE</th>
<th>TITLE 18 ARTICLE/SECTION REF.</th>
<th>REVIEW BODY(R)</th>
<th>DECISION BODY (D)</th>
<th>APPEAL BODY (A)</th>
<th>Administrator</th>
<th>PC</th>
<th>CC</th>
<th>Hearing Examiner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annexation</td>
<td>Chapter 18.04</td>
<td>R</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Policy and Municipal Code Amendment Procedures</td>
<td>Article III</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Master Plan Amendments</td>
<td>18.05</td>
<td>R</td>
<td>R</td>
<td>D</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amendments to Text of Title 18</td>
<td>18.06.302</td>
<td>R</td>
<td>R</td>
<td>D</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administrative Interpretations of Title 18 Text</td>
<td>18.06.303</td>
<td>D</td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor Master Plan Amendments</td>
<td>18.05.500</td>
<td>R</td>
<td></td>
<td>D</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning Review and Approvals:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development Agreement</td>
<td>18.06.401</td>
<td>R</td>
<td></td>
<td>D</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project of Regional Significance</td>
<td>18.06.402</td>
<td>R</td>
<td>R (1)</td>
<td>R (1)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planned Unit Development Review</td>
<td>18.06.403</td>
<td>R</td>
<td>R</td>
<td>D</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning Map Amendment</td>
<td>18.06.404</td>
<td>R</td>
<td>R</td>
<td>D</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Use Permits</td>
<td>18.06.405</td>
<td>R</td>
<td>R/D (2) (5)</td>
<td>D/A (2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Plan Review</td>
<td>18.06.407</td>
<td>D</td>
<td></td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Variance</td>
<td>18.06.408</td>
<td>R</td>
<td>R/D (2) (5)</td>
<td>D/A (2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Dining Permit</td>
<td>18.06.410</td>
<td>D</td>
<td></td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor Deviations</td>
<td>18.06.411</td>
<td>D</td>
<td></td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Division Of Land Review, Approval And Modification:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tentative Map</td>
<td>18.06.501</td>
<td>R</td>
<td>R/D (3)</td>
<td>D/A (3)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Final Plat</td>
<td>18.06.502</td>
<td>D</td>
<td></td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcel Map</td>
<td>18.06.503</td>
<td>D</td>
<td>A</td>
<td>A (4)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reversion to Acreage</td>
<td>18.06.504</td>
<td>D</td>
<td></td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boundary Line Adjustments</td>
<td>18.06.505</td>
<td>D</td>
<td></td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abandonment</td>
<td>Article VI</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grading, Building, and Construction Permits</td>
<td>Article VIII</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grading Permits</td>
<td>18.06.801</td>
<td>D</td>
<td></td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Permits</td>
<td>18.06.802</td>
<td>D</td>
<td></td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fence or Wall Permit</td>
<td>18.06.803</td>
<td></td>
<td></td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sign Permit</td>
<td>18.06.804</td>
<td></td>
<td></td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Home Park/RV Park Permit</td>
<td>18.06.805</td>
<td></td>
<td></td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Demolition Certificate and Certificate of Appropriateness—Historic/Landmark Overlay District | 18.06.807 | | | | | | | Administrator = R  
Historical resources commission = D  
City council = A |
### TABLE 18.06-1: SUMMARY OF TITLE 18 ADMINISTRATIVE AND REVIEW ROLES

<table>
<thead>
<tr>
<th>PROCEDURE</th>
<th>TITLE 18 ARTICLE/SECTION REF.</th>
<th>REVIEW BODY(R)</th>
<th>DECISION BODY (D)</th>
<th>APPEAL BODY (A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrator</td>
<td></td>
<td>Administrator</td>
<td>PC</td>
<td>CC</td>
</tr>
<tr>
<td>Examiner</td>
<td></td>
<td>PC</td>
<td>CC</td>
<td>Hearing Examiner</td>
</tr>
</tbody>
</table>

**NOTES TO TABLE 18.06-1:**

1. See Section 18.06.402: The city's actions on all projects of regional significance are not final until there is a finding of regional plan conformance. After the planning commission and/or city council makes its decision, the regional planning commission will make a determination of regional plan conformance. Projects of regional significance that do not otherwise require planning commission or city council review may be directly transmitted to the Regional Planning Agency without planning commission or city council recommendations.

2. See Sections 18.06.405 and 408: In some instances, the planning commission acts as the deciding body, in which case the city council is the appeal body. In other instances, the planning commission acts as recommending body only, and the city council is the deciding body.

3. See Section 18.06.501: In some instances, the planning commission acts as the deciding body, in which case the city council is the appeal body. In other instances, the planning commission acts as recommending body only, and the city council is the deciding body.

4. See Section 18.06.503: The city council may hear appeals from the planning commission's decisions on appeals heard from the administrator's final decision.

5. See Sections 18.18.405 and 408: Special Use Permit and Variance: Applications involving historic districts or resources are required to obtain a certification of appropriateness in accordance with Chapter 18.18.

(Ord. No. 5729, § 3, 9-16-05; Ord. No. 6000, § 1, 1-30-08; Ord. No. 6022, § 2, 5-14-08; Ord. No. 6171, § 1, 1-19-11; Ord. No. 6366, § 1, 4-15-15)
ARTICLE II: COMMON PROCEDURAL REQUIREMENTS

Article II’s requirements apply to all land use procedures pursuant to this Title 18.
(Ord. No. 6041, § 1, 7-16-08)

Section 18.06.201. Application Fees.

(a) The administrator is authorized to charge fees related to the processing of applications in accordance with the city council’s approved schedule of fees.

(b) Fees are due at the time the application is filed.

Section 18.06.202. Applications.

(a) FILING OF APPLICATION REQUIRED.

(1) All requests for procedures identified in Table 18.06-1 above shall begin by application.

(2) An application accompanied by the required fees and submittal material shall be filed with the community development department prior to the city’s consideration of the application.

(b) SIGNATURES ON APPLICATION REQUIRED.

Applications shall be signed by the owner(s) of the property in question. If the property has multiple owners, a list shall be provided of all persons and entities with a property interest in the property. No other individual may represent an applicant unless authorized by him to do so, with written authorization provided to the administrator.

(c) MINIMUM APPLICATION REQUIREMENTS.

Applications shall include at a minimum:

(1) The project name, description and address; the property size; the names of property owners, applicants, developers, and other contacts;

(2) The nature of the request;

(3) An owner’s affidavit;

(4) An applicant’s affidavit; and

(5) Any other information that is required by this Title 18 and by established application material.

(d) MULTIPLE APPLICATIONS - CONCURRENT REVIEW.

At the applicant’s election, and with the administrator’s approval, multiple applications submitted for a single development project may be processed concurrently to expedite total review and processing time for a project. The time frame and approval process for a consolidated application shall follow the longest time frame and approval process required from among the multiple applications. For example, multiple applications for zoning map amendment and variance may be processed concurrently, in which case both applications would be considered according to the more extensive zoning map amendment procedure, and the city council would be the final decision body on both applications unless otherwise provided by law.
(e) APPLICATION INTAKE SCHEDULE.
Unless a different review process is outlined in other sections of this Title 18, applications shall be accepted for review as follows:

(1) Master plan amendment applications shall be accepted for review on the first regular business day in January, April, July and October.

(2) Applications requiring a city council or planning commission public hearings shall be accepted for review in accordance with an established schedule no less than one time per month.

(3) Applications for administrative approvals shall be accepted on all business days.

(Ord. No. 5729, § 4, 9-16-05; Ord. No. 6090, § 1, 2-11-09)

Section 18.06.203. Public Notice.

(a) MINIMUM PUBLIC NOTICE.
The following Table 18.06-2 summarizes minimum public notice requirements for procedures set forth in this chapter.

<table>
<thead>
<tr>
<th>TABLE 18.06-2: PUBLIC NOTICE REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>TITLE 18 APPLICATIONS</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Policy and Ordinance Procedures:</td>
</tr>
<tr>
<td>Comprehensive Master Plan Adoption (11)</td>
</tr>
<tr>
<td>Master Plan Text Amendment</td>
</tr>
<tr>
<td>Master Plan Land Use Map Amendment</td>
</tr>
<tr>
<td>Title 18 Text Amendment</td>
</tr>
<tr>
<td>Amendment to Neighborhood Plan or Overlay (8)</td>
</tr>
<tr>
<td>Zoning Procedures:</td>
</tr>
<tr>
<td>Development Agreement (8)</td>
</tr>
<tr>
<td>PUD Review (8)</td>
</tr>
<tr>
<td>Zoning Map Amendment (8)</td>
</tr>
<tr>
<td>Special Use Permits (4) (5) (8)</td>
</tr>
<tr>
<td>Site Plan Review (8)</td>
</tr>
<tr>
<td>Projects of Reg. Sign (8)</td>
</tr>
<tr>
<td>Variance (8)</td>
</tr>
<tr>
<td>Division of Land Review and Approval:</td>
</tr>
<tr>
<td>Tentative Map (3) (8) (10)</td>
</tr>
<tr>
<td>Other:</td>
</tr>
<tr>
<td>Abandonment (6)</td>
</tr>
<tr>
<td>Demolition Certificate or Certificate of Appropriateness (Chapter 18.18)</td>
</tr>
<tr>
<td>Appeals</td>
</tr>
</tbody>
</table>
TABLE 18.06-2: PUBLIC NOTICE REQUIREMENTS

<table>
<thead>
<tr>
<th>TITLE 18 APPLICATIONS</th>
<th>PUBLIC NOTICE REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Notice by Publication</td>
</tr>
</tbody>
</table>

NOTES TO TABLE 18.06-2:

(1) Mailed notice shall be provided to applicants and to property owners and mobile home park tenants within the specified distance (in feet) from the outer boundary of the project site. The second number, if any, indicates the minimum number of property owners to be notified by mail.

(2) Additional local government and advisory board notice is required for master plan amendments, text amendments, zoning map amendments, and certain variances in the Cooperative Planning Overlay District (see Section 18.08.404).

(3) The Planning Commission shall forward to the Planning Commission of a city a copy of an application for a tentative map within one mile of the boundary of that city.

(4) Special use permits involving the production, use, storage, or handling of explosives as defined by NRS 278, or a highly hazardous substance as defined by NRS 459.3816, are subject to additional notice requirements as outlined in NRS 278.147 and RMC 18.06.405(j).

(5) Notification of planning commission special use permit time extension hearings shall be provided to the applicant and all other properties that were noticed of the original application.

(6) Notice by mail for abandonments shall be not less than 10 business days before the date of the public hearing and the method of notice must provide confirmation of delivery but does not require the signature of the recipient. Publication must be made at least 10 business days before the date of the public hearing.

(7) Notification of appeal hearings shall be provided to the applicant, appellant, and all other properties that were noticed of the original application (see Section 18.06.208 below).

(8) If a military installation is located within 3,000 feet of the area to which the proposed amendment pertains, notice is also given to the commander of the military installation.

(9) The Planning Commission shall give notice of the time and place of which must be given at least by one publication in a newspaper of general circulation in the City at least 10 days before the day of the hearing.

(10) The Planning Commission must forward a copy of the tentative map application to certain bodies (see, NRS 278.335, 278.345, 278.346, and 278.347).

(11) A comprehensive Master Plan is adopted after an existing Master Plan is rescinded and contains all Master Plan components including, but not limited to, text, land use map, and neighborhood plans.

(b) ADDITIONAL PUBLIC NOTICE.

The administrator may provide additional public notice.

(c) REQUIREMENTS FOR PUBLIC NOTICE BY PUBLICATION.

(1) Public notice for procedures requiring notice by publication in Table 18.06-2 above shall be published in a newspaper of general circulation at least ten calendar days before the public hearing.

(2) Public notice by publication shall include the date, time, place and purpose of public hearings, and a telephone number that may be used by interested persons to obtain additional information. Existing and proposed designations for master plan land use amendments, zoning map amendments and zoning upon annexation shall also be specified.

(d) REQUIREMENTS FOR PUBLIC NOTICE BY MAIL.

(1) Public notice for procedures requiring notice by mail in Table 18.06-2 above shall be provided to the applicant and to each property owner and mobile home park tenant within the area set forth in Table 18.06-2 above at least ten calendar days before the public hearing.
(2) Public notice by mail shall include the date, time, place and purpose of public hearings, and a telephone number that may be used by interested persons to obtain additional information. Existing and proposed designations for master plan land use amendments, zoning map amendments and zoning upon annexation shall also be specified.

(3) With respect to each owner of real property, notice shall be mailed to the last known address of the owner as indicated by the latest assessor’s records.

(4) Service of a notice shall be effective on the date of mailing. The failure of the property owner(s) to receive any notice served in accordance with this section shall not affect the validity of any proceeding taken under this Title 18 except where otherwise required.

(5) If the minimum number of property owners is not reached within the distance required by Table 18.06-2, the City shall proceed in concentric circles of 100 feet until the required number of property owners has been reached.

(e) REQUIREMENTS FOR PUBLIC NOTICE BY ON-SITE SIGN POSTING.

(1) General requirements.

a. Public notice for procedures requiring public notice by on-site sign posting in Table 18.06-2 above shall be provided at least 10 calendar days before the public hearing.

b. The applicant shall place public notice signs on the property which is the subject of a procedure requiring on-site sign posting.

c. One sign shall be placed adjacent to and visible from each street abutting the property at least 10 calendar days before the public hearing.

d. Public notice signs shall include the date, time, place and purpose of public hearings, and a telephone number that may be used by interested persons to obtain additional information. Existing and proposed designations for master plan land use amendments, zoning map amendments and zoning upon annexation shall also be specified.

e. Public notice signs shall be erected and are exempt from requirements of this Title 18 regarding the size, placement, and composition of signs.

f. The applicant shall remove or cause to be removed any sign required by this subsection within five days after the appeal period for the public hearing has ended.

(2) Sign requirements on sites less than one-half acre.

a. The administrator shall provide public notice signs to the applicant.

b. The applicant shall laminate or otherwise protect the sign so it shall withstand normal weather conditions for 30 days and shall post public notice signs.

c. Specifications and dimensions are as follows:

1. Public notice sign shall be a minimum of 11 inches wide by 17 inches tall and shall be printed on colored cardstock with black print.
2. The font shall be Arial and a minimum font size of 20 point.

(3) **Sign requirements on sites one-half acre or more.**

a. The administrator shall provide an electronic project notification document to be printed and posted by the applicant.

b. Public notice signs shall be provided by the applicant.

c. Public notice signs shall be a minimum of three feet wide by four feet tall and shall be placed on one-half inch plywood or similar hard, durable, material with a smooth surface. The applicant shall laminate or otherwise protect the sign so that it will withstand normal weather conditions for 30 days.

d. Specifications and dimensions are as follows:
   1. Across the top of public notice signs shall be printed the words “Public Notice” with a minimum four-inch letter size.
   2. The sign shall have a colored background with black print.
   3. The font shall be Arial and a minimum font size of 72 point shall be used for the body of the sign that includes the following: application type, case number, project name, description, application and staff contract phone number.
   4. The remaining language placed on the sign shall have a minimum font size of 42 point.
   5. No format changes shall be made without the approval of the administrator.

(f) **REQUIREMENTS FOR ADVISORY BOARD NOTICE.**

(1) Notice for procedures requiring advisory board notice in Table 18.06-2 above shall be provided to the chair of the neighborhood advisory board for the project area at least ten calendar days before the public hearing.

(2) Advisory board notice shall include the date, time, place and purpose of public hearings, and a telephone number that may be used by interested persons to obtain additional information. Existing and proposed designations for master plan land use amendments, zoning map amendments and zoning upon annexation shall also be specified.

(3) Service of a notice shall be effective on the date of mailing. The failure of the property owner(s) to receive any notice served in accordance with this section shall not affect the validity of any proceeding taken under this Title 18.

(g) **NOTICE OF CONTINUED HEARINGS.**

A hearing properly noticed under this section may be continued to a later date without again complying with this section’s notice requirements, provided the continued hearing is set for a date certain and the date and time of the continued hearing are announced at the time of continuance.

(h) **HEARING EXAMINER AGENDA.**

The hearing examiner agenda shall be posted in accordance with the open meeting law.
Section 18.06.204. Time Limits for Action on Applications.

(a) Time limits in which the city shall act on applications are identified by application type in this Chapter 18.06, as amended.

(b) Where multiple applications are requested simultaneously for one development and concurrent review is allowed, the longest applicable time limit for action shall prevail.

(c) The applicant and the administrator may extend the time limit for action by mutual agreement subject to provisions of Section 18.06.205 below.

Section 18.06.205. Postponements/Invalid Applications.

(a) POSTPONEMENT OF HEARING OR ADMINISTRATIVE DECISION BY APPLICANT.

(1) All requests by applicants to postpone a public hearing or administrative decision shall be provided to the administrator in writing no later than 5:00 p.m. the day prior to the scheduled public hearing or decision.

(2) The applicant shall pay for notification and advertising costs caused by requested postponement when filing the request for postponement.

(3) Any application that is postponed by the applicant and is not reactivated within 90 days shall become invalid ten days after a notice of invalidation is provided by the administrator to the applicant by certified mail.

(4) Regardless of the stage in the review process, any application which is postponed more than twice by the applicant will become invalid.

(b) NEW APPLICATION REQUIRED AFTER AN APPLICATION HAS BECOME INVALID.

(1) A new application is required to be submitted after an application has become invalid because of this Section 18.06.205.

(2) The applicant shall pay all applicable fees and charges for the new application as if no application had been previously submitted.

(3) The new application shall be regularly scheduled with no priority given because a previous application had been submitted on the matter.

Section 18.06.206. Reserved.

Section 18.06.207. Decisions.

(a) All decisions shall be provided to the applicant and all appellants in writing.

(b) A record of decisions shall be maintained by the applicable decision-making body, or designee.

Section 18.06.208. Appeals.

(a) APPEALS OF ADMINISTRATIVE DECISIONS.

(1) General.

a. The mayor, any member of the city council, or any person or entity aggrieved by his/her/its inability to obtain a building permit or by any decision made by an
administrative officer or agency based upon or made in the course of the administration or enforcement of the provisions of any zoning regulation or any regulation relating to the location or soundness of structures in the administration
and enforcement of this Title 18 may appeal such decision to the hearing examiner or Board of Appeals, as applicable, by filing a written appeal with the community development department within ten days after the filing of notice of the final action, decision or order with the clerk or secretary of the City of Reno Planning Commission.

b. The written notice of appeal must briefly specify the grounds of the appeal on the appropriate form accompanied by the required fees.

c. Any other aggrieved person may file a subsequent appeal within the time allotted for appeal with payment of fees. Any subsequent appeal will not affect the date on which the hearing examiner or Board of Appeals hears the appeal.

d. Any appellant may withdraw his/her/its appeal.

e. If any appeal is withdrawn, the hearing examiner or Board of Appeals shall hear all remaining appeals.

(2) Administrator’s duties regarding appeals.

The administrator will place the appeal on the hearing examiner's or Board of Appeals' agenda, as applicable, at its next regularly scheduled meeting, commencing at least 14 days after the last day of the appeal period.

(3) Hearing examiner or Board of Appeals action regarding administrative appeals.

a. The hearing examiner or Board of Appeals shall be guided by the statement of purpose underlying the regulation of the improvement of land expressed in NRS 278.310 to determine whether the administrator committed an abuse of discretion.

b. The hearing examiner or Board of Appeals, after a public hearing, shall have the power to affirm, reverse, or modify the administrative decision.

c. The hearing examiner or Board of Appeals must render a decision within 30 days of the public hearing.

d. If the administrative decision is predicated upon a notice of violation written pursuant to RMC Chapter 1.05 and the hearing examiner or Board of Appeals finds that a violation has occurred, the hearing examiner or Board of Appeals shall forward the case to the city clerk for further action under Chapter 1.05.

(4) Appeal of hearing examiner’s or Board of Appeals’ decision to the city council.

The decision of the hearing examiner or Board of Appeals regarding administrative appeals may be appealed to the city council in accordance with subsection (b) below.

(b) APPEALS FROM THE PLANNING COMMISSION, BOARD OF APPEALS AND HEARING EXAMINER TO THE CITY COUNCIL.

(1) General.

a. All decisions made by the planning commission, Board of Appeals, or hearing examiner may be appealed by any person or entity aggrieved by the decision, including the mayor or member of the city council by completing an appeal form briefly setting forth the grounds of the appeal available in the city clerk’s office and filing it with the city clerk within ten days after the date of filing of notice of the final action, decision or order with the clerk or secretary of the City of Reno Planning Commission accompanied by the required fees.
b. Any other person or entity aggrieved by a planning commission's, Board of Appeals', or hearing examiner's decision may file a subsequent appeal within the time allotted for appeal with payment of fees. Any subsequent appeal will not affect the date on which the city council will hear the appeal.

c. Any appellant may withdraw his/her/its appeal.

d. If any appeal is withdrawn, the city council shall hear all remaining appeals.

(2) Setting the appeal before the city council.

The city clerk shall schedule an appeal from the planning commission, Board of Appeals, or hearing examiner for public hearing before the city council at its next regularly scheduled meeting commencing at least 14 days after the last day of the appeal period following the planning commission, Board of Appeals, or hearing examiner decision.

(3) Notice of appeal to the city council.

The city clerk shall mail a notice of the public hearing to the appellant and all others who were mailed a notice of the public hearing before the planning commission, Board of Appeals, or hearing examiner.

(4) City council action regarding appeals.

a. After public hearing, the city council shall review de novo the decision of the planning commission, Board of Appeals, or hearing examiner and shall be guided by the statement of the purpose underlying the regulation of the improvement of land expressed in NRS 278.020.

b. The city council shall consider the planning commission's, Board of Appeals' or hearing examiner's decision and their reasons therefore.

c. The city council shall affirm, modify, or reverse the appealed decision.

d. The city council must render a decision within 30 days of the public hearing.

e. If the decision is predicated upon a notice of violation written pursuant to RMC Chapter 1.05, as amended and the city council finds that the violation has occurred, the city council shall forward the case to the city clerk for further action under Chapter 1.05, as amended.

(5) City clerk's duty.

If a case has been forwarded to the city clerk pursuant to this subsection above, as amended, the city clerk shall set a case on the calendar of the hearing examiner.

(6) Decision of city council is final decision.

a. A decision of the city council is a final decision for the purpose of judicial review.

b. With respect to a violation pursuant to Chapter 1.05, the decision of the city council is a final decision regarding the existence of a violation for the purpose of judicial review.

(c) Appeal of the city council's decision to district court.

Any aggrieved person who has appealed the planning commission's, Board of Appeals', or hearing examiner's decision to the city council and who is aggrieved by the city council's decision may appeal the city council's decision by filing a petition for judicial review with the District Court within 25 days after the date of filing of city council's decision with the city clerk or secretary of the city clerk, as set forth in NRS 278.0235.
(d) **JUDICIAL REVIEW OF FIRST AMENDMENT APPLICATIONS.**

(1) Judicial review may be sought in accordance with Chapter 34 of the Nevada Revised Statutes.

(2) Notwithstanding any right to initiate proceedings for judicial review under Chapter 34, the city shall, upon written request for the city to initiate judicial proceedings made by an aggrieved applicant and filed with the city clerk, within five business days of filing of the request, file an action with a court of competent jurisdiction seeking declaratory and/or injunctive relief, including temporary and/or preliminary relief, as to the propriety of the denial to determine the constitutionality of the denial on prior restraint grounds.

(3) The aggrieved applicant shall make his, its, or her request within 25 days after the date of filing of the final action, order, or decision with the clerk of the governing body.

(4) For the purposes of subsections (2) and (3), an aggrieved applicant is a person who asserts in his, its, or her written request for the city to initiate judicial proceedings that the constitutionality of the denial of the application is being challenged on prior restraint grounds under the First Amendment of the United States Constitution or Section 9 of Article 1 of the constitution of the State of Nevada.

(5) For purposes of subsection (2), business days do not include Saturday, Sunday, or those days declared legal holidays pursuant to NRS 236.015.

(Ord. No. 5729, § 4, 9-14-05; Ord. No. 6009, § 1, 3-26-08; Ord. No. 6080, § 1, 1-14-09)

**Section 18.06.209. Limits on Re-Filing.**

An applicant whose application is finally denied may not institute a new application on substantially the same project within 12 months from the date of final action on the original application, unless the city council has first determined that the original decision was based on an error, lack of information, or a misrepresentation of the facts, or the administrator has determined that there has been a substantial change in the subject project or an amendment to applicable provisions of this Title 18.

**Section 18.06.210. Time Extensions of Approvals.**

(a) Allowances and restrictions for application approval time extensions, if any, are identified by application type in this Chapter 18.06, as amended.

(b) All decisions regarding time extensions are subject to the appeal provisions in Section 18.06.208 above.

(c) If, in order to construct an approved project, an applicant must first obtain a permit or approval from another governmental agency before applying for a building permit, then, upon submission of appropriate documentation showing reasonable diligence in attempting to secure that permit or approval, the administrator shall automatically extend the time limit for the amount of time between the date the applicant submitted an application for the permit for approval and the date the permit was issued or the approval granted.

(d) If the applicant participates as a defendant or respondent in any legal challenge to a project approval, then, upon submission of appropriate documentation showing reasonable diligence in resolving the legal challenge, the administrator shall automatically extend the time limit for the amount of time between the date the legal challenge was filed and the date the challenge was resolved or decided.
ARTICLE III: MUNICIPAL CODE TEXT AMENDMENT AND INTERPRETATION PROCEDURES*

Section 18.06.301. Reserved.

Editor’s note—Ord. No. 6120, § 2, adopted September 9, 2009, repealed § 18.06.301, which pertained to master plan amendments. See also the Table of Amendments.

Section 18.06.302. Amendments to Text of Title 18.

(a) This section’s procedures apply to all legislative amendments to the text of Title 18 of the Reno Municipal Code. Please refer to Section 18.06.404 for the procedure applicable to amendments to the official zoning map.

(b) Amendments to this title may be initiated by the planning commission or the city council. The administrator shall review the text amendment and provide a recommendation to the planning commission.

(c) The planning commission shall hold a public hearing on a proposed text amendment and shall forward a recommendation to the city council.

(d) Following receipt of the planning commission recommendation, the city council shall hold a public hearing and may adopt a text amendment by affirmative votes of a simple majority of the entire city council.

(e) Text amendments shall be in substantial conformance with the statement of purpose and intent for this Title 18, as set forth in Section 18.02.103 and the master plan.

(Ord. No. 5755, § 13, 10-12-05; Ord. No. 6120, § 2, 9-9-09)

Section 18.06.303. Administrative Interpretations of Title 18 Provisions.

(a) Administrative interpretations of sections in Title 18 shall be issued only if related to a matter for which an application is pending pursuant to this chapter or when the administrator deems such interpretation is appropriate.

(b) The form of the administrative interpretation shall be in writing and shall be on file with the city clerk’s office.

(Ord. No. 6120, § 2, 9-9-09)

*Editor’s note—Ord. No. 6120, § 2, adopted September 9, 2009, amended the title of Art. III to read as herein set out. Prior to inclusion of said ordinance, Art. III was entitled, "Policy and Municipal Code Amendment Procedures." See also the Table of Amendments.
Section 18.06.304. Reserved.

Editor's note—Ord. No. 6120, § 2, adopted September 9, 2009, repealed § 18.06.304, which pertained to minor master plan amendments. See also the Table of Amendments.
ARTICLE IV: ZONING REVIEW AND APPROVAL PROCEDURES

Section 18.06.401. Development Agreement.

See Chapter 18.20 (Development Agreements) of Title 18, below.

Section 18.06.402. Projects of Regional Significance.

(a) APPLICABILITY.
All applications submitted pursuant to this Title 18 are subject to this section's procedures to determine whether the proposed land development, annexation, or other activity is a "project of regional significance" pursuant to NRS 278.026, et seq. On any application determined to be a "project of regional significance," the city's final approval shall be contingent upon a subsequent review by the regional planning commission, according to NRS 278.0278, to determine whether the project is in conformance with the adopted regional plan.

(b) INITIATION.
Projects of Regional Significance shall be initiated by application.

(c) DETERMINATION OF REGIONAL SIGNIFICANCE.
The administrator shall require an application for a project of regional significance if any application for the use of land is determined to meet the guidelines for projects of regional significance pursuant to NRS 278.0277 and regional planning commission guidelines and procedures. Appeals of administrative decisions shall proceed in accordance with Section 18.06.208, above.

(d) REVIEW PROCESS.

(1) General.
This Section 18.06.402 shall supersede other relevant sections of this chapter to the extent that the procedural aspects of those sections are in conflict with this section.

(2) Administrator.

a. If the administrator determines an application for the use of land is a project of regional significance, copies of such application shall be provided to the planning staffs of the City of Sparks, Washoe County, the Truckee Meadows Regional Planning Agency, and those agencies which generally provide comments on development applications, and the application shall be reviewed in accordance with the procedures outlined in other sections of this chapter for the particular application involved.

(3) Regional plan conformance.

a. City approval of projects of regional significance shall not be final prior to being found in conformance with the comprehensive regional plan.

b. Applications requiring a public hearing shall be submitted to the regional planning commission following final city approval.
c. Application not otherwise requiring a public hearing shall be submitted directly to the regional planning commission by the administrator.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5365, § 1, 8-20-02; Ord. No. 5729, § 5, 9-14-05)
Section 18.06.403. Planned Unit Development Review.

(a) APPLICABILITY.
This section applies to all requests to amend the zoning designation of a property to the Planned Unit Development ("PUD") special purpose zoning district. PUD review is a special type of zoning map amendment and except to the extent preempted by a PUD-specific review provision in this section shall also be subject to the general zoning map amendment procedures in Section 18.06.404 below.

(b) INITIATION.
(1) A PUD shall be initiated by application.
(2) The application will include a site plan showing the major details of the planned unit development at a scale and in a form acceptable to the administrator. The site plan will be submitted in sufficient detail to evaluate the land planning, building plan(s), site plan, and other features of the planned unit development.
(3) In addition to common application requirements, applications shall include a written statement containing the following information:
   a. A statement of the present ownership and a legal description of all the land included in the planned unit development;
   b. An explanation of the objectives to be achieved by the planned unit development, including building descriptions, sketches or elevations as may be required to fully describe the objectives;
   c. A development schedule indicating the approximate date when construction of the planned unit development or stages of the planned unit development can be expected to begin and be completed; and
   d. Copies of any special agreements, conveyances, restrictions, or covenants, which will govern the use, maintenance and continued protection of the planned unit development and any of its common open space areas.
(4) The applicant may submit any other information or exhibits deemed pertinent in evaluating the proposed planned unit development.

(c) REVIEW PROCESS.
(1) Procedure for tentative approval of a PUD.
   a. Except as outlined in this section, tentative approval of a PUD shall be processed as a zoning map amendment in accordance with Section 18.06.404 below.
   b. All requirements and regulations pertaining to the approval, denial, conditioning of tentative approval by minute order, findings of fact, specification of time for filing application for final approval, and status of plan after tentative approval shall be as provided in NRS 278A.490 to 278A.520, inclusive.
c. In approving a PUD, the planning commission and city council shall make findings regarding the requirements of NRS 278.250(2), as applicable and the proposed amendments conformity to the Master Plan.

(2) Procedure for final approval of a PUD.
All requirements and regulations pertaining to the application for final approval, substantial compliance with tentatively approved plan, alternative proceedings for final action on plans not in substantial compliance, recourse to courts on failure of city to grant or deny final approval, certification and filing of approved plan, and zoning map amendment and re-subdivision upon abandonment or failure to carry out approved plan shall be as provided in NRS 278A.530 to 278A.580, inclusive.

(d) ENFORCEMENT AND MODIFICATION OF PROVISIONS OF APPROVED PLAN.
All requirements and regulations pertaining to the enforcement and modification of the provisions of the plan as finally approved, whether or not these are recorded by plat, covenant, easement or otherwise, shall be as provided in NRS 278A.380 to 278A.420, inclusive.

(e) RESERVED.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5755, § 8, 10-12-05; Ord. No. 6171, § 2, 1-19-11)

Section 18.06.404. Zoning Map Amendment.

(a) This section shall be applicable to all requests to change the zoning district of a property or properties as shown on the official zoning map of the city. Zoning map amendments to apply the PUD Zoning District designation to a property or properties shall also be subject to the procedures and criteria in Section 18.06.403, "PUD Review," above.

(b) Amendments to the official zoning map may be initiated by the city council, or a person provided that person submits with the application an affidavit executed by each of the property owners giving permission for the zoning map amendment.

(c) (1) The administrator shall review the zoning map amendment and provide a recommendation to the planning commission.

(2) The planning commission shall hold a public hearing and thereafter, address the requirements of NRS 278.250(2), as applicable, and recommend to the city council approval, approval with modifications, or disapproval of the proposed amendment with modifications.

Zoning Map Amendment
(3) By affirmative vote of a majority of the entire city council, the city council shall approve, disapprove or approve a proposed amendment with modifications.

(d) Standards of review.

(1) In recommending approval or approving any zoning map amendment, the planning commission and city council shall make findings regarding the requirements of NRS 278.250(2), as applicable, and the proposed amendment's conformity to the City of Reno Master Plan.

(2) In addition to the requirements of subsection (1), to approve a zoning map amendment to create a Historic/Landmark General Overlay District, the planning commission and city council shall find:

a. The proposal is in substantial conformance with the City of Reno Historic Structures Handbook; and

b. The proposal has been reviewed by the historical resources commission and its recommendations have been considered.

(Ord. No. 5755, § 9, 10-12-05; Ord. No. 6122, § 1, 9-9-09)
Section 18.06.405. Special Use Permit.

(a) APPLICABILITY.
Approval of a special use permit according to the procedures and criteria in this Section 18.06.405 is required for the following uses, development, and activities, excepted as exempted under subsection (b):

(1) All principal, accessory, and temporary uses listed or referenced in the Summary Land Use Tables (Section 18.08.201) as requiring a special use permit (i.e., all uses noted as "SUP" in the tables and or subject to "additional regulations" that state a special use permit is required).

(2) All principal, accessory, and temporary uses made subject to a special use permit under applicable use regulations in Section 18.08.202 through Section 18.08.204.

(3) All land uses and development activities expressly made subject to a special use permit under applicable district-specific standards in Chapter 18.08, Article III (District-Specific Standards - Base Zoning Districts) and Article IV (District-Specific Standards - Overlay Zoning Districts).

(4) All uses operating between the hours of 11:00 p.m. and 6:00 a.m. shall require a special use permit unless they are located in an I or IC District and are a manufacturing or warehouse use, or subject to the following exemptions:
   a. Low traffic generating uses, such as radio stations and alarm monitoring companies in the PO, GO, AC, and CC zoning districts that, to exist, must operate 24 hours per day, are exempt.
   b. Stocking and inventory activities that occur inside retail uses are exempt.
   c. All uses in the HC and PF Districts are exempt.
   d. Adult Businesses are exempt.

(5) New gaming operations, or structural additions to existing gaming operations, located within 500 feet of a single-family residentially zoned property or exceeding 80,000 square feet. Conversion of existing buildings to gaming operations within the Downtown Reno Regional Center as defined in Section 18.08.101(i)(1) is exempt from this special use permit requirement.
(6) Any facility that includes the production, use, or storage of hazardous substances and hazardous waste as defined in NRS 459.429. (See 18.24.203.2540 for definition)

(7) Any facility that includes the production, use, storage or handling of explosives as defined by NRS 278.147 or a highly hazardous substance as defined by NRS 459.3816. [see 18.06.405(j) for process and procedures; and 18.24.203.2550 for definition.]

(8) Signs that are proposed to be greater than 150 square feet in size and located within 150 feet of the centerline of the Truckee River.

(9) Grading that results in cuts deeper than 20 feet and/or fills greater than ten feet in height.

(10) Grading in any major drainageway, on any hillside development, or within the Open Space Zoning District.

(11) The construction of a skyway, which includes: pedestrian skywalks; sky-buildings; and skytrams.

(12) Nonresidential development adjacent to residentially zoned property, but not including such developments in the MU Zoning District, and not including a utility box/well house, back-up generator, pumping or booster station or primary, secondary or secondary non-traditional school.

(13) All other land uses and development activities expressly made subject to a special use permit under the provisions of this title and that are not specifically cited in the preceding subsections.

(14) Reserved.

(15) Reserved.

(b) EXEMPTIONS FROM PERMIT REQUIREMENTS.

No special use permit shall be required for:

(1) Accessory structures with combined floor areas no larger than 1,000 square feet on each parcel.

(2) A structural addition to nonresidential facilities where the original development received a special use permit, as long as the addition does not exceed ten percent of the size of the original development or 20,000 square feet in size, whichever is smaller, and the construction of the proposed addition will not materially alter the original special use permit in that no use is involved in the addition which would itself require a special use permit, no potentially deleterious aspect of the development will be increased, the proposed addition will not have significant impacts on neighboring properties, the size of the property has not been increased, the proposed addition will continue to comply with all conditions of the special use permit, and the special use permit for the existing development was not contested at the hearing(s). The exemption provided in this paragraph may be used only once per property and does not apply to any property located adjacent to residentially zoned property.

(3) Conversion of an existing residential structure(s) of less than 40,000 square feet in size to a professional office(s) when located adjacent to residentially zoned property.

(4) Projects on parcels with the MU (Mixed Use) Zoning designation, except for as required in 18.06.405(a)(1)—(3) (above).

(5) Solar structures, classified as accessory alternative utility systems.
(c) **INITIATION.**
Special use permits shall be initiated by application of the property owner.

(d) **REVIEW PROCESS.**

(1) **Decision-making authority.**
The planning commission has authority to make final decisions on special use permits. The following subsections specify which applications the planning commission hears.

   a. **Planning commission decision-making authority.**
The planning commission shall make a final decision on all applications for special use permits.

(2) **Decision-making process.**

   a. **Administrator.**
The administrator shall review special use permits and provide a recommendation to the decision-making body.

   b. **Planning commission.**

      1. The planning commission shall hold a public hearing within 65 days of application.

      2. The planning commission shall make its decision within 30 days from the date of the hearing. The planning commission may approve or deny the special use permit. The planning commission, in approving the permit, may require conditions under which the proposed use may be allowed which will prevent material damage to adjacent properties, and provide suitable safeguards to the public health, safety and general welfare, as required in subsection (e), below. Such conditions may include, but are not limited to, time limitations, architectural considerations, access provisions, off-street parking, landscaping requirements, operating hours or other controls.

   c. **Recommendations on associated applications and appeals.**
When a special use permit is associated with an application that requires a hearing by the city council, or the final decision of the planning commission is appealed, the planning commission shall forward a recommendation to the city council.

   d. **Appeals.**
The decision of the planning commission may be appealed to the city council in accordance with Section 18.06.208 above.

(e) **FINDINGS.**
To approve a special use permit, the review or decision-making body shall make the following general and specific findings as applicable. In the event that the deciding body is unable to make the required findings, then the request for the special use permit shall be denied.
(1) **General special use permit findings.**

Special use permit applications shall require that all of the following general findings be met, as applicable:

a. The proposed use is compatible with existing surrounding land uses and development.

b. The project is in substantial conformance with the master plan.

c. There are or will be adequate services and infrastructure to support the proposed development.

d. The proposal adequately mitigates the project's traffic impacts and provides a safe pedestrian environment.

e. The proposed site location and scale, intensity, density, height, layout, setbacks, architectural and overall design of the development and the uses proposed, contribute to and enhance the character of the area in which it is located.

f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.

g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.

h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

(2) **Special use permits for hillside development (per Article XVI (Hillside Development) of Chapter 18.12.)**

General special use permit findings and the following specific findings shall apply:

a. The proposed project mitigates environmental degradation, including slope failure, erosion, sedimentation, and stormwater run-off;

b. The proposed project utilizes grading practices that are appropriate for hillsides and designed to minimize the visibility of unsightly scarring;

c. The proposed project provides open space based on hillside constraints;

d. The proposed project adheres to applicable hillside development design standards and to master plan provisions related to development in sloped areas; and

e. The proposed project's site layout and design features adequately mitigate potential visual impacts of development near prominent ridgelines and within other visually prominent areas.

(3) **Special use permits for cut slopes of 20 feet or greater in depth or fill slopes ten feet or greater in height.**

General special use permit findings and the following specific findings shall apply:

a. The slopes can be treated in a manner which does not create negative visual impacts.

b. The grading is necessary to provide safe and adequate access to the development.
Special use permits for the DRRC (Downtown Reno Regional Center) District.

Special use permits to modify the building envelope-height restrictions, Riverfront Esplanade setbacks, or provisions of the design guidelines in the DRRC District shall require that the following findings are met in addition to the general special use permit findings above:

a. Strict application of the building envelope - height restrictions, Riverfront Esplanade setbacks, or provision of the design guidelines would constrain the design of the project;
b. The proposed project will not negatively impact the visual integrity of the river or result in a visual barrier to the river corridor;
c. The project provides adequate separation from the river course to allow for public circulation along the river corridor and creates pedestrian oriented public spaces adjacent to the river;
d. The project does not unduly shade the North Esplanade, or increased shading has been mitigated by providing additional or enhanced pedestrian amenities;
e. The project will enhance or preserve environmental resources;
f. The project does not impede flood flows; and

g. The project will be used by and benefits local residents.

Special use permits for protection of significant hydrologic resources as required in the Cooperative Planning Area Overlay District.

General special use permit findings shall apply and the following specific review considerations shall be addressed:

a. Conservation of topsoil;
b. Protection of surface water quality;
c. Conservation of natural vegetation, wildlife habitats and fisheries;
d. Control of erosion;
e. Control of drainage and sedimentation;
f. Provision for restoration of the project site to predevelopment conditions;
g. Provision of a bonding program to secure performance of requirements imposed; and

h. Preservation of the hydrologic resources, character of the area and other conditions as necessary.

Special use permits for nonconforming uses.

Except as provided in Section 18.08.502, no nonconforming use of land or building shall be enlarged, extended, or changed to a different nonconforming use, unless an application for a special use permit for the enlargement, extension, or change has first been approved in accordance with the general special use permit findings above and the following specific findings:

a. The expansion or change of the nonconforming use will not damage the character or quality of the neighborhood in which it is located, or hinder the future development of the surrounding properties; and
b. Improvements necessary for the expansion are in conformance with require-
ments of this title.

(7) **Special use permits for the HL Historic/Landmark General Overlay District.**
General special use permit findings, applicable considerations in Section 18.08.401 (Historic/Landmark General Overlay District) and the following specific findings shall apply:

a. The proposal meets the objectives of an adopted neighborhood plan (if applica-
ble) for the area in which it is located;

b. The proposal is in substantial conformance with the City of Reno Historic
Structures Handbook; and

c. The proposal has been reviewed by the historical resources commission and its
recommendations have been considered.

(8) **Special use permits for skyways, skytrams, and skybuildings (per Article XX of
Chapter 18.12).**
General special use permit and the following specific findings shall apply:

a. The skyway design is consistent with the skyway design guidelines and lessens
the “tunnel effect”;

b. The skyway does not materially impair the view of scenic resources, such as
significant mountains, significant natural resources, or significant historic re-
sources, officially recognized by the City of Reno;

c. The applicant has demonstrated that the skyway is consistent with the orderly
development of the project or area;

d. The applicant has demonstrated that the skyway will not negatively impact the
number of pedestrians at street level.

(9) Special Use Permits for facilities that manufacture, process, transfer or store explo-
sives or hazardous substances.

a. Findings. If recommending approval of a special use permit under this subsec-
tion, the planning commission must make the general findings required for a
special use permit under subsection (e)(1) above, and shall consider and discuss
as a part of the record (i) the health and safety of the residents of the city, and (ii)
the safety and security of any military installation in the city. In approving the
special use permit, the city council shall affirm the findings and discussions of the
planning commission.

(f) **COMPLIANCE WITH PLANS AND MINOR MODIFICATIONS TO APPROVED PLANS.**

(1) All work involved in constructing and operating a project approved under a special use
permit shall comply with all plans, reports, renderings, and materials that were
submitted or presented as a part of the application. In the event of a conflict between
the plans and city codes, city codes shall prevail.

(2) The administrator may approve minor facade alterations, minor changes in the site
plan and minor changes in the conditions of approval at the request of the applicant
and/or owner as long as the administrator first determines that:

a. The proposed changes are consistent with applicable provisions of Title 18;
b. The proposed changes are within the scope of the original approval;
c. The proposed changes will not adversely affect neighboring properties or the public in general;
d. The proposed changes respond to comments made or during the public hearing, or involve issues that were not contested at the public hearing; and
e. The proposed changes are improvements or upgrades to the original approval.

(3) The administrator may require public notice prior to approving changes on contested projects. No other changes may be made without an amendment to the special use permit, utilizing the process outlined above, unless such changes are required as a condition of approval of the original special use permit.

(g) REVOCATION OF SPECIAL USE PERMITS.

(1) Failure to comply with any conditions imposed in the issuance of special use permits shall result in the initiation of revocation procedures and any other enforcement procedures provided for by the Reno Municipal Code.

(2) The planning commission shall hold a public hearing upon the revocation of the special use permit, and notice shall be given as prescribed for the issuance of a special use permit.

(3) The planning commission shall submit findings and recommendations on revocation to the city council. The person(s) to whom the special use permit was issued and the property owner(s) shall be notified of the recommendations no later than seven days after the submission of the report to the clerk of the city council.

(4) The city council may, upon receipt of recommendations for revocation of a special use permit, provide notice as prescribed for a special use permit, and after a public hearing may revoke the permit for failure to comply with any conditions of the special use permit. The city council may also impose additional conditions, or it may reinstate the permit.

(h) TIME LIMITATION.

The applicant shall apply for a building permit for the entire project within 18 months of the date of approval of the special use permit, and shall maintain the validity of that permit, or the special use permit shall be null and void unless a different time limitation was established at the time of final approval based on the characteristics and complexity of the project at the time the special use permit is originally approved. However, special use permits that accompany tentative maps shall be valid as long as the tentative map is valid.

(i) TIME EXTENSIONS.

(1) Extension by the administrator.

a. Requirements.

1. The administrator may extend the time limit by 12 months if an application is received 30 days prior to the expiration of the time limit to apply for a building permit under a special use permit, provided that:
   i. The applicant agrees to comply with all requirements of Title 18 and all conditions of approval; and
ii. The applicant agrees to pay all applicable fees.

2. If the applicant refuses to agree with the conditions in item 1. above, then the administrator shall deny the extension request.

b. Limit on extensions.
   Only one administrative time extension shall be approved for any project.

(2) Extension by the planning commission.

a. Requirements.
   Upon application to the administrator 45 days prior to the expiration of the extension granted by the administrator, the time limit may be extended six additional months by the planning commission if the applicant presents a schedule indicating that he will apply for a building permit for the entire project or the relevant phase, as the case may be, within the six months.

b. Review process.
   In reviewing any such extension request, the planning commission shall consider the continued appropriateness of the project in the approved location and may add conditions, as necessary, to ensure that the project does not adversely impact other properties in the area and to protect the public interest.

c. Limit on extensions.
   Only one six-month time extension may be approved for any project.

(j) SPECIAL USE PERMITS FOR FACILITIES THAT MANUFACTURE, PROCESS, TRANSFER OR STORE EXPLOSIVES OR HAZARDOUS SUBSTANCES.

(1) Applicability.
   As required by NRS 278.147, a special use permit under this subsection is required for any facility (except in the mining industry) that uses, manufactures, processes, transfers or stores an explosive (which is subject to regulation as an explosive pursuant to NRS 459.3816) or a highly hazardous substance designated pursuant to NRS 459.3816 if present in a quantity equal to or greater than the amount designated pursuant to NRS 459.3816, or a hazardous substance listed in the regulations adopted pursuant to NRS 459.3833. Applications for such special use permits shall be processed in accordance with this subsection.

(2) Applications and consideration by planning commission.

a. Applications for a special use permit under this subsection shall be submitted on forms and with the content determined by the Administrator. When the application is deemed complete, the Administrator shall send a copy to and consult with the following agencies in addition to the normal agency review;
   i. The City of Reno Emergency Management Board;
   ii. The Administrator of the Division of Environmental Protection of the State Department of Conservation and Natural Resources;
   iii. The State Fire Marshal;
iv. The Administrator of the Division of Industrial Relations of the Department of Business and industry;

v. The commander of any military installation that may be affected by the operation of the facility; and

vi. The governing body of any other city or county that may be affected by the operation of the facility

b. The planning commission shall hold a public hearing to consider the application within 90 days from the date it is deemed complete by the Administrator. Notice for the public hearing shall be provided as set forth in paragraph (3) below.

c. Based on consultation with the agencies listed in subparagraph (2)(a) above and information submitted with the staff report and at the hearing, the planning commission shall consider and make findings as set forth in paragraph (e)(9) above.

d. Within a reasonable time after the public hearing the planning commission shall submit its recommendation for any actions to be taken on the application by the city council. If the planning commission recommends that a special use permit be granted to the applicant, the planning commission shall include in its recommendations such terms and conditions for the operation of the facility as it deems necessary for the protection of (i) the health and safety of the residents of the city, and (ii) the safety and security of any military installation in the city.

(3) Notices of Hearing.
Notice of the public hearings by the planning commission and city council under this subsection shall be prepared, published and mailed as required by NRS 278.147(2) and (3).

(4) Action by the City Council.
Within 30 days after receiving the recommendations of the planning commission, the city council shall provide notice as specified in paragraph (3) above and hold a public hearing to consider the application and the findings discussed in paragraph (e)(9) above, and within 30 days from the public hearing, shall grant or deny the special use permit.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5431, § 2, 2-25-03; Ord. No. 5729, § 5, 9-16-05; Ord. No. 5755, § 11, 10-12-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 6000, § 3, 1-30-08; Ord. No. 6016, § 1, 4-9-08; Ord. No. 6171, § 3, 1-19-11; Ord. No. 6284, § 1, 3-13-13; Ord. No. 6324, § 1, 4-16-14; Ord. No. 6332, § 1, 5-14-14; Ord. No. 6366, § 3, 4-15-15)

Section 18.06.406. Reserved.

Section 18.06.407. Site Plan Review.
(a) APPLICABILITY.
Except where other provisions of Title 18 require the review of a special use permit or tentative map application, approval of a site plan review application in accordance with this section may be required as a condition of approval of another application, and shall be required for the following development applications:

(1) Any land use and development activities made subject to a site plan review under Section 18.08.201.
(2) Nonresidential facilities that exceed one acre in site area and are located within 300 feet of, but not adjacent to, any residentially zoned property.

(3) Primary, secondary or secondary non-traditional schools adjacent to residentially zoned properties.

(4) Commercial or industrial developments within 300 feet of a primary or secondary school (public or private).

(5) Communication facilities in a MU, GO, NC, AC, CC, I, IC, IB or HC District that do not meet the use standards set forth in Section 18.08.202(e)(5) "Communication facilities, equipment only," unless exempted in Section 18.08.202(e)(5)(b).

(6) Solar structures, classified as accessory alternative utility systems, are exempt.

(b) INITIATION.
Site plan review shall be initiated by application of the property owner.

(c) REVIEW PROCESS.

(1) Public notice.
Public notice shall be provided in accordance with Section 18.06.203 above, except that time requirements for public notice shall be measured from the earliest allowable decision date rather than from the date of public hearing.

(2) Administrator.
Within 30 days of application, the administrator shall approve, approve with conditions or deny the application for site plan review.

(3) Appeals.
The decision of the administrator may be appealed in accordance with Section 18.06.208 above.

(4) Alternative Process
At the discretion of the applicant, site plan reviews may be processed as special use permits in accordance with Section 18.06.405.

(d) FINDINGS.
In order to approve a general site plan review application, the administrator shall find the following:

(1) The proposed project is consistent with all requirements of this title.

(2) Adequate facilities and services exist or are planned to serve the project.

(3) The project represents an integrated development with adequate and safe pedestrian, vehicle and bicycle circulation.

(4) The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

(5) The applicant adequately mitigates the traffic impacts of the project.
(6) Adequate screening and buffering are provided to minimize impacts to adjacent uses.

In the event that the administrator is unable to make the required findings, then the request for site plan review approval shall be denied.

(e) SITE PLAN REVIEW FOR TELECOMMUNICATION FACILITIES.

Instead of the general findings in subsection (d) above, site plan reviews for telecommunication facilities shall require that the following findings are met:

(1) It has been demonstrated that alternate commercial or industrial sites are not available;

(2) Visual impacts from public rights-of-way, residences and parks are reduced;

(3) The pole has been located at the rear of the parcel or collocated on an existing monopole or utility pole;
It has been demonstrated that collocation will not provide the coverage required to service the City;

When located on undeveloped property, the communication facility does not cause future coordination or integration problems with development of the land.

The applicant complies with the procedures established by the land use authority.

The facility for personal wireless service meets the standards established.

The applicant is a provider of wireless telecommunications that is licensed by the Federal Communications Commission to provide wireless telecommunications over a designated radio frequency and authorized to do business in the state; and

The facility for personal wireless service shall be:

a. Architecturally integrated with its surroundings so that it appears to be an architectural feature of a building or other structure and its nature as a facility for personal wireless service is not readily apparent;

b. Collocated with a facility for personal wireless service approved, or capable of being approved, by the land use authority, if the facility for personal wireless service that is the subject of the application is architecturally integrated as described in subparagraph (9a) at least to the extent that the facility for personal wireless service with which it is to be located is architecturally integrated.

Constructed on an existing building or structure owned by a public utility or on property owned by the State or by a local government or, if constructed on an existing building or structure not owned by a public utility, architecturally compatible with the building or structure.

(f) CONDITIONS OF APPROVAL.
The following conditions shall apply to all site plan review applications approved under this subsection:

(1) All modifications to plans which are required by conditions of approval must be submitted to the administrator for review and approval prior to issuance of a building permit.

(2) All conditions must either be met prior to the issuance of a certificate of occupancy or secured by a bond or letter of credit. The conditions must be completed or satisfied within 12 months of the date the bond or letter of credit is accepted by the City.

(g) BUILDING PERMIT APPROVAL.
The site plan, as approved by the administrator, shall accompany the plans submitted for building permit approval, and all development of the property shall be in accordance with the approved plan.

(h) TIME LIMITATIONS.
The owner or developer shall apply for a building permit for the entire project within one year of the date of approval of the site plan review application and maintain the validity of that permit, or the site plan review approval shall be null and void.

(i) COMPLIANCE WITH PLANS.

(1) Compliance required.
In constructing and operating a project approved pursuant to this section, the developer and/or operator shall comply with all plans, reports, renderings, and materials which were submitted or presented as a part of the application. In the event of a conflict between the approved plans and City Codes, City Codes shall prevail.
(2) Minor modifications to approved plans.

The administrator may approve minor facade alterations, minor changes in the site plan and minor changes in the conditions of approval at the request of the applicant as long as the administrator first determines that:

a. The proposed changes are consistent with applicable provisions of Title 18;

b. The proposed changes are within the scope of the original approval;

c. The proposed changes will not adversely affect neighboring properties or the public in general;

d. The proposed changes respond to comments made or during the public hearing, or involve issues that were not contested at the public hearing.

e. The proposed changes are improvements or upgrades to the original approval.

The administrator may require public notice prior to approving changes on contested projects. No other changes may be made without an amendment to the site plan review, utilizing the process outlined above, unless such changes are required as a condition of approval of the original site plan approval.

(j) RESERVED.

(Ord. No. 5729, § 5, 9-16-05; Ord. No. 5755, § 10, 10-12-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 6000, § 4, 1-30-08; Ord. No. 6016, § 2, 4-9-08; Ord. No. 6171, § 4, 1-19-11; Ord. No. 6324, § 2, 4-16-14; Ord. No. 6332, § 2, 5-14-14)

Section 18.06.408. Variance.

(a) APPLICABILITY.

Variances are exceptions to compliance with the land development standards found in this Title 18. Variances are intended to alleviate exceptional practical difficulties or undue hardship arising from the strict application of the provisions of this Title 18 to a specific property. Variances address extraordinary, exceptional, or unique situations that were not caused by the applicant’s act or omission.

(b) INITIATION.

Variances shall be initiated by application of the property owner.

(c) APPLICATION REQUIREMENTS.

Applications shall include:

(1) Provisions of this title from which the property or building is sought to be excepted;

(2) Site plans showing the location of all existing and proposed buildings;

(3) Elevations of all proposed buildings or alterations in sufficient detail to meet all requirements; and

(4) Any other information required by application material or that the administrator determines to be necessary to provide evidence with regard to the findings required in this section.
(d) REVIEW PROCESS.

(1) Decision-making authority.
   a. Planning commission.
      The planning commission shall review and decide all variances that accompany, or are a part of, any other application that is subject to review and final action by the commission.

(2) Decision-making process.
   a. Administrator.
      The administrator shall review variances and provide a recommendation to the decision-making body.
   b. Decision-making body.
      1. The planning commission shall hold a public hearing within 65 days of the date of application.
      2. The planning commission shall make its decision within 30 days from the date of the hearing. The planning commission may approve or deny the variance. In approving the variance, the planning commission may require conditions as outlined in subsection (f) below.
   c. Recommendations on associated applications and appeals.
      When a variance request is combined or associated with an application that requires a hearing by the city council, or the final decision of the planning commission is appealed, the planning commission shall forward a recommendation to the city council.
   d. Appeals.
      The decision or recommendation of the planning commission may be appealed in accordance with Section 18.06.208 above.

(e) FINDINGS.
   (1) In order to approve a variance, the recommending or deciding body shall make the following findings:
      a. The property is characterized by an extraordinary or exceptional situation or condition, such as exceptional narrowness, shallowness or shape, or it has exceptional topographic conditions at the time of enactment of the regulations;
      b. The strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property;
c. Granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to property or improvements in the vicinity; and

d. The proposed variance is consistent with the intent and purpose of this title.

(2) In granting variances, the decision-making body shall have no power to take action which has the effect of allowing a use of land in contravention of the applicable zoning district or which in any other way changes the applicable zoning district. Any action that has in effect changed the zoning district shall be deemed a violation of powers of this section and be of no force and effect.

(3) The fact that a building exists or was constructed or expanded in a manner which does not conform with this title prior to the consideration of a variance application may not be used as a basis for the granting of a variance.

(4) Where the variance pertains to an application marked as a First Amendment application by the applicant, the planning commission shall consider the following in lieu of subsection (1)(c): Granting the variance will not be materially detrimental to property or improvements in the vicinity.

(f) CONDITIONS.
In approving a variance the decision-making body may require conditions under which the lot or parcel may be used, or the building constructed, which, in the decision-making body’s opinion, will prevent material damage or prejudice to adjacent properties, and provide suitable safeguards to the public health, safety and general welfare. These conditions may include:

(1) Architectural considerations;
(2) Access provisions;
(3) Off-street parking;
(4) Landscaping requirements; or
(5) Other controls.

All conditions must be satisfied and violation of the conditions shall result in revocation of the permission granted by the variance. Further use shall constitute a violation of this chapter and shall be enforceable under Chapter 1.05 of the Reno Municipal Code.

(g) CONSTRUCTION PRIOR TO APPROVAL.
If a structure exists or is under construction in violation of the provisions of this title, the decision-making body, in granting a variance for the property, may condition such approval upon the payment of a fine of ten percent of the value of such structure, as determined by the administrator in accordance with current practices for assessing building permit fees.

(h) TIME LIMITATION.
The owner or developer shall obtain a building permit for the project within one year of the date of final approval and shall maintain the validity of that permit, or the variance shall be null and void unless a different time limitation is established at the time of approval based on the characteristics and complexity of the project at the time the variance gained approval by the final authority.

(i) COMPLIANCE WITH PLANS.
(1) In constructing and operating a project approved under a variance, the developer and/or owner shall comply with all plans, reports, renderings, and materials which were submitted or presented as a part of the application. In the event of a conflict between the plans and city codes, city codes shall prevail.
(2) The administrator may approve minor facade alterations, minor changes in the site plan and minor changes in the conditions of approval at the request of the applicant and/or owner as long as the administrator first determines that:

a. The proposed changes are consistent with applicable provisions of Title 18;

b. The proposed changes are within the scope of the original approval;

c. The proposed changes will not adversely affect neighboring properties or the public in general;

d. The proposed changes respond to comments made during the public hearing, or involve issues that were not contested at the public hearing.

e. The proposed changes are improvements or upgrades to the original approval.

(Ord. No. 5729, § 5, 9-16-05; Ord. No. 5755, § 12, 10-12-05; Ord. No. 6171, § 5, 1-19-11; Ord. No. 6209, § 1, 10-12-11)

Section 18.06.409. Reserved.

Section 18.06.410. Outdoor Dining Permit.

(a) APPLICABILITY.

Outdoor dining, including sidewalk cafes, is not allowed without authorization of an outdoor dining permit as set forth in this section. This section shall not apply to outdoor dining authorized by a special event permit issued pursuant to Chapter 4.48 of the Reno Municipal Code.

(b) INITIATION.

Outdoor dining permits shall be initiated by application of the property owner.

(c) REVIEW PROCESS.

(1) Administrator.

The administrator shall review and make a decision on outdoor dining permits within 30 days of application.

(2) Appeals.

The decision of the administrator may be appealed in accordance with Section 18.06.208 above.

(d) FINDINGS.

In order to approve an outdoor dining permit, the recommending or deciding body shall make the following findings:

(1) The proposed design and signage complies with requirements of Title 18.

(2) Granting of the outdoor dining permit will not be materially detrimental to the public health, safety, or welfare, or injurious to property or improvements in the vicinity.

(e) CONDITIONS.

Approval of an outdoor dining permit shall be subject to the following conditions under which outdoor dining may occur:

(1) Compliance with the sidewalk cafe use regulations in Section 18.08.203;
(2) Execution of a hold harmless agreement in a form acceptable to the city attorney;
(3) Certificate of insurance carrying comprehensive general liability issued by an authorized representative of the insurance carrier. Each certificate will bear a 30-day written notice of cancellation to the certificate holder and shall name the city as an additional insured.
(4) Such other conditions as are necessary for public safety or to protect public improvements.
(5) Conditions necessary to restore the appearance of the sidewalk on termination of use.

(f) SUSPENSION OR REVOCATION OF PERMIT.
An outdoor dining permit issued under this chapter may be suspended or revoked for any of the following reasons:
(1) Conducting the business of outdoor dining contrary to the conditions of the permit or in violation of any law or ordinance; or
(2) Conducting the business of outdoor dining in such a manner as to create a public nuisance or constitute a danger to the public health, safety or welfare.

(g) DUTIES OF THE PERMITTEE.
Every permittee authorized to conduct business under this section shall:
(1) Ascertain and at all times comply with all laws and provisions of this title applicable to the operation of an outdoor dining cafe;
(2) Terminate the business after the expiration of the permit and during any period when such permit has been suspended or revoked; and
(3) Surrender the permit promptly upon its revocation or suspension.

(h) PENALTIES.
Any person violating requirements or conditions for an outdoor dining permit shall be subject to provisions of Chapter 1.05 of the Reno Municipal Code.

Section 18.06.411. Minor Deviations.

(a) APPLICABILITY.
The administrator may approve minor deviations from the strict compliance with this title’s land development regulations as follows:

(1) Minor deviations from code requirements.
The administrator may approve or deny the following minor deviations of less than ten percent in Code requirements concerning:
   a. Lot area;
   b. Lot dimensions;
   c. Off-street parking;
   d. Loading spaces;
   e. Structure height;
   f. Setbacks;
   g. The kind and extent of the buffering or screening to be provided between land uses;
h. The minimum square footage of living area in dwellings provided that any reduction complies with applicable building code standards pertaining to minimum living areas; or

i. The total amount of landscaping required for a development project if the proposal is consistent with the intent and purpose of the sections regarding landscaping and screening set forth elsewhere in this title and one of the following criteria are met:

1. The project contains one or more distinctive natural features, such as rock outcroppings(s) or mature tree(s), which are positioned so that their preservation can be enjoyed by the community as a whole; or

2. The project contains an area that is designated as a wetland or stream environment as defined in the Wetlands and Stream Environment Policy of the City of Reno; or

3. The project contains land that has been identified in the Washoe County Regional Open Space Program as a sensitive species habitat; or

4. The administrator finds that the proposed landscaping includes enhancements that will meet or exceed the basic landscape materials. However, in no case shall the required number of street trees or parking lot trees be reduced, and in all cases the minimum dimension of landscaped areas (exclusive of curbs) shall be five feet. In residential zoning districts, any reduction in the amount of landscaping required within a yard shall be provided elsewhere on the development property. For purposes of this provision, "enhancements" include but are not limited to any of the following:

   i. Greater number of plants provided.

   ii. Larger sized plants provided.

   iii. Higher quality of plant materials provided.

   iv. Placement of sculpture, seating areas, or other hardscape structures.

   v. Trellises.

(2) Minor Deviations in PUD or Specific Plan Districts.

The administrator shall not grant minor deviations related to properties and land uses in PUD Planned Unit Development or SPD Specific Plan Zoning Districts unless the administrator finds that there will be no detrimental effect on adjacent land uses located outside of the districts.

(b) INITIATION.

(1) Minor deviations shall be initiated by application of the property owner.

(2) Applications shall, at a minimum, include written consent from adjoining property owners.

(c) AUTHORITY.

Nevada Revised Statute 278.319 allows the director of planning or other person to grant deviations of less than ten percent from requirements for land use established within a zoning district without conducting a hearing.
(d) REVIEW PROCESS.

(1) Administrator.

a. The administrator shall approve or deny the minor deviation within 30 days of application.

b. In approving the minor deviation, the administrator may require conditions as outlined in subsection (f) below.

c. The administrator may provide notice to real property owner(s) who may be affected by the deviation prior to approving a minor deviation.

(2) Appeal.

a. The decision of the administrator may be appealed in accordance with Section 18.06.208 above.

b. In addition to the right to appeal provided in Section 18.06.208 above, an applicant may apply contemporaneously for a variance as provided in Section 18.06.408 above.

(e) FINDINGS.

(1) In order to approve a minor deviation, the administrator shall make the following findings:

a. Granting the minor deviation will not be materially detrimental to the public health, safety, or welfare, or injurious to property or improvements in the vicinity; and

b. The proposed minor deviation is consistent with the intent and purpose of this title.

(2) The fact that a building exists or was constructed or expanded in a manner that does not conform with Chapters 18.08 or 18.12 prior to the consideration of an application may not be used as a basis for the granting of a minor deviation.

(3) Where the variance pertains to an application marked as a First Amendment application by the applicant, the administrator shall consider the following in lieu of subsection (1)(a): Granting the variance will not be materially detrimental to property or improvements in the vicinity.

(f) CONDITIONS.

In approving a minor deviation, the administrator may require conditions under which the lot or parcel may be used, or the building constructed, which, in the administrator’s opinion, will prevent material damage or prejudice to adjacent properties, and provide suitable safeguards to the public health, safety and general welfare. These conditions may include:

(1) Architectural considerations;

(2) Access provisions;

(3) Off-street parking;

(4) Landscaping requirements; or
(5) Other controls.

All conditions must be satisfied and violation of the conditions shall result in revocation of the permission granted by the minor deviation. Further use shall constitute a violation of this chapter and shall be punishable as provided in Chapter 1.05 of the Reno Municipal Code.

(Ord. No. 5729, § 5, 9-16-05; Ord. No. 6209, § 1, 10-12-11)
ARTICLE V: DIVISION OF LAND REVIEW, APPROVAL, AND MODIFICATION

(a) Article V sets forth the procedures for review and approval of all applications related to the division of land.

(b) The purpose of this Article is to promote the public interest in careful land use planning before a land division is approved or boundary line adjusted.

(c) No individual, firm, association, corporation, or partnership, as principal or agent, may sell, or cause or permit to be sold any portion of any parcel of land subject to the requirements of this section prior to the recording of the division of land map in the office of the county recorder.

(Ord. No. 6121, § 1, 9-9-09)

Section 18.06.501. Tentative Subdivision Map Procedures.

(a) AUTHORITY.
NRS 278.320 to and including NRS 278.353 is the general authority for this section and contains additional requirements.

(b) APPLICABILITY.
This section shall apply to all tentative maps.

(c) INITIATION.
Tentative maps shall be initiated by application of the property owner as set forth more fully in Chapter 18.10.

(d) REVIEW PROCESS.

(1) Administrator.
a. The administrator shall review each tentative map application and provide a recommendation to the planning commission of approval, approval with conditions, or disapproval.

(2) Planning commission.
a. The planning commission is authorized to act finally on tentative subdivision maps in accordance with NRS 278.349.
b. The planning commission shall hold a public hearing and shall, by affirmative vote of a majority of all the members, approve, conditionally approve, or disapprove a tentative map within 60 days of the date the planning commission or its representative accepts the application as complete unless the subdivider and planning commission or representative have mutually agreed to waive the time limitation.
c. In approving a tentative map, the planning commission may impose conditions on the tentative map which safeguard the public health, safety, and welfare.
(e) REVIEW CONSIDERATIONS.
When issuing a decision on a tentative map, the planning commission shall consider the criteria set forth in NRS 278.349(3) and the effect of the proposed subdivision on existing drainage patterns and the need for new drainage facilities to serve the subdivision.

(f) COMPLIANCE WITH PLANS.
(1) Following approval of a tentative map, the subdivider and/or owner shall comply with all relevant plans, reports, renderings, and materials which were submitted or presented as a part of the application and approved by the city. In the event of a conflict between the plans and city codes, city codes shall prevail.

(g) EXTENSIONS OF TENTATIVE MAPS.
Extensions of tentative maps shall be considered consistent with NRS 278.360.

(h) APPEAL.
The decisions of the planning commission may be appealed in accordance with Section 18.06.208.

(Ord. No. 5763, § 1, 11-18-05; Ord. No. 6121, § 1, 9-9-09)

Section 18.06.502. Final Subdivision Map Procedures.

(a) AUTHORITY.
The authority for this section is generally NRS 278.350 to and through NRS 278.460.

(b) APPLICABILITY
The procedure in this section shall apply to all applications for final subdivision maps.
(c) **REVIEW PROCESS.**

1. The administrator is authorized to take final action on all final subdivision maps.
2. Within ten days after the determination that the final subdivision map is accepted as a complete application, the administrator or designee shall approve the final subdivision map if it conforms to all the requirements of NRS 278.010 to 278.630, inclusive, and any ordinances applicable at the time of approval of the final map, or any ruling made thereunder. If the final subdivision map fails to conform to all the above requirements, the administrator or designee shall disapprove the map.
3. If the administrator or designee approves the final subdivision map, that person shall also accept or reject all offers of dedication and may, as a condition precedent to the acceptance of streets or easement, require the subdivider improve or agree to improve the streets or easement.

(d) **APPEAL.**

The decision of the administrator or designee may be appealed in accordance with Section 18.06.208.

(e) **AFTER FINAL MAP APPROVAL - TEMPORARY CERTIFICATES OF OCCUPANCY FOR PRELIMINARY GRADING AND LANDSCAPING.**

1. During the non-growing season (November 1 through April 30), grading completed to rough grade for a construction phase will be acceptable for issuance of temporary certificates of occupancy for individual dwellings or commercial units provided that security (made payable to the City of Reno), to cover the final grading and landscaping in the estimated amount of the contracted price plus 25 percent, as determined by and posted with the department of community development.
2. Construction phases in which units have been issued such a temporary certificate of occupancy must be brought to finish grade and landscaped before July 1 of the next growing season or no further certificates of occupancy will be issued within the subdivision phase until all final grading and landscaping within that phase have been completed.
3. If the landscaping is not installed to the satisfaction of the city, the city may call the security in order to complete the final grading and landscaping and seek any other remedies available under the law.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 4169, § 1, 11-26-91; Ord. No. 4183, § 1, 2-11-92; Ord. No. 4219, § 1, 4-28-92; Ord. No. 5585, § 1, 7-21-04; Ord. No. 5729, § 6, 9-14-05; Ord. No. 6121, § 1, 9-9-09)
Section 18.06.503. Parcel Map Procedures.

(a) **AUTHORITY.**
This section is generally authorized by NRS 278.461 to and including NRS 278.4725.

(b) **APPLICABILITY.**
The procedure in this section shall apply to all applications for parcel maps.

(c) **INITIATION.**
Parcel maps shall be initiated by application of the property owner as set forth more fully in Chapter 18.10.

(d) **REVIEW PROCESS.**
   1. The administrator is authorized to finally approve, conditionally approve or disapprove a parcel map within 60 days after the administrator or his designee accepts the application as complete. The administrator and the applicant may mutually agree to extend the 60-day period.
   2. In reviewing applications for parcel maps, the administrator shall consider the criteria set forth in NRS 278.349(3) and the effect of the proposed parcel map on existing drainage patterns and the need for new drainage facilities to serve the parcel map.
   3. The administrator may impose conditions to protect the safety, health, and welfare of the public.

(e) **SATISFACTION OF CONDITIONS OF APPROVAL ON PARCEL MAP.**
   1. The administrator is authorized to determine if all conditions imposed on a parcel are satisfactorily met.
   2. An alternative to actual completion of public improvements, the Administrator may accept an improvement agreement and security in the form as provided in Chapter 18.14.

(f) **WAIVER OF PARCEL MAP.**
   1. The planning commission may waive the requirement of a parcel map.
   2. The planning commission shall act upon a request for a waiver within 60 days after the date of the request for the waiver.
   3. By mutual agreement, the time for the planning commission to act on a request for a waiver may be extended.
   4. If the planning commission waives the requirement of a parcel map, the planning commission may impose the requirements set forth in NRS 278.467.
(g) SECOND OR SUBSEQUENT PARCEL MAP WITHIN 5 YEARS.

(1) In accordance with NRS 278.464, the planning commission is authorized to act upon a second parcel map for land that has been divided by a parcel map which was recorded within the 5 years immediately preceding the acceptance of the second or subsequent parcel map as a complete application.

(2) The planning commission’s decision may be appealed in accordance with Section 18.06.208 of this Code.

(h) APPEAL.

(1) An applicant aggrieved by a decision of the administrator or the planning commission may appeal in accordance with section 18.06.208 of this Code.

Section 18.06.504. Requirements for Procedures for Reversion to Acreage Applications.

(a) AUTHORITY.

This section is authorized by NRS 278.490 to and including 278.496, as applicable.

(b) APPLICABILITY.

All applications to revert to acreage any recorded subdivision map, parcel map, or map of division into large parcels, or any part thereof, shall be reviewed according to this section’s procedures.

(c) INITIATION.

(1) Reversions to acreage shall be initiated by application of the property owner.

(2) In the case of condominiums, the applicant must provide all certificates as required, including the appropriate fees in accordance with NRS 247.305.

(d) REVIEW PROCESS.

(1) The administrator is authorized to act upon applications for reversions to acreage in accordance with NRS 278.490.

(2) The administrator shall approve or disapprove a reversion to acreage within 30 days of the application for reversion to acreage of the date the application is filed.

(3) The decision of the administrator may be appealed in accordance with Section 18.06.208 of this Code.
(e) ADDITIONAL MAP REQUIREMENTS.
In addition to the requirements set forth in NRS 278.490 et seq., a map of reversion presented for recording shall include:

(1) A report from a title company which lists the names of:
   a. Each owner of record of the land; and
   b. Each holder of record of a security interest in the land, if the security interest was created by a mortgage or deed of trust.

(2) The written consent of each holder of record of a security interest listed above to the preparation and recordation of the map of reversion. A holder of record of a security interest may consent by signing:
   a. The map of reversion; or
   b. A separate document that is recorded with the map of reversion and declares his consent to the reversion, if the map contains a notation that a separate document has been recorded to this effect.

(f) APPLICANT TO RECORD MAP.
Upon approval by the administrator, the applicant shall forthwith record the approved map of reversion in the Office of the County Recorder for Washoe County.

(Ord. No. 5729, § 5, 9-16-05; Ord. No. 6121, § 1, 9-9-09)

Section 18.06.505. Boundary Line Adjustment Procedures.

(a) APPLICABILITY.
This section's procedures apply to all applications to correct or amend a recorded subdivision map, parcel map, map into division into large parcels, or reversionary map, where the correction or amendment changes or purports to change the physical location of any survey monument, property line, or boundary line.

(b) INITIATION.

(1) Boundary line adjustments shall be initiated by application of the property owner as more fully set forth in NRS 278.5693.

(2) In the case of condominiums, the applicant must provide all certificates as required, including the appropriate fees in accordance with NRS 247.305.

(c) REVIEW PROCESS.

(1) The administrator is authorized to finally act on boundary line adjustment applications.

(2) The administrator shall approve or disapprove a boundary line adjustment within 30 days of the date the administrator accepts the application as complete.

(3) Appeals. The decision of the administrator may be appealed in accordance with Section 18.06.208 above.
(d) **TIME LIMITATION.**

If the applicant fails to cause recordation of the boundary line adjustment within one year from the date of approval, the application shall be deemed expired.

(Ord. No. 5729, § 6, 9-14-05; Ord. No. 6121, § 1, 9-9-09)
ARTICLE VI: ABANDONMENT

Section 18.06.601. Applicability.

An application to abandon or vacate a public street, right-of-way, or easement, or any portion thereof, shall be reviewed according the procedures in this Article VI.

Section 18.06.602. Initiation.

Abandonments may be initiated by the city council, or by application of the underlying or abutting property owner.

Section 18.06.603. Review Process.

(a) ADMINISTRATOR

The administrator shall review abandonments and provide a recommendation to the city council.

(b) CITY COUNCIL.

(1) The city council shall hold a public hearing within 65 days from acceptance of the application on all proposed abandonments except as noted under Section 18.06.604 below.

(2) Within 60 days of the public hearing, the city council shall consider all evidence relative to the proposed abandonment and approve, approve with conditions or deny the abandonment by a majority vote of a quorum of the city council.

(c) FINDINGS.

In approving any abandonment, the city council shall find the following:

(1) The public will not be materially injured by the proposed abandonment.

Section 18.06.604. Abandonment of Sewer or Storm Drain Easements.

(a) ADMINISTRATOR AUTHORIZED TO APPROVE.

Abandonment of storm drain or sewer easements not presently utilized, or storm drain or sewer easements to be relocated as a result of a development project may be approved by the administrator when he can find that the public will not be materially injured by the proposed abandonment. The administrator must render his decision within 65 days from acceptance of the application.
(b) **ABANDONMENTS DENIED BY ADMINISTRATOR**

Abandonments denied by the administrator may utilize the review process described in Section 18.06.603 above.

(c) **EASEMENTS APPROVED FOR ABANDONMENT BY THE ADMINISTRATOR**

Easements approved for abandonment by the administrator shall be extinguished by recording a quitclaim deed.
ARTICLE VII: ANNEXATION

See Chapter 18.04 of this Title 18.
ARTICLE VIII: GRADING, BUILDING, AND CONSTRUCTION PERMITS

Section 18.06.801. Grading Permits.

(a) APPLICABILITY.

No person shall excavate, fill, or otherwise alter the existing grade of any property without first obtaining a grading permit, except in the following instances:

(1) An excavation below finished grade for landscaping or for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This subsection shall not exempt any fill made with the material from such excavation nor exempt any excavation having an unsupported height greater than five feet after the completion of such structure.

(2) Cemetery graves.

(3) Excavations for wells or utilities.

(4) Exploratory excavations under the direction of soil engineers or engineering geologists in the preparation of a geotechnical report for a subdivision or development.

(b) REQUIRED CONTENTS OF APPLICATION FOR GRADING PERMIT.

In addition to any information or materials required by the administrator, each grading permit application shall include:

(1) A topographic map, subject to the following specifications:
   - The map shall include all property on and within 150 feet of the site. The requirement for 150 feet may be waived or modified by the administrator, based on the circumstances surrounding each case.
   - The map shall have a minimum scale of one inch equals 60 feet.
   - The map shall have contour intervals not exceeding two feet.
   - The map shall graphically delineate all areas of proposed cuts of 20 feet or greater in depth and/or fills of ten feet or greater in height.

(2) Indication of existing and proposed drainage patterns; existing and proposed utilities; and existing and proposed driveways and natural features such as rock outcrops, ridgelines and mature trees. Natural features identified for retention shall be protected from disturbance from construction activity.

(3) A construction permit submittal checklist and performance standards compliance checklist, in accordance with Section 18.12.404(e).

(4) A re-vegetation plan if the site is larger than one acre including both the site to be graded and any proposed stockpiling. The re-vegetation plan submitted as part of a grading permit application shall address re-vegetation of all disturbed areas contained within the site that are not formally landscaped, including rockery walls and...
rip-rap slopes, in compliance with Section 18.12.402 and in accordance with plans
developed for the site by a certified professional in erosion and sediment control
(CPESC) or other qualified erosion control professional.

(5) A dust control plan approved by the Washoe County District Health Department.

(6) A description of the phases of the project.

(c) **FINDINGS TO APPROVE A GRADING PERMIT.**

In approving a grading permit, the administrator shall determine that:

(1) The proposed grading will be protected consistent with BMPs in the Truckee Meadows
Construction Site Best Management Practices Handbook to minimize erosion or
sediment transport to the maximum extent practicable;

(2) The proposed grading will not create or will adequately mitigate negative visual
impacts from any arterial or freeway in the general vicinity; and

(3) The proposed grading will not impede natural drainage patterns without providing
suitable alternatives for drainage in compliance with this title and the City of Reno
Major Drainageways Plan or its successor.

(d) **SECURITY REQUIRED FOR GRADING PERMIT.**

(1) Before issuance of a grading permit on slopes exceeding 3:1 or as required by the city
to protect areas disturbed by project grading and/or other associated construction
activity, the applicant shall deposit with the community development department a
bond or letter of credit in the amount determined by the applicant and approved by the
city to assure that the plantings on cut and fill slopes will be established.

(2) In the event the city determines that plantings have not been established within a
four-year period following completion of development, the city will determine the cost
to replace and established such plantings. Such costs shall be deducted from the
security and retained by the city for re-establishing such plantings. Any unencum-
bered security will be returned to the applicant at the end of the 48-month period.

(Ord. No. 5502, § 1, 9-24-03; Ord. No. 5729, § 7, 9-14-05)

Section 18.06.802. Building Permits.

See Title 14 of the Reno Municipal Code, and Sections 14.03.040—14.03.080, for applicable
procedures.

Section 18.06.803. Fence or Wall Permit.

See Title 14 of the Reno Municipal Code, Article II (Permits) of Chapter 14.18 (Fences and
Walls), for applicable fence or wall permit procedures.

Section 18.06.804. Sign Permit.

See Title 14 of the Reno Municipal Code, Article II (Permits) of Chapter 14.16 (Signs), for
applicable sign permit procedures.

Section 18.06.805. Mobile Home Park/RV Park Permit.

See Title 14 of the Reno Municipal Code for applicable Mobile Home Park/RV permit
procedures.
Section 18.06.806. Reserved.

Section 18.06.807. Demolition Certificate and Certificate of Appropriateness in Historic Districts or for Designated Landmarks.

See Chapter 18.18 (Historic Preservation) of this title for applicable procedures.
CHAPTER 18.07 RESERVED
CHAPTER 18.08 ZONING*

OVERVIEW OF CHAPTER

Chapter 18.08 (Zoning) contains regulations that specify the type of land uses allowed in Reno, where a specific use may be established in the city, what type of city review is necessary prior to the use's establishment, and what—if any—regulations specific to a particular type of use are applicable. Chapter 18.08 is organized into five articles; each is summarized below.

Article I establishes the base and overlay zoning districts through the adoption of the official zoning map, and states the specific intent or purpose of each district. Zoning districts provide a citywide framework for regulating the type, location, and intensity of land uses allowed in Reno. Article I also provides direction for the zoning of newly annexed land and rules for interpreting the zoning map.

Article II contains the Summary Land Use Tables, which show all uses allowed in Reno and indicates in which zoning district a use is permitted. The tables also indicate whether a specific use must have an approved special use permit or site plan review approval from the city prior to its establishment, and whether establishment of the use is subject to any use-specific regulations. Following the land use tables, sections present the additional use-specific regulations referenced in the tables, as well as general and specific regulations for accessory and temporary uses. In addition to compliance with any use-specific regulations stated in this article, all uses are also subject to compliance with Title 18's general development and design standards, including but not limited to Chapter 18.12 (General Development and Design Standards).

Article III presents each base zoning district, and includes any use or development standards special or specific to a particular zoning district. The article presents first the residential base zoning districts (e.g., SF4 or MF14 Districts), then the nonresidential and mixed use base zoning districts (e.g., PO or CB Districts), and finally special purpose base zoning districts such as the PUD, SPD, and the Greenfield Districts. Similarly, Article IV presents the district-specific standards for the overlay zoning districts in the city. An "overlay" district is mapped on top of a base zoning district, and its use and development standards apply in addition to the base zoning district's requirements. If there is a conflict between an overlay zoning provision and a base zoning district provision, the overlay provision takes precedence except where specifically noted. In Reno, overlay zoning districts have been established for more general purposes, such as the Historic/Landmark General Overlay District intended to preserve historic resources and landmarks in all parts of the city, or for a more specific planning purpose often tied to a specific character or neighborhood in Reno, such as the West University Neighborhood Planning Area Overlay District.

Article V concludes the chapter with provisions governing nonconformities, which are uses, lots, and signs that were legally established under previous zoning and land use rules, but which do not comply with current rules established in this chapter and other provisions of Title

*Editor's note—Ord. No. 5188, § 1, adopted Sept. 26, 2000, repealed former Ch. 18.06, §§ 18.06.010—18.06.500. Ord. No. 5189, § 1, adopted Sept. 26, 2000 added provisions designated as a new Ch. 18.06 to read as herein set out. See the Code Comparative Table. Cross reference—City ordinance zoning or rezoning specific property saved from repeal, § 1.01 070(12).
18. Nonconformities may continue, but are limited regarding, among other things, allowable expansions, restoration after damage or destruction, and reestablishment after abandonment.
Article I: Official Zoning Map and Establishment of Zone Districts
Sec. 18.08.101. Establishment and Purpose of Base and Overlay Zoning Districts.
Sec. 18.08.102. Adoption of Districts—Official Zoning Maps.
Sec. 18.08.103. Rules for Interpretation of Zoning District Boundaries.
Sec. 18.08.104. Effect of Districting.
Sec. 18.08.105. Classification of Annexed Land.
Sec. 18.08.106. Sphere of Influence.

Article II: Permitted Uses and Use Regulations
Sec. 18.08.201. Permitted Uses by Base Zone District.
Sec. 18.08.202. Additional Regulations for Principal Uses.
Sec. 18.08.203. Standards for Accessory Uses and Structures.
Sec. 18.08.204. Standards for Temporary Uses and Structures.

Article III: District-Specific Standards - Base Zoning Districts
Sec. 18.08.301. Nonresidential and Mixed Use Base Zoning Districts.
Sec. 18.08.302. Special Purpose Base Zoning Districts.

Article IV: District-Specific Standards - Overlay Zoning Districts
Sec. 18.08.401. General Overlay Zoning Districts.
Sec. 18.08.402. Airport Safety General Overlay Districts.
Sec. 18.08.403. Reserved.
Sec. 18.08.404. CPA Cooperative Planning Area Overlay District.
Sec. 18.08.405. Regional Center and Transit Corridor Overlay Districts.
Sec. 18.08.406. Neighborhood Planning Area Overlay Districts.
Sec. 18.08.407. Reserved.
Sec. 18.08.408. Reserved.

Article V: Nonconformities
Sec. 18.08.501. General Provisions.
Sec. 18.08.502. Nonconforming Uses.
Sec. 18.08.503. Nonconforming Lots.
Sec. 18.08.504. Nonconforming Site Improvements.
ARTICLE I: OFFICIAL ZONING MAP AND ESTABLISHMENT OF ZONE DISTRICTS

Section 18.08.101. Establishment and Purpose of Base and Overlay Zoning Districts.

In order to classify, regulate, restrict, and segregate the use of land; the location, use, bulk, height of structures; and to carry out the purposes of this title, base and overlay zoning districts are established as follows.

(a) **BASE ZONING DISTRICTS—ESTABLISHMENT.**

<table>
<thead>
<tr>
<th>TABLE 18.08-1: BASE ZONING DISTRICT NAMES AND ABBREVIATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ABBREVIATED DESIGNATION</strong></td>
</tr>
<tr>
<td>----------------------------</td>
</tr>
<tr>
<td><strong>Residential Base Zoning Districts</strong></td>
</tr>
<tr>
<td>LLR2.5</td>
</tr>
<tr>
<td>LLR1</td>
</tr>
<tr>
<td>LLR.5</td>
</tr>
<tr>
<td>SF15</td>
</tr>
<tr>
<td>SF9</td>
</tr>
<tr>
<td>SF6</td>
</tr>
<tr>
<td>SF4</td>
</tr>
<tr>
<td>MF14</td>
</tr>
<tr>
<td>MF21</td>
</tr>
<tr>
<td>MF30</td>
</tr>
<tr>
<td><strong>Nonresidential and Mixed Use Base Zoning Districts</strong></td>
</tr>
<tr>
<td>MU</td>
</tr>
<tr>
<td>OS</td>
</tr>
<tr>
<td>PO</td>
</tr>
<tr>
<td>GO</td>
</tr>
<tr>
<td>PF</td>
</tr>
<tr>
<td>NC</td>
</tr>
<tr>
<td>AC</td>
</tr>
<tr>
<td>CC</td>
</tr>
<tr>
<td>HC</td>
</tr>
<tr>
<td>I</td>
</tr>
<tr>
<td>IC</td>
</tr>
<tr>
<td>IB</td>
</tr>
<tr>
<td><strong>Special Purpose Zoning Districts</strong></td>
</tr>
<tr>
<td>PUD</td>
</tr>
<tr>
<td>SPD</td>
</tr>
<tr>
<td>TRD</td>
</tr>
<tr>
<td>UT5</td>
</tr>
<tr>
<td>UT10</td>
</tr>
</tbody>
</table>
TABLE 18.08-1: BASE ZONING DISTRICT NAMES AND ABBREVIATIONS

<table>
<thead>
<tr>
<th>ABBREVIATED</th>
<th>ZONING DISTRICT NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>UT40</td>
<td>Unincorporated Transition (40 acres)</td>
</tr>
</tbody>
</table>

(b) RESIDENTIAL BASE ZONING DISTRICTS.

(1) **LLR2.5 Large Lot Residential—2.5 acres.**

   a. **Purpose.**
      This district provides for large lot single-family uses that may include agricultural uses. This zoning district is also intended to preclude premature development of rural land on the fringes of the urban area and protect environmental resources.

(2) **LLR1 Large Lot Residential—1 acre.**

   a. **Purpose.**
      This district provides for large lot single-family uses that may include agricultural uses. This zoning district is also intended to preclude premature development of rural land on the fringes of the urban area and protect environmental resources.

(3) **LLR.5 Large Lot Residential—.5 acre.**

   a. **Purpose.**
      This district provides for large lot single-family uses that may include agricultural uses.

(4) **SF15 Single-Family Residential—15,000 square feet.**

   a. **Purpose.**
      This district provides for single-family residential land uses. Single-family residential areas usually function as the least intense urban land use and are typically located between higher intensity residential and rural land uses.

(5) **SF9 Single-Family Residential—9,000 square feet.**

   a. **Purpose.**
      This district provides for single-family residential land uses. Single-family residential areas usually function as the least intense urban land use and are typically located between higher intensity residential and rural land uses.

(6) **SF6 Single-Family Residential—6,000 square feet.**

   a. **Purpose.**
      This district provides for single-family land uses and is considered appropriate adjacent to low density multi-family, SF9 and SF4 Zoning Districts.

(7) **SF4 Single-Family Residential—4,000 square feet.**

   a. **Purpose.**
      This district provides for small lot and clustered single-family subdivisions and establishes specific design requirements to reduce the visual and functional problems created by smaller lot sizes. This district is considered appropriate on infill sites and in areas of minimal slope. In areas of significant slope (15 percent or more), its use is appropriate only to the extent that it results in the preservation of steep or difficult to develop land.
(8) **MF14 Multi-Family.**
   a. **Purpose.**
      This district provides for low-density multi-family residential developments. This type of multi-residential zoning is considered to be the one that is most appropriate adjacent to single-family residences.

(9) **MF21 Multi-Family.**
   a. **Purpose.**
      This district provides for areas of residential use where the predominant type of housing is low-rise multi-family. It is further the intent of this district to ensure that amenities are provided within developments to offset the impacts of increased residential densities. This district is considered appropriate adjacent to the MF14 Zoning District and predominantly commercial areas.

(10) **MF30 Multi-Family.**
   a. **Purpose.**
      This district provides for areas of residential and limited nonresidential use where the predominant type of housing is low-rise multi-family. It is further the intent of this district to assure that necessary amenities are provided within developments to offset the impacts of increased residential densities.

(c) **NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS.**

(1) **MU Mixed Use District.**
   a. **Purpose.**
      This district promotes high intensity mixed use development in designated regional centers and transit-oriented development (“TOD”) corridors. MU zoning is permitted only where there is a regional center or TOD corridor plan adopted as part of the City of Reno Master Plan.
   b. **District-specific standards.**
      See Section 18.08.301.

(2) **OS Open Space District.**
   a. **Purpose.**
      This district preserves areas as open space and may also be applied to areas reserved for drainage facilities and utilities.

(3) **PO Professional Office.**
   a. **Purpose.**
      This district provides for office conversions and small office developments and is considered appropriate in transitional areas designated on the master plan or adjacent to residential districts.
   b. **District-specific standards.**
      See Section 18.08.301.

(4) **GO General Office.**
   a. **Purpose.**
      This district establishes regulations for office parks or complexes which also provide for accessory complementary uses.
CHAPTER 18.08 ZONING
ARTICLE I: OFFICIAL ZONING MAP AND ESTABLISHMENT OF ZONE DISTRICTS
Section 18.08.101. Establishment and Purpose of Base and Overlay Zoning Districts.
(c) Nonresidential and Mixed Use Base Zoning Districts.

(5) **PF Public Facility.**
   a. **Purpose.**
      This district provides for public facilities and public service uses which may be in private ownership, including utility uses, parks and recreation areas and institutions.

(6) **NC Neighborhood Commercial.**
   a. **Purpose.**
      This district provides for commercial and service enterprises that are customarily associated with residential development and allows for uses that are frequented for personal goods or services resulting in a reduction in the number and length of vehicle trips. This district is not appropriate for businesses that are based on a community-wide or regional market.
   b. **District-specific standards.**
      See Section 18.08.301.

(7) **AC Arterial Commercial.**
   a. **Purpose.**
      This district provides for commercial and service enterprises that generate large volumes of automobile traffic and are dependent upon direct or indirect access to major arterials.

(8) **CC Community Commercial.**
   a. **Purpose.**
      This district provides for general commercial and service enterprises for the community at large.

(9) **HC Hotel Casino.**
   a. **Purpose.**
      This district establishes regulations that recognize the unique characteristics of the hotel/casino developments in areas located outside of the downtown, mitigate the impacts of hotel/casino development and encourage higher quality destination resorts that will increase tourism within the community.

(10) **I Industrial.**
    a. **Purpose.**
       This district provides for intensive activities and land uses that have the most potential for impacting adjacent land uses and infrastructure (e.g., heavy industrial). This zoning should be located in areas with access to air, roadway, and/or railway transportation systems.

(11) **IC Industrial Commercial.**
    a. **Purpose.**
       This district provides for a mix of industrial and small-scale commercial land uses. This type of zoning should be separated from residential development by natural or manmade buffers such as major drainage ways and arterial roadways.
    b. **District-specific standards.**
       See Section 18.08.301.
(12) IB Industrial Business.

   a. Purpose.
      This district provides for research and development and production facilities. It is
      primarily intended for developing areas. This type of zoning should be separated
      from residential development by natural and manmade buffers such as major
      drainage ways and arterial roadways.

(d) SPECIAL PURPOSE BASE ZONING DISTRICTS.

   (1) General.
      A special purpose zoning district is a base zoning district that has unique character-
      istics because of a specialized use that requires special zoning regulations to provide
      for the use.

     Special purpose districts may designate special regulations regarding land uses,
     buildings and structures, building height, building site areas, setback requirements,
     and any other item regulated in Title 18.

   (2) PUD Planned Unit Development Special Purpose District.

      a. Purpose.
         This district encourages flexibility in the development of land to promote the most
         appropriate and compatible uses; improves the design, character, and quality of
         new development; facilitates the adequate and economical provision of streets
         and utilities; and preserves the natural and scenic features in the community.
         More specifically, the purpose of the Planned Unit Development District is:
         1. To encourage flexibility in the development of land in Reno;
         2. To promote its most appropriate and compatible use;
         3. To improve the design, character, and quality of new development;
         4. To facilitate the adequate and economical provision of streets and utilities;
            and
         5. To preserve the natural and scenic features of open areas in the community.

      b. District-specific standards.
         See Section 18.08.302.

   (3) SPD Specific Plan District.

      a. Purpose.
         The City of Reno recognizes existing SPD designations, however, no longer
         accepts applications for this zoning designation. The following purpose statement
         remains for reference:

         The purpose of this district is to accommodate projects or plans where the design
         and configuration of the uses are so arranged as to constitute a single functionally
         integrated entity. In such projects the use of land within a component, and among
         the various components, if there is more than one component, must be designed
         to be compatible and complementary. In this district the location, use and physical
         characteristics of structures, improvements, and open space must all work
         together in furthering the stated purpose of the design of the project or plan.
In order to achieve optimal functional integration in such projects or plans, the city recognizes that it may be desirable to regulate and restrict on a project or plan specific basis the erection, construction, reconstruction, alteration, repair or use of buildings, structures, or land. Further, the city recognizes that the purpose of this district may be furthered by permitting a diversity of land uses not found in other zoning districts. In light of the multitude of land uses which may be permitted in this district, and the need to ensure that such uses are internally compatible and both complementary and compatible with surrounding and nearby existing and/or planned uses of land, it is the express intent of the city to subject requests for changes in zoning to the Specific Plan District to a heightened level of scrutiny during the review process and, should a request be approved, to strictly limit the possibilities of change in the use or arrangement of land, structures, and open space.

(4) UT5 Unincorporated—5 acre.
   a. **Purpose.**
      This district converts properties that Washoe County has planned for large lot residential development to a city zoning district without modifying the planned density. Other uses may include agriculture, energy production and outdoor recreation.
   b. **District-specific standards.**
      See Section 18.08.302.

(5) UT10 Unincorporated—10 acre.
   a. **Purpose.**
      This district converts properties that Washoe County has planned for large lot residential development to a city zoning district without modifying the planned density. Other uses may include agriculture, energy production and outdoor recreation.
   b. **District-specific standards.**
      See Section 18.08.302.

(6) UT40 Unincorporated—40 acre.
   a. **Purpose.**
      This district converts properties that Washoe County has planned for large lot residential development to a city zoning district without modifying the planned density. Other uses may include agriculture, energy production and outdoor recreation.
   b. **District-specific standards.**
      See Section 18.08.302.

(e) OVERLAY ZONING DISTRICTS—GENERAL PURPOSE AND ESTABLISHMENT.
   (1) **General purpose.**
      An overlay district, whether a general or a planning area overlay district, is a zoning district that is superimposed on an underlying base zoning district, thus establishing a layer of additional regulations that restrict, prohibit, or add to the base zoning regulations set forth in this title.
(2) Establishment of general and planning area overlay zoning districts.

Pursuant to authority granted by NRS 278.250, the city council hereby establishes two types of overlay zoning districts: general and planning area overlay districts. General overlay districts are intended to address unique issues, opportunities, and challenges associated with a specific type of land use or specific type of geologic feature that may be found or established in many different parts of the city. Planning area overlay districts are intended to address unique land use issues, opportunities, and challenges associated with a specific geographic part or portion of the city, and for which the city has adopted or applied specific area land use plans or policies. Accordingly, the general and planning area overlay districts applicable in the city are:

<table>
<thead>
<tr>
<th>TABLE 18.08-2: OVERLAY ZONING DISTRICT NAMES AND ABBREVIATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ABBREVIATED DESIGNATION</strong></td>
</tr>
<tr>
<td>-----------------------------</td>
</tr>
<tr>
<td><strong>General Overlay Zoning Districts</strong></td>
</tr>
<tr>
<td>HL</td>
</tr>
<tr>
<td>MH</td>
</tr>
<tr>
<td><strong>Airport Safety General Overlay Zoning Districts</strong></td>
</tr>
<tr>
<td>AFP</td>
</tr>
<tr>
<td>ANE</td>
</tr>
<tr>
<td>CPA</td>
</tr>
<tr>
<td><strong>Regional Center Planning Area Overlay Zoning Districts</strong></td>
</tr>
<tr>
<td>DRRC</td>
</tr>
<tr>
<td>WRC</td>
</tr>
<tr>
<td>UNRC</td>
</tr>
<tr>
<td>RTIARC</td>
</tr>
<tr>
<td>RSARC</td>
</tr>
<tr>
<td>RRC</td>
</tr>
<tr>
<td>DRC</td>
</tr>
<tr>
<td>CRC</td>
</tr>
<tr>
<td>MGOD</td>
</tr>
<tr>
<td>WGRC</td>
</tr>
<tr>
<td><strong>Transit Corridor Planning Area Overlay Zoning Districts</strong></td>
</tr>
<tr>
<td>RLM</td>
</tr>
<tr>
<td>MSTC</td>
</tr>
<tr>
<td>E4TC</td>
</tr>
<tr>
<td>NVTC</td>
</tr>
<tr>
<td>PLC</td>
</tr>
<tr>
<td>SVTC</td>
</tr>
<tr>
<td>W4TC</td>
</tr>
</tbody>
</table>
(3) **Conflicting regulations.**
If a conflict exists between one or more standards applicable in the base zoning district and one or more standards applicable in the overlay zoning district, provisions of the zoning overlay district shall apply and control. If a conflict exists between standards applicable in a general overlay district and standards applicable in a planning area overlay district, provisions of the general overlay district shall apply and control. Where conflicts exist between different planning overlay districts the hierarchy of Table 18.08-2 shall apply.

(f) **GENERAL OVERLAY ZONING DISTRICTS.**

(1) **HL Historic or Landmark General Overlay District.**

a. **Purpose.**
   This district preserves buildings or protects districts which have historical, architectural, cultural or landmark value; and provides for appropriate uses other than those permitted in the underlying zoning district as an aid to the owner’s efforts to preserve the historical, architectural, cultural or landmark value.

b. **District-specific standards.**
   See Section 18.08.401.

(2) **MH Mobile Home Overlay District.**

a. **Purpose.**
   This district provides for mobile homes to be appropriately located throughout the community such that they do not become concentrated or isolated in one particular area of the city. Appropriate areas for mobile home subdivisions and mobile home parks are transition areas near multi-family or nonresidential development. This section also intends to promote the public health, safety and general welfare by establishing minimum standards for all mobile home parks and mobile home subdivisions hereafter erected within the city.

b. **District-specific standards.**
   See Section 18.08.401.

---

**TABLE 18.08-2: OVERLAY ZONING DISTRICT NAMES AND ABBREVIATIONS**

<table>
<thead>
<tr>
<th>Neighborhood Planning Area</th>
<th>Overlay Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>WUNP</td>
<td>West University Neighborhood Planning Area Overlay District</td>
</tr>
<tr>
<td>PL</td>
<td>Plumas Neighborhood Residential Core Planning Area Overlay District</td>
</tr>
<tr>
<td>MQ</td>
<td>McQueen Neighborhood Planning Area Overlay District</td>
</tr>
<tr>
<td>GF</td>
<td>Greenfield Neighborhood Planning Area Overlay District</td>
</tr>
<tr>
<td>SE</td>
<td>Southeast Neighborhood Planning Area Overlay District</td>
</tr>
<tr>
<td>WANP</td>
<td>Wells Avenue Neighborhood Planning Area Overlay District</td>
</tr>
<tr>
<td>CCAN</td>
<td>Country Club Acres Neighborhood Planning Area Overlay District</td>
</tr>
<tr>
<td>MGED</td>
<td>Mortensen-Garson Overlay District</td>
</tr>
</tbody>
</table>

---
AIRPORT SAFETY GENERAL OVERLAY DISTRICTS.

(1) AFP Airport Flight Path General Overlay District.

a. **Purpose.**
   The purpose of establishing airport flight path areas is to reduce the risk of injury and property damage areas near Reno-Tahoe International and Reno-Stead Airports.

b. **District-specific standards.**
   See Section 18.08.402.
(2) **ANE Airport Noise Exposure General Overlay District.**

a. **Purpose.**
The purpose of establishing airport noise exposure areas is to ensure that appropriate construction methods are used to reduce noise impacts near the Reno-Tahoe International and Reno-Stead Airports.

b. **District-specific standards.**
See Section 18.08.402.

(h) **CPA COOPERATIVE PLANNING AREA OVERLAY DISTRICT.**

(1) **Purpose.**
The CPA Cooperative Planning Area Overlay District provides consistent development standards in areas subject to cooperative planning, as identified in the City of Reno Master Plan.

(2) **District-specific standards.**
See Section 18.08.404.

(i) **REGIONAL CENTER PLANNING AREA OVERLAY DISTRICTS.**

(1) **DRRC Downtown Reno Regional Center Overlay District.**

a. **Purpose.**
The DRRC Downtown Reno Regional Center Overlay District promotes the distinctly urban character of Downtown Reno and its important role as the primary regional center in the metropolitan area and supports the region's and city's adopted land use goals for the DRRC district.

b. **District-specific standards.**
See Section 18.08.405.

(2) **CRC Convention Regional Center Overlay District.**

a. **Purpose.**
This district modifies the underlying mixed use zoning land uses, development standards, and development review procedures within the Convention Regional Center and is intended to maintain and enhance the Convention Center and promote compatible land uses in the immediate vicinity.

b. **District-specific standards.**
See Section 18.08.405.

(3) **MRC Medical Regional Center Planning Area Overlay District.**

a. **Purpose.**
This district modifies the underlying mixed use zoning district land uses, development standards, and development review procedures within the Medical Regional Center Planning Area and is intended to maintain and enhance the Medical Center and promote compatible land uses in the immediate vicinity.

b. **District-specific standards.**
See Section 18.08.405.
(4) **UNRC University of Nevada Regional Center Planning Area Overlay District.**

a. **Purpose.**
   This district modifies the underlying mixed use zoning land uses, development standards, and development review procedures within the University of Nevada Regional Center Planning Area and is intended to maintain and enhance the University of Nevada and promote compatible land uses in the immediate vicinity.

b. **District-specific standards.**
   See Section 18.08.405.

(5) **RTIARC Reno-Tahoe International Airport Regional Center Planning Area Overlay District.**

a. **Purpose.**
   This district modifies the underlying mixed use zoning land uses, development standards, and development review procedures within the Reno-Tahoe International Airport Regional Center Planning Area and is intended to maintain the viability of regional airport operations and promote airport compatible land uses on Airport Authority property.

b. **District-specific standards.**
   See Section 18.08.405.

(6) **RSARC Reno-Stead Airport Regional Center Planning Area Overlay District.**

a. **Purpose.**
   This district modifies the underlying mixed use zoning land uses, development standards, and development review procedures within the Reno-Stead Regional Center Planning Area Overlay District and is intended to maintain the viability of regional airport operations and promote airport compatible uses on property owned by the Airport Authority.

b. **District-specific standards.**
   See Section 18.08.405.

(7) **Reserved.**

(8) **Reserved.**

(9) **RRC Redfield Regional Center Planning Area Overlay District.**

a. **Purpose.**
   This district modifies the underlying mixed use zoning district land uses, development standards, and development review procedures within the Redfield Regional Center Planning Area and is intended to maintain and enhance the University of Nevada, Redfield Campus, Summit Sierra Commercial Center and surrounding area while promoting compatible land uses in the immediate vicinity.

b. **District-specific standards.**
   See Section 18.08.405.
(10) **DRC Dandini Regional Center Planning Area Overlay District.**

- **Purpose.**
  This district modifies the underlying mixed use zoning district land uses, development standards, and development review procedures within the Dandini Regional Center Planning Area and is intended to maintain and enhance the Dandini Regional Center Area and promote compatible land uses in the immediate vicinity.

- **District-specific standards.**
  See Section 18.08.405.

(11) **Western Gateway Regional Center Planning Area Overlay District.**

- **Purpose.**
  This district modifies the underlying mixed use zoning district land uses, development standards, and development review procedures within the Western Gateway Regional Center Planning Area.

- **District-specific standards.**
  See Section 18.08.405.

(12) **MGOD Mortensen-Garson Overlay District.**

- **Purpose.**
  This district modifies the underlying base zoning land uses, development standards, and development review procedures within the Western Gateway Regional Center Plan and Mortensen-Garson Neighborhood Plan areas.

- **District-specific standards.**
  See Section 18.08.406 for Mortensen-Garson Overlay District standards applicable to both the Western Gateway Regional Center Plan and the Mortensen-Garson Neighborhood Plan areas.

(j) **TRANSIT CORRIDOR OVERLAY DISTRICTS.**

(1) **MSTC Mill Street Transit Corridor Overlay District.**

- **Purpose.**
  This district modifies the underlying mixed use land uses, development standards, and development review procedures within the Mill Street Transit Corridor Overlay District. The District is intended to maintain and enhance the Mill Street Transit Corridor area and promote compatible land uses in the immediate vicinity.

- **District-specific standards.**
  See Section 18.08.405.
(2) **RLM River Landing at Mill Planning Area Overlay District.**

a. **Purpose.**
This district modifies the underlying mixed use land uses, development standards, and development review procedures within the River at Mill Planning Area Overlay District of the Mill Street Transit Corridor Plan. This District is intended to maintain and enhance the River at Mill area and promote compatible land uses in the immediate vicinity.

b. **District-specific standards.**
See Section 18.08.405.

(3) **E4TC East 4th Street Transit Corridor Overlay District.**

a. **Purpose.**
This district modifies the underlying mixed use land uses, development standards, and development review procedures within the East 4th Street Transit Corridor Overlay District. This District is intended to maintain and enhance the East 4th Street area and promote compatible land uses in the immediate vicinity.

b. **District-specific standards.**
See Section 18.08.405.

(4) **NVTC North Virginia Street Transit Corridor Overlay District.**

a. **Purpose.**
This district modifies the underlying mixed use land uses, development standards, and development review procedures within the North Virginia Street Transit Corridor Overlay District. This District is intended to maintain and enhance the North Virginia Street area and promote compatible land uses in the immediate vicinity.

b. **District-specific standards.**
See Section 18.08.405.

(5) **Reserved.**

(6) **SVTC South Virginia Street Transit Corridor Overlay District.**

a. **Purpose.**
This district modifies the underlying mixed use land uses, development standards, and development review procedures within the South Virginia Street Transit Corridor Overlay District. This District is intended to maintain and enhance the South Virginia Street area and promote compatible land uses in the immediate vicinity.

b. **District-specific standards.**
See Section 18.08.405.
(7) **PLC Plumb Lane Crossing Planning Area Overlay District.**

a. **Purpose.**
   This district modifies the underlying mixed use land uses, development standards, and development review procedures within the Plumb Lane Crossing Planning Area Overlay District of the South Virginia Street Transit Corridor Plan. This District is intended to maintain and enhance the Plumb Lane Crossing area and promote compatible land uses in the immediate vicinity.

b. **District-specific standards.**
   See Section 18.08.405.

(8) **W4TC West 4th Street Transit Corridor Overlay District.**

a. **Purpose.**
   This district modifies the underlying mixed use land uses, development standards, and development review procedures within the West 4th Street Transit Corridor Overlay District. This District is intended to maintain and enhance the West 4th Street area and promote compatible land uses in the immediate vicinity.

b. **District-specific standards.**
   See Section 18.08.405.

(k) **NEIGHBORHOOD PLANNING AREA OVERLAY DISTRICTS.**

(1) **WUNP West University Neighborhood Planning Area Overlay District.**

a. **Purpose.**
   This district outlines the development standards that specifically apply to this neighborhood in addition to those set forth in the underlying zoning districts adopted for the designated location. These standards provide a detailed description of elements that create the desired development character.

b. **District-specific standards.**
   See Section 18.08.406.

(2) **PL Plumas Neighborhood Residential Core Planning Area Overlay District.**

a. **Purpose.**
   This district provides design standards for the Plumas Neighborhood Residential Core Area (See Figure 18.08-1). This zoning district is intended to preserve the residential character of the Plumas Neighborhood Residential Core Area through design standards for new development and additions to existing buildings.

b. **District-specific standards.**
   See Section 18.08.406.
FIGURE 18.08-1: PLUMAS NEIGHBORHOOD RESIDENTIAL CORE PLANNING AREA OVERLAY DISTRICT

CHAPTER 18.08 ZONING
ARTICLE I: OFFICIAL ZONING MAP AND ESTABLISHMENT OF ZONE DISTRICTS
Section 18.08.101. Establishment and Purpose of Base and Overlay Zoning Districts.
(k) Neighborhood Planning Area Overlay Districts.
(3) MQ McQueen Neighborhood Planning Area Overlay District.

a. **Purpose.**
   This district outlines the development standards that specifically apply to this neighborhood in addition to those set forth in the underlying zoning districts adopted for the designated location. These standards provide a detailed description of elements that create the desired development character.

b. **District-specific standards.**
   See Section 18.08.406.

(4) GF Greenfield Neighborhood Planning Area Overlay District.

a. **Purpose.**
   This district outlines the development standards that specifically apply to this neighborhood in addition to those set forth in the underlying zoning districts adopted for the designated location. These standards provide a detailed description of elements that create the desired development character.

b. **District-specific standards.**
   See Section 18.08.406.

(5) SE Southeast Neighborhood Planning Area Overlay District.

a. **Purpose.**
   This district outlines the development standards that specifically apply to this neighborhood in addition to those set forth in the underlying zoning districts. These standards provide a detailed description of elements that create the desired development character.

b. **District-specific standards.**
   See Section 18.08.406.

(6) Wells Avenue Neighborhood Planning Area Overlay District.

a. **Purpose.**
   This district outlines the development standards that specifically apply to the Wells Avenue Neighborhood Planning Area in addition to those set forth in the underlying zoning districts adopted for the designated location. These standards provide a detailed description of the elements and design criteria that create the desired development character.

b. **District-specific standards.**
   See Section 18.08.406.

(7) CCAN Country Club Acres Neighborhood Planning Area Overlay District.

a. **Purpose.**
   This district outlines the development standards that specifically apply to this neighborhood in addition to those set forth in the underlying zoning districts. These standards provide a detailed description of the elements that create the desired development character.

b. **District-specific standards.**
   See Section 18.08.406.
(8) **MGOD Mortensen-Garson Overlay District.**

a. **Purpose.**
   The purpose of the Mortensen-Garson Overlay District is to modify the underlying base zoning land uses, development standards, and development review procedures within the Western Gateway Regional Center Plan and Mortensen-Garson Neighborhood Plan areas.

b. **District-specific standards.**
   See Section 18.08.406.

(l) **RESERVED.**

Section 18.08.102. Adoption of Districts—Official Zoning Maps.

(a) **ZONING MAPS.**
   The established districts and boundaries are adopted as shown on the maps entitled "Zoning Maps," which are made a part of this chapter and title, together with all notations, references, data and other information, and all subsequent changes and amendments thereto. The Zoning Maps are located at the administrator's office.

(b) **ZONING MAP AMENDMENTS**
   Records of past ordinances amending the Zoning Maps are located at the administrator's office.

Section 18.08.103. Rules for Interpretation of Zoning District Boundaries.

(a) **INTERPRETATION OF DISTRICT BOUNDARIES.**
   Where uncertainty exists as to the boundaries of zoning districts, as shown, the following rules shall apply:

   (1) Boundaries are intended to parallel street lines or to follow lot or property lines as they exist at the time of passage of this chapter or amendments hereto, unless specifically shown otherwise.

   (2) Where a boundary follows a public street or alley, the centerline of the street shall be the boundary. If the street moves, the zoning boundary moves accordingly.

   (3) In the event of further uncertainty, the administrator shall determine the boundary location.
The administrator may make minor adjustments to the zoning district boundaries based on a final subdivision design provided a finding is made that such adjustment is not contrary to the original project approval and is in compliance with this title.
(b) ERRORS AND OMISSIONS.

(1) If a previously approved map amendment was not changed by error or oversight, the administrator shall make any changes necessary to comply with the approved map amendment.

(2) The administrator may make minor adjustments to district boundaries of a zoning map amendment case provided:
   a. The minor modification is made based on the filing of a final map which shows minor discrepancies with the legal description provided with the initial application for a zoning change;
   b. The intent of the original project is met; and
   c. The change does not have any effect on the character of the proposed zoning map amendment.

(c) VACATED RIGHTS-OF-WAY.

If a dedicated street or alley is abandoned, the zoning regulations applicable to abutting properties shall apply to the portion of the vacated right-of-way.

(d) ANNOTATING DISTRICT BOUNDARY CHANGES.

When a district change is approved by the city council, the zoning maps shall be amended. Each amendment shall incorporate a map clearly delineating the area affected and the zoning classification to which the area is changed. Each map shall be certified by the mayor, attested by the clerk, and a true copy attached to the zoning map.

(e) PROPERTY WITH MORE THAN ONE ZONING DESIGNATION.

Parcels with more than one zoning designation (on separate and discrete areas) are permitted. Land use and development shall be in conformance with the applicable zoning district for each portion of the parcel.

(Ord. No. 5189, § 1, 9-26-00)

Section 18.08.104. Effect of Districting.

(a) APPLICATION.

The provisions of this title governing the use of land, buildings and structures, the size of yards, height and bulk of buildings, density of population, and other provisions, are hereby declared to be in effect upon all land within the boundaries of each and every district herein established.

(b) CLASSIFICATION OF LAND USES.

The following shall prevail:

(1) The express enumeration in this chapter of a particular class of building or use in any district shall be determined a prohibition of such building or use in all other districts unless so specified.

(2) Uses not specifically included in any zoning district and not specifically excluded therefrom by this chapter may be included in that district, as determined by the administrator, if such uses are similar to and not more obnoxious than the uses specifically included, or if such uses are accessory to uses that are specifically included.
(c) **LOTS DIVIDED INTO SEPARATE OWNERSHIP.**
Where a lot is divided into separate ownerships and the area of either portion is such that the number and location of buildings thereon no longer conforms to the lot area requirements of the particular district, then in the determination of the permissive number and location of buildings of either portion, both parts shall be considered as one parcel only. Such restrictions shall be noted on the deed and shall be binding on subsequent purchasers.

(Ord. No. 5189, § 1, 9-26-00)

**Section 18.08.105. Classification of Annexed Land.**

Territory annexed to the city shall, upon the date of such annexation, be classified for the purposes of this chapter in accordance with the hierarchy established below:

(a) **MASTER PLAN DESIGNATIONS.**
The master plan land use that applies to the territory is:

1. The joint plan adopted as per NRS 278.02786;
2. In the absence of an adopted joint plan, the adopted planned unit development;
3. In the absence of an adopted planned unit development, the adopted specific plan;
4. In the absence of an adopted specific plan, the adopted regional center plan;
5. In the absence of an adopted regional center plan, the adopted transit corridor plan;
6. In the absence of an adopted transit corridor plan, the adopted neighborhood plan;
7. In the absence of an adopted neighborhood plan, the City of Reno Master Plan Land Use plan map;
8. In the absence of a City of Reno Master Plan Land Use designation, in accordance with Table 18.08-2A below.

(b) **ZONING DESIGNATIONS.**

1. Except as provided in subsection (2) below, the zoning designation that applies to the territory shall be assigned in accordance with Table 18.08-2A below.
2. When the City of Reno zoning that would be granted in accordance with Table 18.08-2A does not conform with the City of Reno Master Plan Land Use designation, the zoning that conforms to the Master Plan and most closely approximates the zoning that would be assigned in accordance with Table 18.08-2A will be granted.

<table>
<thead>
<tr>
<th>RENO MASTER PLAN LAND USE (1)</th>
<th>RENO ZONING (2)</th>
<th>WASHOE COUNTY COMPREHENSIVE PLAN DESIGNATION</th>
<th>WASHOE COUNTY ZONING DISTRICT (3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unincorporated Transition UT10</td>
<td>Low Density Rural</td>
<td>A-5, A-6</td>
<td></td>
</tr>
<tr>
<td>Unincorporated Transition UT5</td>
<td>Medium Density Rural</td>
<td>A-4, E-5</td>
<td></td>
</tr>
<tr>
<td>Land Use/Commercial</td>
<td>Designation</td>
<td>Zoning Districts</td>
<td></td>
</tr>
<tr>
<td>---------------------</td>
<td>-------------</td>
<td>-----------------</td>
<td></td>
</tr>
<tr>
<td>Urban Residential/Commercial</td>
<td>CC, AC (5)</td>
<td>General Commercial: C-1, C-2</td>
<td></td>
</tr>
<tr>
<td>Urban Residential/Commercial</td>
<td>NC</td>
<td>Neighborhood Commercial/Office: C-1, C-2</td>
<td></td>
</tr>
<tr>
<td>Tourist Commercial (6)</td>
<td>HC (6)</td>
<td>Tourist Commercial: R-H, TC, C-2</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>I</td>
<td>Industrial: M-1, ME, MS, MW, C-2</td>
<td></td>
</tr>
<tr>
<td>Public Facility</td>
<td>PF</td>
<td>Public/Semi-Public Facilities: A-R, L-R</td>
<td></td>
</tr>
<tr>
<td>Park/Recreation/Open Space</td>
<td>OS</td>
<td>Parks and Recreation: A-R, L-R</td>
<td></td>
</tr>
<tr>
<td>Special Planning Area</td>
<td>SPD (7)</td>
<td>Specific Plan Area: Any zone if included in an adopted specific plan.</td>
<td></td>
</tr>
<tr>
<td>MH</td>
<td>TR Overlay District</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
TABLE 18.08-2A: CITY OF RENO MASTER PLAN LAND USE AND ZONING BASED ON COUNTY PLAN OR ZONING

Notes to Table 18.08-2A:
(1) This column only applies to the classification of annexed land that does not already have a city master plan land use designation.
(2) This column only applies to the classification of annexed land that does not already have a city zoning designation.
(3) Washoe County zoning shall only be used for properties without a Washoe County Comprehensive Plan Designation.
(4) Where the existing land use is nonresidential, the zoning assigned will be NC.
(5) Parcels fronting on a major arterial as designated on the City of Reno Master Plan shall be zoned AC. Other parcels shall be zoned CC.
(6) Where neither a hotel nor casino has been approved on site (by virtue of a business license, building permit, or special use permit), the Master Plan land use designation shall be Urban Residential/Commercial and the zoning shall be CC.
(7) Individual zoning districts may be assigned at the time of annexation which are consistent with the uses adopted in the specific plan.

(Ord. No. 6171, § 7, 1-19-11; Ord. No. 6304, § 1, 8-28-13)

Section 18.08.106. Sphere of Influence.

(a) MASTER PLAN.
   For all territory in the sphere of influence where the adopted City of Reno Master Plan has a land use designated, that land use shall apply and the city shall exercise all authority conferred by NRS 278.010 to 278.630 inclusive.

(b) ZONING.

   (1) The city may adopt zoning map designations within the sphere of influence.
   (2) All lands within the Sphere of Influence shall be classified in accordance with the hierarchy established for annexation in Section 18.08.105. Where the City of Reno Master Plan allows for a range of densities, the density that most closely approximates Washoe County's land use plan or zoning (as applicable) within that range shall be utilized as the basis for assigning zoning.
   (3) For Sphere of Influence properties without zoning designations, development shall proceed in accordance with the zoning district that would be assigned upon annexation in accordance with Section 18.08.105 above.

(c) RESERVED.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5356, § 3, 7-9-02; Ord. No. 5755, § 2, 10-12-05; Ord. No. 5832, § 1, 5-24-06; Ord. No. 6171, § 8, 1-19-11; Ord. No. 6304, § 2, 8-28-13)
ARTICLE II: PERMITTED USES AND USE REGULATIONS

Section 18.08.201. Permitted Uses by Base Zone District.

(a) INTERPRETATION OF SUMMARY LAND USE TABLES.

Buildings, structures, and land shall be used only in accordance with the uses permitted in the following Summary Land Use Tables, subject to all other applicable requirements of this chapter and title.

(1) Organization of Uses and Interpretation of Table Cell Entries.

The Summary Land Use Tables in the following subsections set forth the principal, accessory, and temporary uses of land, buildings, and structures allowed in each of the base zone districts in the city, except as noted in subsection (b) below for the special purpose zoning districts. Specific uses are organized alphabetically under the following seven broad use categories:

- a. Residential;
- b. Commercial Sales and Services;
- c. Recreation, Entertainment, and Amusement;
- d. Lodging;
- e. Institutional, Public, and Community Service;
- f. Industrial, Manufacturing, Wholesale, Distribution, and Transportation; and
- g. Other.

The entry in each table cell indicates whether the use may be established in the particular zone district and what type of review procedure is applicable prior to establishment of the use. A blank square or cell shall mean that the use is not allowed in that zoning district as a principal, accessory, or temporary use. An entry in the cell indicates the use is allowed in the zoning district subject to compliance with all applicable regulations and with the specific type of review procedure, as indicated by one of the following abbreviations:
TABLE 18.08-3: SUMMARY LAND USE TABLE CELL ENTRIES

<table>
<thead>
<tr>
<th>SUMMARY LAND USE TABLE CELL ENTRY</th>
<th>MEANING OF SUMMARY LAND USE TABLE CELL ENTRY</th>
</tr>
</thead>
</table>
| “P”                               | • The use is permitted as a principal use in the zoning district by right, and is not subject to a discretionary review procedure.  
• The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title. |
| “SUP”                             | • The use is permitted in that zoning district only after first obtaining a special use permit (SUP) according to the procedures and criteria set forth in Section 18.06.405.  
• The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.  
• Any specific regulations referenced in the summary use tables are the minimum conditions for approval of a special use permit for the subject use. Additional conditions may also be required during the public hearing process to ensure compatibility of that use in relation to surrounding uses and the pattern of development, and as needed to make the findings in Section 18.06.405.  
• Uses subject to special use permits that do not have additional regulations referenced in the summary use tables may have conditions placed on the proposed use during the public hearing process to ensure compatibility of the use in relation to surrounding uses and the pattern of development, and as needed to make the findings in Section 18.06.405. |
| “SPR”                             | • The use is permitted in the zoning district only after first obtaining administrative approval of a site plan review as set forth in Section 18.06.407.  
• The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title. |
| “A”                               | • The use is permitted as an accessory use to a primary use allowed in the zoning district.  
• Establishment of the specific accessory use listed in the table does not necessarily exclude other land uses that are generally considered accessory to the primary use.  
• The accessory use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, with the accessory use and structure standards stated in Section 18.08.203 of this chapter, and with all general development and design standards applicable to such accessory use and/or zone district as set forth in this chapter and title. |
| Blank Cell                        | • The use is prohibited in the zoning district. |
(2) **Additional regulations and references.**

a. **General.**
All allowed uses, whether permitted by-right, conditionally, or by special use permit or site plan review, are subject to all applicable zoning, development, and design standards in this chapter and title.

b. **Base zoning district regulations.**
Land uses shown in the Summary Land Use Tables may be subject to specific regulations and limitations established in the applicable base zoning district. District-specific use and development regulations are found in Article III (District-Specific Standards - Base Zoning Districts) and Article IV (District-Specific Standards - Overlay Zoning Districts).

c. **Overlay zoning district regulations.**
Land uses shown in the Summary Land Use Tables as allowed in a particular base zoning district may be limited by application of an overlay zoning district. Applicants and property owners should refer to the city’s official Zoning Maps and Article IV (District-Specific Standards - Overlay Zoning Districts) below, for applicable overlay zoning provisions.

d. **Use-specific regulations.**
Allowed uses may also be subject to specific use regulations, as referenced in the "Additional Regulations" column of the Summary Land Use Tables. These additional use-specific regulations are found in Sections 18.08.202, 18.08.203, and 18.08.204 immediately following the use tables, and apply in all zoning districts unless otherwise expressly stated.

(3) **Additional thresholds for special use permit review.**

a. **Additional special use permit review thresholds.**
In addition to the establishment of "special use permit" uses in certain zoning districts as indicated by a “SUP" entry in the Summary Land Use Tables, approval of a special use permit is required for certain categories of uses and development activity, regardless of zoning district, as specified in the applicability and exemption provisions of Section 18.06.405 (Special Use Permit). For example, development of commercial uses in a nonresidential zoning district may trigger special use permit review if located adjacent to residentially zoned property.

(4) **Similar and prohibited uses.**

a. The uses permitted in this section are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this section and in the summary use tables below are prohibited. However, additional new and unlisted uses may be permitted by the administrator if it is found that the use is similar to other uses listed and allowed in the same zoning district.
b. When considering requests for a new land use, the administrator shall consider the potential effects of the use on adjacent properties in terms of requirements for services, visual impact, traffic generation, parking, the extent to which the use is consistent with other uses allowed in the district, and other issues the administrator deems appropriate.

(b) USES ALLOWED IN SPECIAL PURPOSE ZONING DISTRICTS.
The Summary Land Use Tables in subsections (c) and (d) below do not include the following special purpose base zoning districts:
(1) Unincorporated Transition (UT) Districts;
(2) PUD Planned Unit Development; and
(3) SPD Specific Plan District.
Uses allowed in the special purpose districts are stated in Section 18.08.302 of this chapter.

(c) SUMMARY LAND USE TABLE FOR RESIDENTIAL BASE ZONE DISTRICTS.

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>SPR = SITE PLAN REVIEW REQUIRED</td>
</tr>
<tr>
<td></td>
<td>SUP = SPECIAL USE PERMIT REQUIRED</td>
</tr>
<tr>
<td></td>
<td>A = Permitted as an Accessory Use</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RESIDENTIAL BASE ZONING DISTRICTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>LLR</td>
</tr>
<tr>
<td>LLR</td>
</tr>
<tr>
<td>SF15</td>
</tr>
<tr>
<td>SF9</td>
</tr>
<tr>
<td>SF6</td>
</tr>
<tr>
<td>SF4</td>
</tr>
<tr>
<td>MF14</td>
</tr>
<tr>
<td>MF21</td>
</tr>
<tr>
<td>MF30</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADDITIONAL USE REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Apply in All Districts Unless Otherwise Noted)</td>
</tr>
</tbody>
</table>

**PRINCIPAL USES**
See Section 18.08.202 (Additional Regulations for Principal Uses)

<table>
<thead>
<tr>
<th>RESIDENTIAL USE</th>
<th>P</th>
<th>SUP</th>
<th>SUP</th>
<th>SUP</th>
<th>SUP</th>
<th>SUP</th>
<th>SUP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boarding or Rooming House</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cluster Development</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Congregate Care Facility</td>
<td></td>
<td></td>
<td>P/SPR/SPR</td>
<td>P/SPR/SPR</td>
<td>P/SPR/SPR</td>
<td>P/SPR/SPR</td>
<td></td>
</tr>
<tr>
<td>Convent or Monastery</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fraternity or Sorority House</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Group Home</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hospice</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Manufactured Home</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

§18.08.202(a)(1)
§18.08.202(a)(2)
§18.08.202(a)(3)
§18.08.202(a)(4)
§18.08.202(a)(5)
§18.08.202(a)(6)
## TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>LLR 1</th>
<th>LLR .5</th>
<th>SF15</th>
<th>SF9</th>
<th>SF6</th>
<th>SF4</th>
<th>MF 14</th>
<th>MF 21</th>
<th>MF 30</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL BASE ZONING DISTRICTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ADDITIONAL USE REGULATIONS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Apply in All Districts Unless Otherwise Noted)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### PRINCIPAL USES

See Section 18.08.202 (Additional Regulations for Principal Uses)

#### RESIDENTIAL

- **Mobile Home Park**
  - SUP SUP SUP
  - $§18.08.202(a)(7).$

- **Mobile Home Subdivision**
  - P P P P P P P P P P
  - $§18.08.202(a)(7).$

- **Multi-Family**
  - SUP SUP P/ SPR/ SUP P/ SPR/ SUP P/ SPR/ SUP
  - $§18.08.202(a)(8).$
  - All Districts: Parcel/subdivision plat required for condominium conversions. MF14, MF21, MF30: SPR required if more than 4 and less than 50 units; SUP required if 50 or more units.

- **Nursing Home/Assisted Living Facility**
  - SUP SUP SUP
  - $§18.08.202(a)(9).$

- **Private Dorm**
  - P/ SPR/ SUP P/ SPR/ SUP
  - $§18.08.202(a)(11).$ MF21, MF30: SPR review required if more than 4 and less than 50 units; SUP required if 50 or more units.

- **Single-Family, Attached/Condominium Townhouse**
  - P/ SPR/ SUP P/ SPR/ SUP P/ SPR/ SUP P/ SPR/ SUP P/ SPR/ SUP P/ SPR/ SUP
  - $§18.08.202(a)(10).$ All Districts: SPR required if more than 4 units and less than the SUP review threshold. SF6, SF9, SF4, MF14, MF21, MF30: SUP required if 50 or more units.

- **Single-Family, Detached**
  - P P P P P P P P P P

- **Single-Family, Zero Lot Line**
  - P P P P P P P P P P
## TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT REQUIRED</th>
<th>A = Permitted as an Accessory Use</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL BASE ZONING DISTRICTS</strong></td>
<td>LLR 2.5</td>
<td>LLR 1</td>
<td>LLR .5</td>
<td>SF15</td>
<td>SF9</td>
</tr>
<tr>
<td><strong>PRINCIPAL USES</strong></td>
<td>See Section 18.08.202 (Additional Regulations for Principal Uses)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Room Occupancy</td>
<td>P/</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ADDITIONAL USE REGULATIONS**

- **$18.08.202(a)(11).**
- **$18.08.202(b)(2).**
- **$18.08.202(b)(7).**
- **$18.08.202(b)(9).**
## TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>LLR 2.5</th>
<th>LLR 1</th>
<th>LLR .5</th>
<th>SF15</th>
<th>SF9</th>
<th>SF6</th>
<th>SF4</th>
<th>MF 14</th>
<th>MF 21</th>
<th>MF 30</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PERMITTED USE REGULATIONS</strong></td>
<td>P = PERMITTED BY-RIGHT</td>
<td>SPR = SITE PLAN REVIEW REQUIRED</td>
<td>SUP = SPECIAL USE PERMIT REQUIRED</td>
<td>A = Permitted as an Accessory Use</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ADDITIONAL USE REGULATIONS</strong></td>
<td>P = PERMITTED BY-RIGHT</td>
<td>SPR = SITE PLAN REVIEW REQUIRED</td>
<td>SUP = SPECIAL USE PERMIT REQUIRED</td>
<td>A = Permitted as an Accessory Use</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RESIDENTIAL BASE ZONING DISTRICTS</strong></td>
<td><strong>PRINCIPAL USES</strong></td>
<td><strong>ADDITIONAL USE REGULATIONS</strong></td>
<td><strong>PERMITTED USES</strong></td>
<td><strong>ADDITONAL USE REGULATIONS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### COMMERCIAL SALES AND SERVICES

- **Drive-through Facility**
- **Financial Institution**
  - **P** §18.08.202(b)(12).
- **General Personal Service**
  - **P** §18.08.202(b)(14).
- **General Retail Store or Commercial Use Other than Listed**
  - **P** §18.08.202(b)(15).
- **Laundry, Drop-off/Pickup**
  - **P** §18.08.202(b)(18).
- **Laundry, Self Service**
  - **P** §18.08.202(b)(19).
- **Office, Other Than Listed**
  - **P** §18.08.202(b)(20).
- **Restaurant with Alcohol Service**
- **Restaurant without Alcohol Service**
- **TV Broadcasting & Other Communication Service**
  - **P** §18.08.202(b)(26).
TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SUP = SPECIAL USE PERMIT REQUIRED</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>LLR 2.5</td>
<td>LLR 1</td>
<td></td>
</tr>
<tr>
<td>PRINCIPAL USES</td>
<td>LLR .5</td>
<td>LLR 1</td>
<td></td>
</tr>
<tr>
<td>RECREATION, ENTERTAINMENT, AND AMUSEMENT</td>
<td>SF15</td>
<td>SF9</td>
<td>SF6</td>
</tr>
<tr>
<td>Community Center, Private</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Country Club, Private</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Fitness Center</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Private Club, Lodge or Fraternal Organization</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Public Park or Recreation Area</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Stable (Commercial) or; Riding Academy</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Stable (Private)</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>LODGING</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed &amp; Breakfast Inn</td>
<td>SPR</td>
<td>SPR</td>
<td></td>
</tr>
<tr>
<td>Recreational Vehicle Park</td>
<td>SUP</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

§18.08.202(c)(1).
§18.08.202(c)(4).
§18.08.202(d)(1).
§18.08.202(d)(5).
<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT REQUIRED</th>
<th>A = Permitted as an Accessory Use</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>LLR 2.5</td>
<td>LLR .5</td>
<td>SF15 SF9 SF6 SF4 MF14 MF21 MF30</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RESIDENTIAL BASE ZONING DISTRICTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PRINCIPAL USES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cemetery/ Mausoleum</td>
<td>SUP SUP SUP</td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(e)(2)</td>
</tr>
<tr>
<td>Church/House of Worship</td>
<td>SUP SUP SUP SUP SUP SUP SUP SUP SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Communication Facility, Equipment Only</td>
<td>SPR SPR SPR SPR SPR SPR SPR SPR SPR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric Generating Plant</td>
<td>SUP SUP SUP SUP SUP SUP SUP SUP SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric Utility Substation</td>
<td>SPR SPR SPR SPR SPR SPR SPR SPR SPR SPR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Library, Art Gallery or Museum</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Transit or School Bus Shelter</td>
<td>P P P P P P P P P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School, Primary (Public or Private)</td>
<td>SPR SPR SPR SPR SPR SPR SPR SPR SPR SPR</td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(e)(8)</td>
</tr>
<tr>
<td>School, Secondary (Public or Private)</td>
<td>SPR SPR SPR SPR SPR SPR SPR SPR SPR SPR</td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(e)(9)</td>
</tr>
<tr>
<td>Transitional Living Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Box/Well House, Back-up Generator, Pumping or Booster Station</td>
<td>P P P P P P P P P</td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(e)(14)</td>
</tr>
<tr>
<td>Utility Installation, Other than Listed</td>
<td>SPR SPR SPR SPR SPR SPR SPR SPR SPR SPR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities, Major</td>
<td>SUP SUP SUP SUP SUP SUP SUP SUP SUP SUP SUP</td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(e)(13)</td>
</tr>
<tr>
<td><strong>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asphalt or Concrete Batch Plant</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mini-warehouse</td>
<td>SUP SUP SUP SUP SUP SUP SUP SUP SUP SUP SUP</td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(f)(8)</td>
</tr>
</tbody>
</table>
### TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT REQUIRED</th>
<th>A = Permitted as an Accessory Use</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>LLR 2.5</td>
<td>LLR 1</td>
<td>LLR .5</td>
<td>SF15</td>
<td>SF9</td>
</tr>
<tr>
<td>PRINCIPAL USES</td>
<td>RESIDENTIAL BASE ZONING DISTRICTS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OTHER PRINCIPAL USES</td>
<td>§18.08.202(g)(1).</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farm (No Commercial Slaughtering)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§18.08.202(g)(1).</td>
<td></td>
</tr>
<tr>
<td>Poultry &amp; Hog Farm</td>
<td>SUP</td>
<td>SUP</td>
<td>§18.08.202(g)(1).</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ACCESSORY USES

See Section 18.08.203 (Standards for Accessory Uses and Structures)

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT REQUIRED</th>
<th>A = Permitted as an Accessory Use</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>LLR 2.5</td>
<td>LLR 1</td>
<td>LLR .5</td>
<td>SF15</td>
<td>SF9</td>
</tr>
<tr>
<td>Accesory Dwelling Unit (ADU)</td>
<td></td>
<td></td>
<td></td>
<td>§18.08.203(e)(1).</td>
<td></td>
</tr>
<tr>
<td>Caretaker Quarters</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>§18.08.203(e)(1). Accessory to a principal multi-family or non-residential use only.</td>
<td></td>
</tr>
<tr>
<td>Child Care, In Home (1—6 Children)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Child Care Center</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>§18.08.202(b)(7).</td>
</tr>
<tr>
<td>Community Center, Private</td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive-through Facility</td>
<td></td>
<td></td>
<td></td>
<td>§18.08.203(e)(1).</td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>LLR 2.5</th>
<th>LLR 1</th>
<th>LLR .5</th>
<th>SF15</th>
<th>SF9</th>
<th>SF6</th>
<th>SF4</th>
<th>MF 14</th>
<th>MF 21</th>
<th>MF 30</th>
</tr>
</thead>
<tbody>
<tr>
<td>P = PERMITTED BY-RIGHT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SPR = SITE PLAN REVIEW REQUIRED</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SUP = SPECIAL USE PERMIT REQUIRED</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A = Permitted as an Accessory Use</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ADDITIONAL USE REGULATIONS**
(Apply in All Districts Unless Otherwise Noted)

### ACCESSORY USES

See Section 18.08.203 (Standards for Accessory Uses and Structures)

<table>
<thead>
<tr>
<th>Use Description</th>
<th>LLR 2.5</th>
<th>LLR 1</th>
<th>LLR .5</th>
<th>SF15</th>
<th>SF9</th>
<th>SF6</th>
<th>SF4</th>
<th>MF 14</th>
<th>MF 21</th>
<th>MF 30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Guest Quarters or Guest House</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Satellite Dish</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Sidewalk Cafés</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stable (Private)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Utilities, Alternative Systems</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

§18.08.203(e)(1). Accessory only to a principal single-family detached dwelling unit.

§18.08.203(e)(3).

§18.08.203(e)(4).

§18.08.203(e)(4).

§18.08.203(e)(4).

§18.08.203(e)(6).

### TEMPORARY USES

See Section 18.08.204 (Standards for Temporary Uses and Structures)

<table>
<thead>
<tr>
<th>Use Description</th>
<th>LLR 2.5</th>
<th>LLR 1</th>
<th>LLR .5</th>
<th>SF15</th>
<th>SF9</th>
<th>SF6</th>
<th>SF4</th>
<th>MF 14</th>
<th>MF 21</th>
<th>MF 30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Sales</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary Asphalt or Concrete Batch Plant</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Temporary Construction Structures</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary Real Estate Sales Office</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary Stockpiling</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary Urban Farm</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
</tr>
</tbody>
</table>

§18.08.204(d)(1).

§ 18.08.204(d)(2).

§18.08.204(d)(5).

§18.08.204(d)(6).

§18.08.204(d)(8).

§18.08.204(d)(9).
## (d) SUMMARY USE TABLE FOR NONRESIDENTIAL BASE ZONE DISTRICTS.

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONRESIDENTIAL BASE ZONING DISTRICTS</td>
<td>OS</td>
<td>PO</td>
<td>GO</td>
<td>PF</td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boarding or Rooming House</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Congregate Care Facility</td>
<td>P/ SUP</td>
<td>P/ SUP</td>
<td>P/ SUP</td>
<td>§18.08.202(a)(2). NC, AC, CC: SUP required if 100 or more units; SUP required if 200 or more beds in a dormitory style project.</td>
</tr>
<tr>
<td>Convent or Monastery</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fraternity or Sorority House</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hospice</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Manufactured Home</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-Family</td>
<td>P/ SPR</td>
<td>P/ SPR</td>
<td>P/ SPR</td>
<td>§18.08.202(a)(7). All Districts: Parcel/subdivision plat required for condominium conversions. NC, AC, CC: SPR required if more than 4 units.</td>
</tr>
<tr>
<td>Nursing Home/ Assisted Living Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Dorm</td>
<td>P/ SPR/ SUP</td>
<td>P/ SPR/ SUP</td>
<td>P/ SPR/ SUP</td>
<td>§18.08.202(a)(10). PF: SPR required if more than 4 and less than 50 rooms; SUP required if 50 or more rooms.</td>
</tr>
</tbody>
</table>
### TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS</td>
<td>PO</td>
<td>GO</td>
<td>PF</td>
<td>NC</td>
<td>AC</td>
</tr>
</tbody>
</table>

**Residential**

See Section 18.08.202 (Additional Regulations for Principal Uses)

<table>
<thead>
<tr>
<th>Single-Family, Attached/Condominium Townhouse</th>
<th>P/SPR/SUP</th>
<th>P/SPR/SUP</th>
<th>P/SPR/SUP</th>
<th>P/SPR/SUP</th>
<th>P/SPR/SUP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family, Detached</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-Family, Zero Lot Line</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. PO, PF, NC: SUP required if 20 or more units. AC, CC: SUP required if 100 or more units.

§18.08.202(a)(10). PF, AC, CC: SPR required if more than 4 and SUP not required. PF: SUP required if 50 or more units. AC, CC: SUP required if 100 or more units.

OS: Minimum lot size shall be 50 acres.

(Ord. No. 5762, § 1, 11-18-05)
## TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS, PO, GO, PF, NC, AC, CC, HC</td>
<td>I</td>
<td>IC</td>
<td>IB</td>
<td></td>
<td></td>
</tr>
<tr>
<td>COMMERCIAL SALES AND SERVICES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult Business</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>§18.08.202(b)(1).</td>
</tr>
<tr>
<td>Animal Clinic, Shelter, Hospital or Boarding/ Kennel</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Antique/ Collectible Store</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Astrologer, Hypnotist or Psychic Art &amp; Science</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auto Repair Garage and Paint and Body Shop</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Automobile &amp; Truck Sales and Mobile Home, RV, Boat &amp; Trailer Sales or Rental</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>I: §18.08.301(d).</td>
</tr>
<tr>
<td>Automobile Rental</td>
<td>SUP</td>
<td>P</td>
<td></td>
<td></td>
<td>§18.08.202(b)(4)</td>
</tr>
<tr>
<td>Bakery, Retail</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NC: §18.08.202(b)(5).</td>
</tr>
<tr>
<td>Bar</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Barber/ Beauty Shop</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Building &amp; Landscape Material/ Lumber Yard</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>CC, I, IC: §18.08.202(b)(6).</td>
</tr>
<tr>
<td>Call Center</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Car Wash</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Child Care Center</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>
## TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>NC: §18.08.202(b)(8).</td>
</tr>
<tr>
<td>PO</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GO</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IB</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)

**COMMERCIAL SALES AND SERVICES**

<table>
<thead>
<tr>
<th>Cleaners, Commercial</th>
<th>P</th>
<th>P</th>
<th>P</th>
<th>P</th>
<th>P</th>
<th>NC: §18.08.202(b)(8).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience Store</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>PO: §18.08.202(b)(9).</td>
</tr>
<tr>
<td>Copy Center</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Drive-through Facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§18.08.202(b)(11).</td>
</tr>
<tr>
<td>Escort Service/ Outcall</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial Institution</td>
<td>SUP</td>
<td>P</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>General Personal Service</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>General Retail Store or</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Use Other than</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Listed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**CHAPTER 18.08 ZONING**

**ARTICLE II: PERMITTED USES AND USE REGULATIONS**

Section 18.08.201. Permitted Uses by Base Zone District.

(d) Summary Use Table for Nonresidential Base Zone Districts.
<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>NONRESIDENTIAL BASE ZONING DISTRICTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>P = PERMITTED BY-RIGHT</td>
<td></td>
</tr>
<tr>
<td>SPR = SITE PLAN REVIEW REQUIRED</td>
<td></td>
</tr>
<tr>
<td>SUP = SPECIAL USE PERMIT</td>
<td></td>
</tr>
<tr>
<td>A = PERMITTED AS ACCESSORY USE</td>
<td></td>
</tr>
<tr>
<td>ADDITIONAL USE REGULATIONS</td>
<td></td>
</tr>
<tr>
<td>(Apply in All Zone Districts Unless Otherwise Noted)</td>
<td></td>
</tr>
</tbody>
</table>

### PRINCIPAL USES
See Section 18.08.202 (Additional Regulations for Principal Uses)

#### COMMERCIAL SALES AND SERVICES

<table>
<thead>
<tr>
<th>Use</th>
<th>OS</th>
<th>PO</th>
<th>GO</th>
<th>PF</th>
<th>NC</th>
<th>AC</th>
<th>CC</th>
<th>HC</th>
<th>I</th>
<th>IC</th>
<th>IB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laboratory</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laundry, Drop-off/ Pickup</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laundry, Self Service</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marijuana Lounge</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Facility, Day Use Only</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Office, Other Than Listed</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Open Lot Parking</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Pawn Shop</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Pet Store</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Plant Nursery/ Garden Supply</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Recording Studio</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant with Alcohol Service</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant without Alcohol Service</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Retail Marijuana Store</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

§18.08.202(b)(17). SUP required if use meets “Group H” occupancy (as defined in the building code in effect in the city) or if more than 4,000 sq. ft.

GO, NC: §18.08.202(b)(18).

§18.08.202(b)(20)c.

§18.08.202(b)(21).

§18.08.202(b)(22).

NC, AC, CC: §18.08.202(b)(23).

AC, CC, I, IB, IC: §18.08.202(b)(24).
## TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONRESIDENTIAL BASE ZONING DISTRICTS</td>
<td>OS</td>
<td>PO</td>
<td>GO</td>
<td>PF</td>
<td>NC</td>
</tr>
<tr>
<td>PRINCIPAL USES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>See Section 18.08.202 (Additional Regulations for Principal Uses)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>COMMERCIAL SALES AND SERVICES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sale of Low Volume Bulky Goods</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Gas Station</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Tattoo Parlor, Body Painting, &amp; Similar Uses</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>TV Broadcasting &amp; Other Communication Service</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Wedding Chapel</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NONRESIDENTIAL BASE ZONING DISTRICTS</strong></td>
<td>OS</td>
<td>PO</td>
<td>GO</td>
<td>PF</td>
<td>NC</td>
</tr>
<tr>
<td>RECREATION, ENTERTAINMENT, AND AMUSEMENT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Casino (see Hotel with Nonrestricted Gaming Operation)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Amusement/Recreation (Outside)</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Commercial Amusement/Recreation (Inside) other than listed</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Country Club, Private</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fitness Center</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Gun Range (Indoor)</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Night Club</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Pool or Billiard Parlor</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Club, Lodge or Fraternal Organization</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Public Park or Recreation Area</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Sports Arena, Stadium, or Track</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Stable (Commercial) or Riding Academy</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NC: §18.08.302(c).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CC, HC: §18.08.202(c)(3).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONRESIDENTIAL BASE ZONING DISTRICTS</td>
<td>OS</td>
<td>PO</td>
<td>GO</td>
<td>PF</td>
<td>NC</td>
</tr>
<tr>
<td>PRINCIPAL USES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RECREATION, ENTERTAINMENT, AND AMUSEMENT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Theater (No Drive-in)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SPR</td>
<td>SPR</td>
</tr>
<tr>
<td>Video Arcades</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LODGING</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed &amp; Breakfast Inn</td>
<td>SPR</td>
<td>SPR</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hotel with Nonrestricted Gaming Operation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel (Without Nonrestricted Gaming Operation)</td>
<td></td>
<td></td>
<td>P</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Hotel-Condominium</td>
<td></td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motel</td>
<td>P/ SPR</td>
<td>SPR/ SUP</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motel with Nonrestricted Gaming Operation</td>
<td></td>
<td></td>
<td>SUP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreational Vehicle Park</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Table 18.08-5: Uses Permitted in Nonresidential Base Zoning Districts

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>NONRESIDENTIAL BASE ZONING DISTRICTS</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>OS</td>
<td>PO</td>
<td>GO</td>
<td>PF</td>
<td>NC</td>
<td>AC</td>
</tr>
<tr>
<td><strong>Blood Plasma Donor Center</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td><strong>Cemetery/Mausoleum</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Church/House of Worship</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
</tr>
<tr>
<td><strong>College, University, or Seminary</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td><strong>Communication Facility, Equipment Only</strong></td>
<td>SUP</td>
<td>P</td>
<td>SPR</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td><strong>Electric Generating Plant</strong></td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td><strong>Electric Utility Substation</strong></td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td><strong>Funeral Parlor</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td><strong>Government Facility</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td><strong>Hospital, Acute &amp; Overnight Care</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td><strong>Library, Art Gallery or Museum</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td><strong>Post Office</strong></td>
<td>SPR</td>
<td>SPR</td>
<td>P</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
</tr>
</tbody>
</table>
### TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONRESIDENTIAL BASE ZONING DISTRICTS</td>
<td>OS</td>
<td>PO</td>
<td>GO</td>
<td>PF</td>
<td>NC</td>
</tr>
</tbody>
</table>

#### PRINCIPAL USES

**INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE**

- **Prison/ Custodial Institution**: SUP
- **Public Meal Provider/ Homeless Services**: SUP
- **Public Transit or School Bus Shelter**: P P P P P P P P P P P
- **School, Primary (Public or Private)**: P
- **School, Secondary (Public or Private)**: P SPR SPR
- **School, Non-Traditional, Secondary (Public or Private)**: P
- **School, Vocational/ Trade**: P A P P P P P P
- **Transitional Living Facility**: P SUP
- **Utility Box/Well House, Back-up Generator, Pumping or Booster Station**: P P P P P P P P P P
- **Utility Installation, Other than Listed**: SPR SPR SPR SPR SPR SPR SPR SPR SPR SPR

---

§18.08.202(e)(7).

§18.08.202(e)(8).

§18.08.202(e)(9).

§18.08.202(e)(10).

GO, AC, CC: §18.08.202(e)(11).

§ 18.08.202(e)(12).

§18.08.202(e)(13).
TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS PO GO PF NC AC CC HC I IC IB</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PRINCIPAL USES
See Section 18.08.202 (Additional Regulations for Principal Uses)

<table>
<thead>
<tr>
<th>INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE</th>
<th>SUP</th>
<th>SUP</th>
<th>SUP</th>
<th>SUP</th>
<th>SUP</th>
<th>SUP</th>
<th>SUP</th>
<th>SUP</th>
<th>SUP</th>
<th>SUP</th>
<th>§18.08.202(e)(12).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities, Major</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Ord. No. 5762, § 1, 11-18-05; Ord. No. 6500, § 1, 2-13-19)
### TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONRESIDENTIAL BASE ZONING DISTRICTS</td>
<td>OS</td>
<td>PO</td>
<td>GO</td>
<td>PF</td>
<td>NC</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Principal Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asphalt or Concrete Batch Plant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Animal &amp; Animal Byproduct Processing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bus or other Transportation Terminal</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Chemical Processing and/or Manufacture</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Collection Station</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Crematorium</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Food Processing/ Wholesale Bakery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hazardous Waste/ Facilities that manufacture, process, transfer or store explosives or hazardous substances per NRS 278.147</td>
<td>P/ SUP</td>
<td>P/ SUP</td>
<td>P/ SUP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heavy Machinery &amp; Equipment (Rental, Sales &amp; Service)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Helipad</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

**Additional Notes:**
- §18.08.202(f)(1).
- CC, IC: §18.08.202(f)(2).
- NC, AC, CC: §18.08.202(f)(3).
- § 18.08.202(f)(4)
- §18.08.202(f)(5). See 18.06.405(j) for SUP reqs for NRS 278.147 uses
- §18.08.202(f)(7).
### TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS</td>
<td>PO</td>
<td>GO</td>
<td>PF</td>
<td>NC</td>
<td>AC</td>
</tr>
</tbody>
</table>

**INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION**

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor Manufacturing, Processing, Assembly or Fabrication</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>GO: §18.08.202(f)(8).</td>
</tr>
<tr>
<td>Maintenance, Repair or Renovation Business</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>AC: §18.08.202(f)(9).</td>
<td></td>
</tr>
<tr>
<td>Marijuana Cultivation Facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§ 18.08.202(f)(10).</td>
<td></td>
</tr>
<tr>
<td>Medical marijuana cultivation facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§18.08.202(f)(13).</td>
</tr>
<tr>
<td>Medical marijuana independent testing laboratory</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§18.08.202(f)(14).</td>
</tr>
<tr>
<td>Medical marijuana production facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§18.08.202(f)(15).</td>
</tr>
</tbody>
</table>
### TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/Specific Use Type</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NONRESIDENTIAL BASE ZONING DISTRICTS</td>
</tr>
<tr>
<td>OS PO GO PF NC AC CC HC I IC IB</td>
<td></td>
</tr>
<tr>
<td><strong>PRINCIPAL USES</strong></td>
<td></td>
</tr>
<tr>
<td>See Section 18.08.202 (Additional Regulations for Principal Uses)</td>
<td></td>
</tr>
<tr>
<td><strong>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</strong></td>
<td></td>
</tr>
<tr>
<td>Outdoor Manufacturing, Processing, Assembly or Fabrication</td>
<td>SUP SUP</td>
</tr>
<tr>
<td>Outdoor Storage</td>
<td>P P SUP I, IC, IB: § 18.08.202(f)(17).</td>
</tr>
<tr>
<td>Printing &amp; Publishing</td>
<td>P P P</td>
</tr>
<tr>
<td>Railroad Yard or Shop</td>
<td>P P § 18.08.202(f)(18).</td>
</tr>
<tr>
<td>Rental Store, w/Outdoor storage; Truck Rental</td>
<td>SUP SUP P</td>
</tr>
<tr>
<td>Salvage or Reclamation of Products (Indoors)</td>
<td>P P</td>
</tr>
<tr>
<td>Septic Tank Services</td>
<td>SUP</td>
</tr>
<tr>
<td>Showroom</td>
<td>P P P P</td>
</tr>
<tr>
<td>Taxidermist</td>
<td>P P P P</td>
</tr>
<tr>
<td>Towing &amp; Impound Yard</td>
<td>P P § 18.08.202(f)(19).</td>
</tr>
<tr>
<td>Transfer Station</td>
<td>P § 18.08.202(f)(20).</td>
</tr>
<tr>
<td>Truck Stop/Travel Plaza</td>
<td>SUP SUP § 18.08.202(f)(21).</td>
</tr>
<tr>
<td>Truck Terminal</td>
<td>SUP SUP</td>
</tr>
<tr>
<td>Warehouse/Distribution Center</td>
<td>SUP P/SPR DRRC/WELLS: SPR if over 20,000 sq. ft. Maximum warehouse building area is 70,000 sq. ft.</td>
</tr>
<tr>
<td>Welding Repair</td>
<td>P P § 18.08.202(f)(22).</td>
</tr>
</tbody>
</table>
### TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS</td>
<td>OS</td>
<td>OS</td>
<td>OS</td>
<td>OS</td>
<td>OS: §18.08.202(g)(1).</td>
</tr>
<tr>
<td>PO</td>
<td>PO</td>
<td>PO</td>
<td>PO</td>
<td>PO</td>
<td>PO: §18.08.202(g)(1).</td>
</tr>
<tr>
<td>GO</td>
<td>GO</td>
<td>GO</td>
<td>GO</td>
<td>GO</td>
<td>GO: §18.08.202(g)(1).</td>
</tr>
<tr>
<td>PF</td>
<td>PF</td>
<td>PF</td>
<td>PF</td>
<td>PF</td>
<td>PF: §18.08.202(g)(1).</td>
</tr>
<tr>
<td>NC</td>
<td>NC</td>
<td>NC</td>
<td>NC</td>
<td>NC</td>
<td>NC: §18.08.202(g)(1).</td>
</tr>
<tr>
<td>AC</td>
<td>AC</td>
<td>AC</td>
<td>AC</td>
<td>AC</td>
<td>AC: §18.08.202(g)(1).</td>
</tr>
<tr>
<td>CC</td>
<td>CC</td>
<td>CC</td>
<td>CC</td>
<td>CC</td>
<td>CC: §18.08.202(g)(1).</td>
</tr>
<tr>
<td>HC</td>
<td>HC</td>
<td>HC</td>
<td>HC</td>
<td>HC</td>
<td>HC: §18.08.202(g)(1).</td>
</tr>
<tr>
<td>I</td>
<td>I</td>
<td>I</td>
<td>I</td>
<td>I</td>
<td>I: §18.08.202(g)(1).</td>
</tr>
<tr>
<td>IC</td>
<td>IC</td>
<td>IC</td>
<td>IC</td>
<td>IC</td>
<td>IC: §18.08.202(g)(1).</td>
</tr>
<tr>
<td>IB</td>
<td>IB</td>
<td>IB</td>
<td>IB</td>
<td>IB</td>
<td>IB: §18.08.202(g)(1).</td>
</tr>
</tbody>
</table>

#### PRINCIPAL USES

See Section 18.08.202 (Additional Regulations for Principal Uses)

**INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION**

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesale of products manufactured or assembled on site</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>I, IB</td>
<td>§18.08.202(f)(23).</td>
</tr>
<tr>
<td>Wrecking Yard, Salvage Yard, or Junk Yard (Outside)</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP: §18.08.202(g)(1).</td>
</tr>
</tbody>
</table>

**OTHER**

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm (No Commercial Slaughtering)</td>
<td>P</td>
<td>SUP</td>
<td>SUP</td>
<td>OS: §18.08.202(g)(1).</td>
</tr>
<tr>
<td>Poultry and Hog Farm</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>OS: §18.08.202(g)(1).</td>
</tr>
</tbody>
</table>
### TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONRESIDENTIAL BASE ZONING DISTRICTS</td>
<td>OS</td>
<td>PO</td>
<td>GO</td>
<td>PF</td>
<td>NC</td>
</tr>
<tr>
<td>ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Caretaker Quarters</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Accessory retail sales associated with a principal manufacturing, wholesaling, distribution or warehousing use.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Automobile Rental</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bakery, Retail</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bar</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Barber/Beauty Shop</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bus or other Transportation Terminal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Care, In Home (1—6 Children)</td>
<td>A-SPR</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Child Care, In Home (7—12 Children)</td>
<td>A-SPR</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Child Care Center</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS</td>
<td>PO</td>
<td>GO</td>
<td>PF</td>
<td>NC</td>
<td>AC</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>------------------------</td>
<td>---------------------------------</td>
<td>--------------------------</td>
<td>-------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>ACCESSORY USES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>See Section 18.08.203 (Standards for Accessory Uses and Structures)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Amusement/ Recreation (Outside)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Amusement/ Recreation (Inside)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Center, Private</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Copy Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive-through Facility (Food and Beverage Service)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A-SUP</td>
</tr>
<tr>
<td>Drive-through Facility (Non-Food and Beverage Service)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A-SUP</td>
</tr>
<tr>
<td>Financial Institution</td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fitness Center</td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gaming Operation, Restricted</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>General Personal Service</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Government Facility</td>
<td></td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gun Range (Indoor)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home Occupation</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>
## TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONRESIDENTIAL BASE ZONING DISTRICTS</td>
<td>OS</td>
<td>PO</td>
<td>GO</td>
<td>PF</td>
<td>NC</td>
</tr>
<tr>
<td>Indoor Storage, incidental to a permitted use</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Laundry, Drop-off/Pickup</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laundry, Self Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Library, Art Gallery or Museum</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pet Store</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pool or Billiard Parlor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Post Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recording Studio</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant with Alcohol Service</td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant without Alcohol Service</td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School, Vocational/Trade</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas Station</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Showroom</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sidewalk Cafés</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Theater (No Drive-in)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ACCESSORY USES**

See Section 18.08.203 (Standards for Accessory Uses and Structures)
TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>OS</td>
<td>PO</td>
<td>GO</td>
<td>PF</td>
<td>NC</td>
</tr>
</tbody>
</table>

ACCESSORY USES
See Section 18.08.203 (Standards for Accessory Uses and Structures)

- TV Broadcasting & Other Communication Service: A   §18.08.202(b)(26).
- Utility Alternative System: A A A A A A A A A A A   §18.08.203(e)(6).
- Warehouse/Distribution Center: A
- Wedding Chapel: A
- Video Arcades: A

TEMPORARY USES
See Section 18.08.204 (Standards for Temporary Uses and Structures)

- Temporary Carnival, Circus, Entertainment Event, Amusement Ride: P P P P P   §18.08.204(d)(3).
- Temporary Christmas Tree Sales Lot & Similar Uses: P P P   §18.08.204(d)(4).
## TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = SPECIAL USE PERMIT</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONRESIDENTIAL BASE ZONING DISTRICTS</td>
<td>OS</td>
<td>PO</td>
<td>GO</td>
<td>PF</td>
<td>NC</td>
</tr>
<tr>
<td>Temporary Construction Structures</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary Open Lot Parking</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary Stockpiling</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary Urban Farm</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

### (e) MIXED USE BASE ZONE DISTRICTS.

## TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>CRC/ GMU</th>
<th>CRC/ PF</th>
<th>CRC/ TC</th>
<th>CRC/ TMU</th>
<th>CRC/ RES</th>
<th>DRC</th>
<th>DRRC/ ENT</th>
<th>DRRC/ KEY</th>
<th>DRRC/ CALI</th>
<th>DRRC/ WELLS</th>
<th>DRRC/ TRUCK KEY</th>
</tr>
</thead>
<tbody>
<tr>
<td>REGIONAL CENTERS BASE ZONING DISTRICTS</td>
<td>§18.08.202(a)(2).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convent or Monastery</td>
<td>P</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>
| Fraternity or Sorority House | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP |.Sup
### TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<p>| USE CATEGORY/ Specific Use Type | CRC/ GMU | CRC/ PF | CRC/ TC | CRC/ TMU | CRC/ RES | DRC | DRRC/ ENT | DRRC/ KEY | DRRC/ CALI | DRRC/ WELLS | DRRC/ TRUC KEE | ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted) |
|---------------------------------|----------|---------|---------|----------|----------|-----|-----------|-----------|-----------|-----------|----------------|----------------|------------------------------------------------------------------|
| <strong>PRINCIPAL USES</strong>              |          |         |         |          |          |     |           |           |           |           |                |                | Section 18.08.202 (Additional Regulations for Principal Uses)   |
| <strong>RESIDENTIAL</strong>                 |          |         |         |          |          |     |           |           |           |           |                |                |                                                                 |
| Multi-Family                    | P        | P       | P       | P/SPR   | SUP      | P   | P         | P         | P         | P         |                |                | §18.08.202(a)(6).                                               |
| Mobile Home                     |          |         |         |          |          |     |           |           |           |           |                |                |                                                                  |
| Park                            |          |         |         |          |          |     |           |           |           |           |                |                |                                                                  |
| Mobile Home                     |          |         |         |          |          |     |           |           |           |           |                |                |                                                                  |
| Assisted Living Facility        |          |         |         |          |          |     |           |           |           |           |                |                |                                                                  |
| Single-Family, Attached/        | P/SPR/   | P/SPR   | P/SPR   | P/SPR   | P/SPR   |     |           |           |           |           |                |                | §18.08.202(a)(9).                                              |
| Condominium Townhouse           | SUP      | P/SPR   | P/SPR   | P/SPR   | P/SPR   |     |           |           |           |           |                |                |                                                                  |
| Single-Family, Detached         | P        | P       | P       | P        | SUP      |     |           |           |           |           |                |                |                                                                  |</p>
<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>CRC/GMU</th>
<th>CRC/ PF</th>
<th>CRC/ TC</th>
<th>CRC/ TMU</th>
<th>CRC/ RES</th>
<th>DRC</th>
<th>DRRC/ ENT</th>
<th>DRRC/ KEY</th>
<th>DRRC/ CALI</th>
<th>DRRC/ WELLS</th>
<th>DRRC/ TRUC KEE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>P = PERMITTED BY-RIGHT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(b)(2).</td>
</tr>
<tr>
<td>SPR = SITE PLAN REVIEW REQUIRED</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(b)(3).</td>
</tr>
<tr>
<td>SUP = Special Use Permit</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(b)(4).</td>
</tr>
<tr>
<td>A = PERMITTED AS ACCESSORY USE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(b)(5).</td>
</tr>
<tr>
<td>PRINCIPAL USES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(b)(6).</td>
<td></td>
</tr>
<tr>
<td>COMMERICAL SALES AND SERVICES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(b)(7).</td>
<td></td>
</tr>
</tbody>
</table>

**COMMERCIAL SALES AND SERVICES**

- **Adult Business**
- **Animal Clinic, Shelter, Hospital or Boarding/ Kennel**
  - CRC/GMU: P
  - CRC/ PF: P
  - CRC/ TC: P
  - CRC/ TMU: P
  - CRC/ RES: P
  - DRC: P
  - DRRC/ ENT: P
  - DRRC/ KEY: P
  - DRRC/ CALI: P
  - DRRC/ WELLS: P
  - DRRC/ TRUC KEE: P
  - §18.08.202(b)(2).
- **Antique/ Collectible Store**
  - CRC/GMU: P
  - CRC/ PF: P
  - CRC/ TC: P
  - CRC/ TMU: P
  - CRC/ RES: P
  - DRC: P
  - DRRC/ ENT: P
  - DRRC/ KEY: P
  - DRRC/ CALI: P
  - DRRC/ WELLS: P
  - DRRC/ TRUC KEE: P
- **Astrologer, Hypnotist or Psychic Art & Science**
  - CRC/GMU: P
  - CRC/ PF: P
  - CRC/ TC: P
  - CRC/ TMU: P
  - CRC/ RES: P
  - DRC: P
  - DRRC/ ENT: P
  - DRRC/ KEY: P
  - DRRC/ CALI: P
  - DRRC/ WELLS: P
  - DRRC/ TRUC KEE: P
- **Auto Repair Garage and Paint and Body Shop**
  - CRC/GMU: SUP
  - CRC/ PF: SUP
  - CRC/ TC: SUP
  - CRC/ TMU: SUP
  - CRC/ RES: SUP
  - DRC: SUP
  - DRRC/ ENT: SUP
  - DRRC/ KEY: SUP
  - DRRC/ CALI: SUP
  - DRRC/ WELLS: SUP
  - DRRC/ TRUC KEE: SUP
  - §18.08.202(b)(3).
- **Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental**
  - CRC/GMU: SUP
  - CRC/ PF: SUP
  - CRC/ TC: SUP
  - CRC/ TMU: SUP
  - CRC/ RES: SUP
  - DRC: SUP
  - DRRC/ ENT: SUP
  - DRRC/ KEY: SUP
  - DRRC/ CALI: SUP
  - DRRC/ WELLS: SUP
  - DRRC/ TRUC KEE: SUP
  - §18.08.202(b)(4).
- **Automobile Rental**
  - CRC/GMU: P
  - CRC/ PF: P
  - CRC/ TC: SUP
  - CRC/ TMU: SUP
  - CRC/ RES: SUP
  - DRC: SUP
  - DRRC/ ENT: SUP
  - DRRC/ KEY: SUP
  - DRRC/ CALI: SUP
  - DRRC/ WELLS: SUP
  - DRRC/ TRUC KEE: SUP
  - §18.08.202(b)(5).
- **Bakery, Retail**
  - CRC/GMU: P
  - CRC/ PF: P
  - CRC/ TC: P
  - CRC/ TMU: SUP
  - CRC/ RES: SUP
  - DRC: SUP
  - DRRC/ ENT: SUP
  - DRRC/ KEY: SUP
  - DRRC/ CALI: SUP
  - DRRC/ WELLS: SUP
  - DRRC/ TRUC KEE: SUP
  - §18.08.202(b)(6).
- **Bar**
  - CRC/GMU: P
  - CRC/ PF: P
  - CRC/ TC: P
  - CRC/ TMU: SUP
  - CRC/ RES: SUP
  - DRC: SUP
  - DRRC/ ENT: SUP
  - DRRC/ KEY: SUP
  - DRRC/ CALI: SUP
  - DRRC/ WELLS: SUP
  - DRRC/ TRUC KEE: SUP
  - §18.08.202(b)(7).
- **Barber/ Beauty Shop**
  - CRC/GMU: P
  - CRC/ PF: P
  - CRC/ TC: P
  - CRC/ TMU: SUP
  - CRC/ RES: SUP
  - DRC: SUP
  - DRRC/ ENT: SUP
  - DRRC/ KEY: SUP
  - DRRC/ CALI: SUP
  - DRRC/ WELLS: SUP
  - DRRC/ TRUC KEE: SUP
  - §18.08.202(b)(8).
- **Building & Landscape Material/ Lumber Yard**
  - CRC/GMU: P
  - CRC/ PF: P
  - CRC/ TC: P
  - CRC/ TMU: SUP
  - CRC/ RES: SUP
  - DRC: SUP
  - DRRC/ ENT: SUP
  - DRRC/ KEY: SUP
  - DRRC/ CALI: SUP
  - DRRC/ WELLS: SUP
  - DRRC/ TRUC KEE: SUP
  - §18.08.202(b)(9).
- **Call Center**
  - CRC/GMU: P
  - CRC/ PF: P
  - CRC/ TC: P
  - CRC/ TMU: SUP
  - CRC/ RES: SUP
  - DRC: SUP
  - DRRC/ ENT: SUP
  - DRRC/ KEY: SUP
  - DRRC/ CALI: SUP
  - DRRC/ WELLS: SUP
  - DRRC/ TRUC KEE: SUP
  - §18.08.202(b)(10).
### TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

| USE CATEGORY/ Specific Use Type | CRC/ GMU | CRC/ PF | CRC/ TC | CRC/ TMU | CRC/ RES | DRC | DRRC/ ENT | DRRC/ KEY | DRRC/ CALI | DRRC/ WELLS | DRRC/ TRUC KEE | ADDITIONAL USE REGULATIONS |
|--------------------------------|----------|---------|---------|----------|----------|-----|-----------|-----------|-----------|-----------|----------------|----------------|-----------------------------|
| Child Care Center              | P         | P       | P       | SUP       | P         | P   | P         | P         | P         | P         | P             | $18.08.202(b)(11). |
| Cleaners, Commercial           | P         | P       | P       | P         | P         | P   | P         | P         | P         | P         | P             | Shall be at least 1,000 feet from any child care center or facility |
| Drive-through Facility         | SUP       | SUP     | SUP     | SUP       | SUP       | P   | P         | P         | P         | P         | P             | $18.08.202(b)(16). |
| General Retail Store or Commercial Use Other than Listed | P | P | P | SUP | P | P | P | P | P | P | P | $18.08.202(b)(16). |
### TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>CRC/GMU</th>
<th>CRC/PF</th>
<th>CRC/TC</th>
<th>CRC/TMU</th>
<th>CRC/RES</th>
<th>DRC</th>
<th>DRRC/ENT</th>
<th>DRRC/KEY</th>
<th>DRRC/CALI</th>
<th>DRRC/WELLS</th>
<th>DRRC/TRUCKEE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL SALES AND SERVICES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laundry, Self Service</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Marijuana Lounge</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Facility, Day Use Only</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§18.08.202(b)(20)</td>
</tr>
<tr>
<td>Medical marijuana dispensary</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office, Other Than Listed</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Open Lot Parking</td>
<td>P</td>
<td>SPR</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Pawn Shop</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pet Store</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Plant Nursery/Garden Supply</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Recording Studio</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Restaurant with Alcohol Service</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Restaurant without Alcohol Service</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§18.08.202(b)(26).</td>
</tr>
<tr>
<td>Retail Marijuana Store</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas Station</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td>CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.</td>
</tr>
</tbody>
</table>

**ADDITIONAL USE REGULATIONS** (Apply in All Zone Districts Unless Otherwise Noted)

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)
### TABLE 18.08-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/Specific Use Type</th>
<th>CRC/GMU</th>
<th>CRC/PF</th>
<th>CRC/TC</th>
<th>CRC/TMU</th>
<th>CRC/RES</th>
<th>DRC</th>
<th>DRRC/ENT</th>
<th>DRRC/KEY</th>
<th>DRRC/Cali</th>
<th>DRRC/Wells</th>
<th>DRRC/TRUC/KEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE</td>
<td>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REGIONAL CENTERS BASE ZONING DISTRICTS</td>
<td>CRC/GMU</td>
<td>CRC/PF</td>
<td>CRC/TC</td>
<td>CRC/TMU</td>
<td>CRC/RES</td>
<td>DRC</td>
<td>DRRC/ENT</td>
<td>DRRC/KEY</td>
<td>DRRC/Cali</td>
<td>DRRC/Wells</td>
<td>DRRC/TRUC/KEE</td>
</tr>
<tr>
<td>PRINCIPAL USES</td>
<td>See Section 18.08.202 (Additional Regulations for Principal Uses)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>COMMERCIAL SALES AND SERVICES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wedding Chapel</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>USE CATEGORY/ Specific Use Type</td>
<td>CRC/ GMU</td>
<td>CRC/ PF</td>
<td>CRC/ TC</td>
<td>CRC/ TMU</td>
<td>CRC/ RES</td>
<td>DRC</td>
<td>DRR/ ENT</td>
<td>DRR/ KEY</td>
<td>DRR/ CALI</td>
<td>DRR/ WELLS</td>
<td>DRR/ TRUC/ KEE</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>---------</td>
<td>--------</td>
<td>--------</td>
<td>---------</td>
<td>---------</td>
<td>-----</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>-------------</td>
</tr>
<tr>
<td><strong>P = PERMITTED BY-RIGHT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SPR = SITE PLAN REVIEW REQUIRED</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUP = Special Use Permit</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A = PERMITTED AS ACCESSORY USE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th><strong>CRC/GMU:</strong></th>
<th>SUP adjacent to Residential Master Plan Land Use designation.</th>
</tr>
</thead>
</table>

### PRINCIPAL USES

See Section 18.08.202 (Additional Regulations for Principal Uses)

<table>
<thead>
<tr>
<th><strong>RECREATION, ENTERTAINMENT, AND AMUSEMENT</strong></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Casino</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(see Hotel w/Non-Restricted Gaming)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Amusement/Recreation (Outside)</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>other than listed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Center, Private</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convention Center</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Fitness Center</td>
<td>P</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gun Range (Indoor)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Night Club</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pool or Billiard Parlor</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Club, Lodge or Fraternal Organization</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Park or Recreation Area</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/Specific Use Type</th>
<th>CRC/GMU</th>
<th>CRC/PF</th>
<th>CRC/TC</th>
<th>CRC/TM</th>
<th>CRC/RES</th>
<th>DRC</th>
<th>DRRC/ENT</th>
<th>DRRC/KEY</th>
<th>DRRC/CALI</th>
<th>DRRC/WELLS</th>
<th>DRRC/TRUCK/E</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRC/GMU:</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>CRC/PF:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CRC/TC:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CRC/TM:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CRC/RES:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRC:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRRC/ENT:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRRC/KEY:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRRC/CALI:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRRC/WELLS:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRRC/TRUCK/E:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### RECREATION, ENTERTAINMENT, AND AMUSEMENT

- **Sports Arena, Stadium, or Track**: P SUP SUP SUP SUP SUP SUP SUP SUP SUP
- **Stable (Commercial) or Riding Academy**: SUP P SUP P
- **Tennis Courts**: P P P P P P P P P P
- **Theater (No Drive-in)**: P P P P P P P P P P
- **Video Arcades**: P P P P P P P P P P

### LODGING

- **Bed & Breakfast Inn**: P P P P P P P P P P
- **Hotel with Nonrestricted Gaming Operation**: SUP SUP SUP SUP SUP
- **Hotel (Without Nonrestricted Gaming Operation)**: P P P P P P P P P P
- **Hotel-Condominium**: P P P P P P P P P P
- **Motel**: P P
- **Motel with Nonrestricted Gaming Operation**: P P
- **Recreational Vehicle Park**: SUP SUP SUP SUP

*See Section 18.08.202 (Additional Regulations for Principal Uses)*

**CRC/GMU**: SUP adjacent to Residential Master Plan Land Use designation.

**§18.08.202(c)(3).**

**§18.08.202(c)(5).**

**§18.08.202(d)(1).**

**§18.08.202(d)(3).**

**DRRC/Key**: See DRRC Plan for Specific Locations.

**§18.08.202(d)(2).**

**CRC/GMU**: SUP adjacent to Residential Master Plan Land Use designation.

**§18.08.202(d)(5).**
### TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>CRC/ GMU</th>
<th>CRC/ PF</th>
<th>CRC/ TC</th>
<th>CRC/ TMU</th>
<th>CRC/ RES</th>
<th>DRC</th>
<th>DRRC/ ENT</th>
<th>DRRC/ TRUC/ KEE</th>
<th>ADDITIONAL USE REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REGIONAL CENTERS BASE ZONING DISTRICTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(Apply in All Zone Districts Unless Otherwise Noted)</td>
</tr>
<tr>
<td><strong>PRINCIPAL USES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>See Section 18.08.202 (Additional Regulations for Principal Uses)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cemetery/ Mausoleum</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Church/ House of Worship</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>College, University, or Seminary</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Communication Facility, Equipment Only</td>
<td>P</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Electric Generating Plant</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Electric Utility Substation</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SPR</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Funeral Parlor</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Government Facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hospital, Acute &amp; Overnight Care</td>
<td>P</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Library, Art Gallery or Museum</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Post Office</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Prison/ Custodial Institution</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Meal Provider/ Homeless Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUP</td>
</tr>
<tr>
<td>Public Transit or School Bus Shelter</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>
# TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>CRC/ GMU</th>
<th>CRC/ PF</th>
<th>CRC/ TC</th>
<th>CRC/ TMU</th>
<th>CRC/ RES</th>
<th>DRC</th>
<th>DRRC/ ENT</th>
<th>DRRC/ KEY</th>
<th>DRRC/ CALI</th>
<th>DRRC/ WELLS</th>
<th>DRRC/ TRUC KEE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PRINCIPAL USES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School, Primary (Public or Private)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SPR</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§18.08.202(e)(8).</td>
<td></td>
</tr>
<tr>
<td>School, Secondary (Public or Private)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§18.08.202(e)(9).</td>
<td></td>
</tr>
<tr>
<td>School, Non-Traditional, Secondary (Public or Private)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§18.08.202(e)(10).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Box/Well House, Back-up Generator, Pumping or Booster Station</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§18.08.202(e)(14).</td>
<td></td>
</tr>
<tr>
<td>Utility Installation, Other than Listed</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>§18.08.202(e)(13).</td>
<td></td>
</tr>
</tbody>
</table>

*P = PERMITTED BY-RIGHT
SPR = SITE PLAN REVIEW REQUIRED
SUP = Special Use Permit
A = PERMITTED AS ACCESSORY USE

See Section 18.08.202 (Additional Regulations for Principal Uses)
## TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/Specific Use Type</th>
<th>CRC/GMU</th>
<th>CRC/PF</th>
<th>CRC/TC</th>
<th>CRC/TM</th>
<th>CRC/RES</th>
<th>DRC</th>
<th>DRRC/ENT</th>
<th>DRRC/KEY</th>
<th>DRRC/CALI</th>
<th>DRRC/WELLS</th>
<th>DRRC/TRUCKEE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REGIONAL CENTERS BASE ZONING DISTRICTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asphalt or Concrete Batch Plant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Bus or other Transportation Terminal | P | SUP | P | P | P | P | P | P | P | §18.08.202(f)(2).
| Chemical Processing and/or Manufacture | | | | | | | | | | | | |
| Collection Station | SUP | | | | | | | | | | §18.08.202(f)(3).
| Crematorium | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | §18.08.202(f)(4).
| Hazardous Waste/Facilities that manufacture, process, transfer or store explosives or hazardous substances per NRS 278.147 | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | §18.08.202(f)(6).
| Heavy Machinery & Equipment (Rental, Sales & Service) | | | | | | | | | | | |

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)

See 18.06.405(j) for SUP reqs for NRS 278.147 uses.

---

RENO, NEVADA

Title 18: Annexation and Land Development

Supp. No. 36

18.08:59
## Table 18.08-6-A: Uses Permitted in Regional Centers Base Zoning Districts

<table>
<thead>
<tr>
<th>Use Category/Specific Use Type</th>
<th>CRC/GMU</th>
<th>CRC/ PF</th>
<th>CRC/ TC</th>
<th>CRC/ TMU</th>
<th>CRC/ RES</th>
<th>DRC</th>
<th>DRRC/ ENT</th>
<th>DRRC/ KEY</th>
<th>DRRC/ CALI</th>
<th>DRRC/ WELLS</th>
<th>DRRC/ TRUC</th>
<th>ADDITIONAL USE REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor Manufacturing,</td>
<td>SUP</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(f)(8)</td>
</tr>
<tr>
<td>Processing, Assembly or</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fabrication</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance, Repair or</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(f)(9).</td>
</tr>
<tr>
<td>Renovation Business</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marijuana Cultivation Facility</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(f)(10)</td>
</tr>
<tr>
<td>Marijuana Product Manufacturing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(f)(11)</td>
</tr>
<tr>
<td>Marijuana Testing Facility</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(f)(12)</td>
</tr>
<tr>
<td>Mining, Sand and Gravel</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Excavation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical marijuana cultivation</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§ 18.08.202(b)(13).</td>
</tr>
<tr>
<td>facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical marijuana independent</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§ 18.08.202(b)(14).</td>
</tr>
<tr>
<td>testing laboratory</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical marijuana production</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§ 18.08.202(b)(15).</td>
</tr>
<tr>
<td>facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mini-warehouse</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>§18.08.202(f)(10).</td>
<td></td>
</tr>
<tr>
<td>Outdoor Manufacturing,</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Processing, Assembly or</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fabrication</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Principal Uses

See Section 18.08.202 (Additional Regulations for Principal Uses)

---

**Title 18: Annexation and Land Development**

**Supp. No. 36**

**RENO, NEVADA**

**18.08:60**
## TABLE 18.08-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = Special Use Permit</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALLOCABLE</td>
<td>CRC/ GMU</td>
<td>CRC/ PF</td>
<td>CRC/ TC</td>
<td>CRC/ TMU</td>
</tr>
<tr>
<td>PRINCIPAL USES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REGIONAL CENTERS BASE ZONING DISTRICTS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Storage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Printing &amp; Publishing</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Railroad Yard or Shop</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Store, w/Outdoor storage; Truck Rental</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salvage or Reclamation of Products (Indoors)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Septic Tank Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Showroom</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Taxidermist</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Towing &amp; Impound Yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transfer Station</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Truck Stop</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Truck Terminal</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse/Distribution Center</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Welding Repair</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wholesale of construction materials</td>
<td>SUP</td>
<td>P</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ADDITIONAL USE REGULATIONS**
(Apply in All Zone Districts Unless Otherwise Noted)

- **DRRC/WELLS:** SPR if over 20,000 sq. ft. Maximum warehouse building area is 70,000 sq. ft.
- **§18.08.202(b)(22).**
- **§18.08.202(b)(23).**
[THIS PAGE INTENTIONALLY LEFT BLANK]
## CHAPTER 18.08 ZONING
### ARTICLE II: PERMITTED USES AND USE REGULATIONS

**Section 18.08.201. Permitted Uses by Base Zone District.**

(e) **Mixed Use Base Zone Districts.**

### TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>CRC/ GMU</th>
<th>CRC/ PF</th>
<th>CRC/ TC</th>
<th>CRC/ TMU</th>
<th>CRC/ RES</th>
<th>DRC</th>
<th>DRR/ ENT</th>
<th>DRR/ KEY</th>
<th>DRR/ CALI</th>
<th>DRR/ WELLS</th>
<th>DRR/ TRUC KEE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REGIONAL CENTERS BASE ZONING DISTRICTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PRINCIPAL USES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>See Section 18.08.202 (Additional Regulations for Principal Uses)</td>
</tr>
<tr>
<td><strong>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wholesale of products manufactured or assembled on site</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUP</td>
</tr>
<tr>
<td>Wrecking Yard, Salvage Yard, or Junk Yard (Outside)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>OTHER</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farm (No Commercial Slaughtering)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Poultry and Hog Farm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| **ACCESSORY USES**              |          |        |        |          |          |     |         |         |         |           |             | See Section 18.08.203 (Standards for Accessory Uses and Structures)                   |
| Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit | A        | A      | A      | A        | A        | A   | A       | A       | A       | A         | §18.08.203(e)(1). |                                                                                   |

RENO, NEVADA
Supp. No. 22
18.08:61
Title 18: Annexation and Land Development
### TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>CRC/ GMU</th>
<th>CRC/ PF</th>
<th>CRC/ TC</th>
<th>CRC/ TMU</th>
<th>CRC/ RES</th>
<th>DRC</th>
<th>DRRC/ ENT</th>
<th>DRRC/ KEY</th>
<th>DRRC/ CALI</th>
<th>DRRC/ WELLS</th>
<th>DRRC/ TRUCKEE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P</strong> = PERMITTED BY-RIGHT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SPR</strong> = SITE PLAN REVIEW REQUIRED</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUP</strong> = Special Use Permit</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A</strong> = PERMITTED AS ACCESSORY USE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**REGIONAL CENTERS BASE ZONING DISTRICTS**

**ADDITIONAL USE REGULATIONS** (Apply in All Zone Districts Unless Otherwise Noted)

### ACCESSORY USES

See Section 18.08.203 (Standards for Accessory Uses and Structures)

<table>
<thead>
<tr>
<th>Accessory Use</th>
<th>CRC/ GMU</th>
<th>CRC/ PF</th>
<th>CRC/ TC</th>
<th>CRC/ TMU</th>
<th>CRC/ RES</th>
<th>DRC</th>
<th>DRRC/ ENT</th>
<th>DRRC/ KEY</th>
<th>DRRC/ CALI</th>
<th>DRRC/ WELLS</th>
<th>DRRC/ TRUCKEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Retail Sales Associated with a Principal Manufacturing, Wholesaling, Distribution or Warehousing Use.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Automobile Rental</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(b)(4)</td>
</tr>
<tr>
<td>Bakery, Retail</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bar</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Barber/ Beauty Shop</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bus or other Transportation Terminal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Caretakers Quarters</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>§18.08.203(e)(1).</td>
</tr>
<tr>
<td>Child Care, In Home (1—6 Children)</td>
<td>A</td>
<td>A-SPR</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>§18.08.203(e)(3).</td>
</tr>
<tr>
<td>Child Care, In Home (7—12 Children)</td>
<td>A</td>
<td>A-SPR</td>
<td>A</td>
<td>A</td>
<td>A-SUP</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>§18.08.203(e)(3).</td>
</tr>
<tr>
<td>Child Care Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Amusement/ Recreation (Outside)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Amusement/ Recreation (Inside)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Center, Private</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Copy Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>CRC/ GMU</th>
<th>CRC/ PF</th>
<th>CRC/ TC</th>
<th>CRC/ TMU</th>
<th>DRRC/ ENT</th>
<th>DRRC/ KEY</th>
<th>DRRC/ CALI</th>
<th>DRRC/ WELLS</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive-through Facility (Food and Beverage Service)</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>A</td>
<td>$18.08.202(b)(11). DRC: Only with direct or indirect freeway access</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive-through Facility (Non-Food and Beverage Service)</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>A</td>
<td>$18.08.202(b)(11). DRC: Only with direct or indirect freeway access</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial Institution</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fitness Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gaming Operation, Restricted</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>General Personal Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Government Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Guest Quarters or Guest House</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>A</td>
<td>$18.08.203(e)(1).</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gun Range (Indoor)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home Occupation</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Indoor Storage, incidental to a permitted use</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Laundry, Drop-off/ Pickup</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laundry, Self Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Library, Art Gallery or Museum</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pet Store</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/Specific Use Type</th>
<th>CRC/GMU</th>
<th>CRC/PF</th>
<th>CRC/TC</th>
<th>CRC/TMU</th>
<th>CRC/RES</th>
<th>DRC</th>
<th>DRRC/ENT</th>
<th>DRRC/KEY</th>
<th>DRRC/CALI</th>
<th>DRRC/WELLS</th>
<th>DRRC/TRUCKEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pool or Billiard Parlor</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Post Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recording Studio</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant with Alcohol Service</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant without Alcohol Service</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School, Vocational/Trade</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Satellite Dish</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.203(e)(4).</td>
</tr>
<tr>
<td>Gas Station</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(b)(25).</td>
</tr>
<tr>
<td>Showroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sidewalk Cafés</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>§18.08.203(e)(5).</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Theater (No Drive-in)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TV Broadcasting &amp; Other Communication Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Alternative System</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Warehouse/Distribution Center</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Wedding Chapel</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ACCESSORY USES**

See Section 18.08.203 (Standards for Accessory Uses and Structures)
### TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>CRC/ GMU</th>
<th>CRC/ PF</th>
<th>CRC/ TC</th>
<th>CRC/ TMU</th>
<th>CRC/ RES</th>
<th>DRC</th>
<th>DRRC/ ENT</th>
<th>DRRC/ KEY</th>
<th>DRRC/ CALI</th>
<th>DRRC/ WELLS</th>
<th>DRRC/ TRUC KEE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACCESSORY USES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Welding</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repair</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Video</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arcades</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TEMPORARY USES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage Sales</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.204(d)(1).</td>
</tr>
<tr>
<td>Sales</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temporary Asphalt or Concrete</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>§18.08.204(d)(3).</td>
</tr>
<tr>
<td>Batch Plant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temporary Carnival, Circus,</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>§18.08.204(d)(3).</td>
</tr>
<tr>
<td>Entertainment Event, Amusement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ride</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temporary Christmas Tree Sales</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>§18.08.204(d)(4).</td>
</tr>
<tr>
<td>Lot &amp; Similar Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temporary Construction</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>§18.08.204(d)(5).</td>
</tr>
<tr>
<td>Structures</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SUP = Special Use Permit</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRC/ GMU</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CRC/ PF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CRC/ TC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CRC/ TMU</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CRC/ RES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRRC/ ENT</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRRC/ KEY</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRRC/ CALI</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRRC/ WELLS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRRC/ TRUC KEE</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TEMPORARY USES**

See Section 18.08.204 (Standards for Temporary Uses and Structures)

- **Temporary Real Estate Sales Offices**
  - P
  - §18.08.204(d)(6).

- **Temporary Stockpiling**
  - P P P P P P P P P P P
  - §18.08.204(d)(8).

- **Temporary Open Lot Parking**
  - P P P P P P P P P P P
  - §18.08.204(d)(7).

- **Temporary Urban Farm**
  - P P P P P P P P P P P
  - §18.08.204(d)(9).

### TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SUP = Special Use Permit</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RRC/ TC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RRC/ RC/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RRC/ TMU</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RRC/ †</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RRC/ OS†</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RTIA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RTA†</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RSA†</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>UNRC/ RES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>UNRC/ OS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>UNRC/ COMM</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MRC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WGRC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**RESIDENTIAL**

- **Boarding or Rooming House**
  - P P P P
  - P P P P P P P P
  - §18.08.202(a)(2).

- **Congregate Care Facility**
  - P P P
  - P P
  - §18.08.202(a)(4).

- **Convent or Monastery**
  - P P
  - P P
  - §18.08.202(a)(5).

- **Fraternity or Sorority House**
  - SUP SUP SUP
  - SUP SUP SUP SUP SUP
  - §18.08.202(a)(6).

- **Group Home**
  - P P
  - P P
  - §18.08.202(a)(7).

- **Home Care Facility**
  - P P
  - P P
  - §18.08.202(a)(8).

- **Mobile Home Park**
  - P P
  - §18.08.202(a)(9).
### TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>REGIONAL CENTERS BASE ZONING DISTRICTS</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RRC/ TC</td>
<td>RRC/ RC/A</td>
</tr>
<tr>
<td>Mobile Home Subdivision</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-Family</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Nursing Home/ Assisted Living Facility</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Private Dorm</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Single-Family, Attached/ Condominium Townhouse</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Single-Family, Detached</td>
<td>SPR</td>
<td>P</td>
</tr>
<tr>
<td>Single-Family, Zero Lot Line</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Single Room Occupancy</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

**RESIDENTIAL**

See Section 18.08.202 (Additional Regulations for Principal Uses)†

---

### TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>REGIONAL CENTERS BASE ZONING DISTRICTS</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RRC/ TC</td>
<td>RRC/ RC/A</td>
</tr>
<tr>
<td>Adult Business</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**COMMERCIAL SALES AND SERVICES**

See Section 18.08.202 (Additional Regulations for Principal Uses)†

---

**RENO, NEVADA**

Title 18: Annexation and Land Development

Supp. No. 26 18.08:67
### TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

**USE CATEGORY/ Specific Use Type**

<table>
<thead>
<tr>
<th>PRINCIPAL USES</th>
<th>RRC/ TC</th>
<th>RRC/ RC/A</th>
<th>RRC/ TMU</th>
<th>RRC/ †</th>
<th>RRC/ OS†</th>
<th>RTIA/ RC/†</th>
<th>RSA/ RC/†</th>
<th>UNR/ C/AR</th>
<th>UNRC/ RES</th>
<th>UNRC/ OS</th>
<th>UNRC/ COMM</th>
<th>MRC</th>
<th>WGRC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL SALES AND SERVICES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Animal Clinic, Shelter, Hospital or Boarding/ Kennel</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Antique/ Collectible Store</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Astrologer, Hypnotist or Psychic Art &amp; Science</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auto Repair Garage and Paint and Body Shop</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td>P</td>
<td>SUP</td>
<td></td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Automobile &amp; Truck Sales and Mobile Home, RV, Boat &amp; Trailer Sales or Rental</strong></td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>SUP</td>
<td></td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Automobile Rental</strong></td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>SUP</td>
<td></td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bakery, Retail</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td>P</td>
<td>P/ SUP††</td>
<td>P/ SUP††</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bar</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Barber/ Beauty Shop</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building &amp; Landscape Material/ Lumber Yard</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Call Center</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Car Wash</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Care Center</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>SUP</td>
<td></td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cleaners, Commercial</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convenience Store</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Additional Use Regulations (Apply in All Zone Districts Unless Otherwise Noted)*

**COMMERCIAL SALES AND SERVICES**

See Section 18.08.202 (Additional Regulations for Principal Uses)†

§18.08.202(b)(2).

§18.08.202(b)(3).

§18.08.301(d).

§18.08.202(b)(4)

§18.08.202(b)(6).

§18.08.202(b)(7).
### TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>PRINCIPAL USES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>See Section 18.08.202 (Additional Regulations for Principal Uses)†</td>
</tr>
<tr>
<td><strong>COMMERCIAL SALES AND SERVICES/b</strong></td>
<td></td>
</tr>
<tr>
<td>Copy Center</td>
<td>P P P SUP P P P P P P</td>
</tr>
<tr>
<td>Custom &amp; Craft Work</td>
<td>P P P P P P P P P P</td>
</tr>
<tr>
<td>Drive-through Facility</td>
<td>P P P P P P P P P P</td>
</tr>
<tr>
<td>Escort Service/ Outcall</td>
<td>P SUP</td>
</tr>
<tr>
<td>Financial Institution</td>
<td>P SUP</td>
</tr>
<tr>
<td>Freestanding Automated Teller Machine</td>
<td>P P P P P P P P P</td>
</tr>
<tr>
<td>General Personal Service</td>
<td>P P P P P P P P P</td>
</tr>
<tr>
<td>General Retail Store or Commercial Use Other than Listed</td>
<td>P P P P P P P P P</td>
</tr>
<tr>
<td>Laundry, Drop-off Pickup</td>
<td>P P P P P P P P P</td>
</tr>
<tr>
<td>Laundry, Self Service</td>
<td>P P P P P P P P P</td>
</tr>
<tr>
<td>Marijuana Lounge</td>
<td></td>
</tr>
<tr>
<td>Medical Facility, Day Use Only</td>
<td>P P P P P P P P</td>
</tr>
<tr>
<td>Medical marijuana dispensary</td>
<td>P P P</td>
</tr>
</tbody>
</table>

**ADDITIONAL USE REGULATIONS** (Apply in All Zone Districts Unless Otherwise Noted)

- **P** = PERMITTED BY-RIGHT
- **SPR** = SITE PLAN REVIEW REQUIRED
- **SUP** = Special Use Permit
- **A** = PERMITTED AS ACCESSORY USE

**REGIONAL CENTERS BASE ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Category/ Specific Use Type</th>
<th>RRC/ TC</th>
<th>RRC/ RC/A</th>
<th>RRC/ TMU</th>
<th>RRC/ TMU†</th>
<th>RRC/ OS†</th>
<th>RTIA RC††</th>
<th>RSA RC††</th>
<th>UNRC C/AR/HSD/R</th>
<th>UNRC/ RES</th>
<th>UNRC/ OS</th>
<th>UNRC/ COMM</th>
<th>MRC</th>
<th>WGR/C</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL SALES AND SERVICES/b</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Copy Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Custom &amp; Craft Work</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive-through Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Escort Service/ Outcall</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial Institution</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Freestanding Automated Teller Machine</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Personal Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Retail Store or Commercial Use Other than Listed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Household Goods, Light Service, Repair &amp; Assembly</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laundry, Drop-off Pickup</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laundry, Self Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marijuana Lounge</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Facility, Day Use Only</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical marijuana dispensary</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**CHAPTER 18.08 ZONING**

**ARTICLE II: PERMITTED USES AND USE REGULATIONS**

**Section 18.08.201. Permitted Uses by Base Zone District.**

(e) Mixed Use Base Zone Districts.
## Table 18.08-6-B: Uses Permitted in Regional Centers Base Zoning Districts

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>RRC/ TC</th>
<th>RRC/ RC/A</th>
<th>RRC/ TMU</th>
<th>RRC/ †</th>
<th>RTIA/ RC†</th>
<th>RSA/ RC††</th>
<th>UNRC/ CAR/ HS/R</th>
<th>UNRC/ RES</th>
<th>UNRC/ OS</th>
<th>UNRC/ COMM</th>
<th>MRC</th>
<th>WGRC</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PRINCIPAL USES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>See Section 18.08.202 (Additional Regulations for Principal Uses) †</td>
</tr>
<tr>
<td><strong>COMMERCIAL SALES AND SERVICES/b</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(b)(22). MRC: Permitted as a temporary use, allowed without discretionary review for a period up to 36 months provided all the requirements in 18.08.405(e) are met.</td>
</tr>
<tr>
<td>Pawn Shop</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>§18.08.202(b)(26).</td>
</tr>
<tr>
<td>Pet Store</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>§18.08.202(b)(27)</td>
</tr>
<tr>
<td>Plant Nursery/ Garden Supply</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>§18.08.202(b)(26)</td>
</tr>
<tr>
<td>Recording Studio</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>§18.08.202(b)(26)</td>
</tr>
<tr>
<td>Restaurant without Alcohol Service</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>§18.08.202(b)(26)</td>
</tr>
<tr>
<td>Retail Marijuana Store</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td></td>
<td>§18.08.202(b)(26)</td>
</tr>
<tr>
<td>Gas Station</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>§18.08.202(b)(27)</td>
</tr>
<tr>
<td>Tattoo Parlor, Body Painting, &amp; Similar Uses</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§18.08.202(b)(27)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>RRC/TC</th>
<th>RRC/RC/A</th>
<th>RRC/TMU</th>
<th>RRC/†</th>
<th>RTIA</th>
<th>RSA</th>
<th>RC/††</th>
<th>UNRC/AR/HS/R</th>
<th>UNRC/RES</th>
<th>UNRC/OS</th>
<th>UNRC/COMM</th>
<th>MRC</th>
<th>WGR/RC</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMERCIAL SALES AND SERVICES/b</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TV Broadcasting &amp; Other Communication Service</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wedding Chapel</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ADDITONAL USE REGULATIONS**
(Apply in All Zone Districts Unless Otherwise Noted)

- P = PERMITTED BY-RIGHT
- SPR = SITE PLAN REVIEW REQUIRED
- SUP = Special Use Permit
- A = PERMITTED AS ACCESSORY USE

**SECTION 18.08.202 (ADDITIONAL REGULATIONS FOR PRINCIPAL USES) †

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>P</th>
<th>P</th>
<th>P</th>
<th>P</th>
<th>P</th>
<th>P</th>
<th>P</th>
</tr>
</thead>
<tbody>
<tr>
<td>§18.08.202(b)(28).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**SECTION 18.08.201. PERMITTED USES BY BASE ZONE DISTRICT.**

- **(e) Mixed Use Base Zone Districts.**
TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>RRC/ TC</th>
<th>RRC/ RC/A</th>
<th>RRC/ TMU</th>
<th>RRC/ IT</th>
<th>RRC/ OS†</th>
<th>RTIA</th>
<th>RSA RC††</th>
<th>UNRC C/AR/HS/R</th>
<th>UNRC RES</th>
<th>UNRC OS</th>
<th>UNRC COMM</th>
<th>MRC</th>
<th>WRGC</th>
</tr>
</thead>
<tbody>
<tr>
<td>P = PERMITTED BY-RIGHT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SPR = SITE PLAN REVIEW REQUIRED</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SUP = Special Use Permit</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A = PERMITTED AS ACCESSORY USE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>PRINCIPAL USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>See Section 18.08.202 (Additional Regulations for Principal Uses)†</td>
</tr>
</tbody>
</table>

RECREATION, ENTERTAINMENT, AND AMUSEMENT

- **Casino** (see Hotel w/Non-Restricted Gaming)
  - RRC/ RC/A
  - UNRC COMM

- **Commercial Amusement/Recreation (Outside)**
  - RRC/ RC/A
  - UNRC COMM

- **Commercial Amusement/Recreation (Inside)** other than listed
  - RRC/ RC/A
  - UNRC COMM

- **Community Center, Private**
  - RRC/ RC/A
  - UNRC COMM

- **Country Club, Private**
  - RRC/ RC/A
  - UNRC COMM

- **Fitness Center**
  - RRC/ RC/A
  - UNRC COMM

- **Gun Range (Indoor)**
  - RRC/ RC/A
  - UNRC COMM

- **Night Club**
  - RRC/ RC/A
  - UNRC COMM

- **Pool or Billiard Parlor**
  - RRC/ RC/A
  - UNRC COMM

- **Private Club, Lodge or Fraternal Organization**
  - RRC/ RC/A
  - UNRC COMM

- **Public Park or Recreation Area**
  - RRC/ RC/A
  - UNRC COMM

- **Sports Arena, Stadium, or Track**
  - RRC/ RC/A
  - UNRC COMM

- **Stable (Commercial) or Riding Academy**
  - RRC/ RC/A
  - UNRC COMM

- **Tennis Courts**
  - RRC/ RC/A
  - UNRC COMM

Additional Use Regulations (Apply in All Zone Districts Unless Otherwise Noted)

- **§18.08.202(c)(1).**
- **§18.08.202(c)(3).**
- **§18.08.202(c)(5).**
### Table 18.08-B: Uses Permitted in Regional Centers Base Zoning Districts

<table>
<thead>
<tr>
<th>Use Category/Specific Use Type</th>
<th>RRC/TC</th>
<th>RRC/RC/A</th>
<th>RRC/TM</th>
<th>RTIA/RC/T</th>
<th>RSA RC/T†</th>
<th>UNR C/AR/HS/R</th>
<th>UNRC/RES</th>
<th>UNRC/OS</th>
<th>UNRC/COMM</th>
<th>MRC</th>
<th>WGRC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADDITIONAL USE REGULATIONS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>REGIONAL CENTERS BASE ZONING DISTRICTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PRINCIPAL USES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>See Section 18.08.202 (Additional Regulations for Principal Uses)†</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Recreational, Entertainment, and Amusement

<table>
<thead>
<tr>
<th>Activity</th>
<th>RRC/TC</th>
<th>RRC/RC/A</th>
<th>RRC/TM</th>
<th>RTIA/RC/T</th>
<th>RSA RC/T†</th>
<th>UNR C/AR/HS/R</th>
<th>UNRC/RES</th>
<th>UNRC/OS</th>
<th>UNRC/COMM</th>
<th>MRC</th>
<th>WGRC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Theater (No Drive-in)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SPR</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Video Arcades</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

#### Lodging

<table>
<thead>
<tr>
<th>Type</th>
<th>RRC/TC</th>
<th>RRC/RC/A</th>
<th>RRC/TM</th>
<th>RTIA/RC/T</th>
<th>RSA RC/T†</th>
<th>UNR C/AR/HS/R</th>
<th>UNRC/RES</th>
<th>UNRC/OS</th>
<th>UNRC/COMM</th>
<th>MRC</th>
<th>WGRC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed &amp; Breakfast Inn</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hotel with Nonrestricted Gaming Operation</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Hotel (Without Nonrestricted Gaming Operation)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hotel-Condominium</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Motel</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Motel with Nonrestricted Gaming Operation</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Recreational Vehicle Park</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
</tbody>
</table>

#### Institutional, Public, and Community Service

<table>
<thead>
<tr>
<th>Activity</th>
<th>RRC/TC</th>
<th>RRC/RC/A</th>
<th>RRC/TM</th>
<th>RTIA/RC/T</th>
<th>RSA RC/T†</th>
<th>UNR C/AR/HS/R</th>
<th>UNRC/RES</th>
<th>UNRC/OS</th>
<th>UNRC/COMM</th>
<th>MRC</th>
<th>WGRC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blood Plasma Donor Center</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Cemetery/ Mausoleum</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

---

SECTION 18.08.201. Permitted Uses by Base Zone District.

(e) Mixed Use Base Zone Districts.
## CHAPTER 18.08 ZONING

### ARTICLE II: PERMITTED USES AND USE REGULATIONS

Section 18.08.201. Permitted Uses by Base Zone District.

### (e) Mixed Use Base Zone Districts.

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>PRC/ TC</th>
<th>RRC/ RC/A</th>
<th>RRC/ RCMU</th>
<th>RRC/ RTIA</th>
<th>RSA/ RTCT†</th>
<th>UNRC/ R C/AR</th>
<th>UNRC/ RES</th>
<th>UNRC/ OS</th>
<th>UNRC/ COMM</th>
<th>MRC</th>
<th>WGRC</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRINCIPAL USES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>See Section 18.08.202 (Additional Regulations for Principal Uses)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE

<p>| | | | | | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>
| Electric Generating Plant     | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SPR | SUP SUP SUP P/ SP...
### TABLE 18.08-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>REGIONAL CENTERS BASE ZONING DISTRICTS</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RRC/TC</td>
<td>RRC/RC/A</td>
</tr>
<tr>
<td>INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>School, Non-Traditional, Secondary (Public or Private)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Box/Well House, Back-up Generator, Pumping or Booster Station</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Utility Installation, Other than Listed</td>
<td>SPR</td>
<td>P</td>
</tr>
<tr>
<td>Utilities, Major</td>
<td>SUP</td>
<td>SUP</td>
</tr>
</tbody>
</table>
## TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>PRINCIPAL USES</th>
<th>ADDITIONAL USE REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>RRC/TC RRC/RC/A RRC/RC/A RRC/TMU RRC/I† RRC/O†† RRC/I† RRC/O†† RASA RSA/SUP†† UNRC C/AR HS/R UNRC/RES UNRC/OS UNRC/COMM MRC WGR/R</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asphalt or Concrete Batch Plant</td>
<td>P</td>
<td>P/SUP††</td>
</tr>
<tr>
<td>Bus or other Transportation Terminal</td>
<td>P P P P P P</td>
<td>P</td>
</tr>
<tr>
<td>Chemical Processing and/or Manufacture</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Collection Station</td>
<td>P</td>
<td>P/SUP††</td>
</tr>
<tr>
<td>Crematorium</td>
<td>SUP</td>
<td>P</td>
</tr>
<tr>
<td>Food Processing/Wholesale Bakery</td>
<td>P P P P P P P</td>
<td></td>
</tr>
<tr>
<td>Hazardous Waste/ Facilities that manufacture, process, transfer or store explosives or hazardous substances per NRS 278.147</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Heavy Machinery &amp; Equipment (Rental, Sales &amp; Service)</td>
<td>SUP</td>
<td>P</td>
</tr>
</tbody>
</table>

### INDUSTRIAL, MANUFACTURING, WHOLESAL, DISTRIBUTION AND TRANSPORTATION

- **Asphalt or Concrete Batch Plant**: P/P/SUP††
- **Animal & Animal Byproduct Processing**:
  - SUP
  - §18.08.202(f)(1).
- **Bus or other Transportation Terminal**:
  - P P P P P P P SUP
  - §18.08.202(f)(2).
- **Chemical Processing and/or Manufacture**:
  - SUP SUP SUP SUP
  - SUP
- **Collection Station**:
  - P P/SUP†† P/SUP†† SUP
  - §18.08.202(f)(3).
- **Crematorium**:
  - SUP P P/SUP†† P/SUP†† SUP
  - §18.08.202(f)(4).
- **Food Processing/Wholesale Bakery**:
  - P P P P P P P
- **Hazardous Waste/ Facilities that manufacture, process, transfer or store explosives or hazardous substances per NRS 278.147**:
  - SUP SUP SUP P/SUP†† P/SUP†† SUP SUP SUP SUP SUP SUP SUP SUP
  - §18.08.202(f)(5) See 18.06.405(j) for SUP reqs for NRS 278.147 uses
- **Heavy Machinery & Equipment (Rental, Sales & Service)**:
  - SUP P P
- **Helipad**:
  - P P P P P P P P P
  - §18.08.202(f)(6).
### TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = Special Use Permit</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REGIONAL CENTERS BASE ZONING DISTRICTS</strong></td>
<td>RRC/ TC</td>
<td>RRC/ RC/A</td>
<td>RRC/ TMU</td>
<td>RRC/ OS†</td>
<td>RTIA RC††</td>
</tr>
<tr>
<td><strong>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indoor Manufacturing, Processing, Assembly or Fabrication</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
</tr>
<tr>
<td>Maintenance, Repair or Renovation Business</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Marijuana Cultivation Facility</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical marijuana cultivation facility</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical marijuana independent testing laboratory</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical marijuana production facility</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mining, Sand and Gravel Excavation</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Mini-warehouse</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
<td>SUP††</td>
<td>P/ SUP††</td>
</tr>
<tr>
<td>Outdoor Manufacturing, Processing, Assembly or Fabrication</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Outdoor Storage</td>
<td>SUP</td>
<td></td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Printing &amp; Publishing</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>
### TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/Specific Use Type</th>
<th>PRC/T</th>
<th>RRC/RC/A</th>
<th>RRC/TMU</th>
<th>RRC/TT</th>
<th>RTIA</th>
<th>RSA</th>
<th>RRTI</th>
<th>UNRC/AR</th>
<th>UNRC/HS/R</th>
<th>UNRC/RES</th>
<th>UNRC/OS</th>
<th>UNRC/COMM</th>
<th>MRC</th>
<th>WGRG</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Railroad Yard or Shop</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Store, w/ Outdoor storage; Truck Rental</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP††</td>
<td>SUP ††</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salvage or Reclamation of Products (Indoors)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Septic Tank Services</td>
<td></td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Showroom</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Taxidermist</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Towing &amp; Impound Yard</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transfer Station</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Truck Stop</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Truck Terminal</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse/Distribution Center</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Welding Repair</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wells and Transmission Lines related to Geothermal Energy Development</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>P</td>
<td>SPR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wholesale of construction materials</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wholesale of products manufactured or assembled on site</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ADDITIONAL USE REGULATIONS**

(Apply in All Zone Districts Unless Otherwise Noted)

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)
### TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = Special Use Permit</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REGIONAL CENTERS BASE ZONING DISTRICTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RRC/TC</td>
<td>RRC/RC/A</td>
<td>RRC/RTIA</td>
<td>RRC/RC/OS†</td>
<td>RSA/RC††</td>
<td>UNRC/RC/OS</td>
</tr>
<tr>
<td>WRECKING, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wrecking Yard, Salvage Yard, or Junk Yard (Outside)</td>
<td>P</td>
<td>SUP</td>
<td></td>
<td>§18.08.202(g)(1).</td>
<td></td>
</tr>
<tr>
<td>OTHER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farm (No Commercial Slaughtering)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§18.08.202(g)(1).</td>
<td></td>
</tr>
<tr>
<td>Poultry and Hog Farm</td>
<td>SUP</td>
<td>§18.08.202(g)(1).</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Wash Rack</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cabaret</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Airport Operations &amp; Facilities</td>
<td>P</td>
<td>P</td>
<td></td>
<td>§18.08.202(g)(1).</td>
<td></td>
</tr>
</tbody>
</table>

---

### TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = Special Use Permit</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REGIONAL CENTERS BASE ZONING DISTRICTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ACCESSORY USES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

---

**CHAPTER 18.08 ZONING**

**ARTICLE II: PERMITTED USES AND USE REGULATIONS**

**Section 18.08.201.** Permitted Uses by Base Zone District.

**(e) Mixed Use Base Zone Districts.**
# TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ SPECIFIC USE TYPE</th>
<th>RRC/TC</th>
<th>RRC/RCA</th>
<th>RRC/TMU</th>
<th>RRC/RCT</th>
<th>RTIA</th>
<th>RSA</th>
<th>UNRC/AR</th>
<th>UNRC/HS/R</th>
<th>UNRC/OS</th>
<th>UNRC/COMM</th>
<th>MRC</th>
<th>WGR/C</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P = PERMITTED BY-RIGHT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SPR = SITE PLAN REVIEW REQUIRED</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUP = SPECIAL USE PERMIT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A = PERMITTED AS ACCESSORY USE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ADDITIONAL USE REGULATIONS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>(APPLY IN ALL ZONE DISTRICTS UNLESS OTHERWISE NOTED)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ACCESSORY USES**

See Section 18.08.203 (Standards for Accessory Uses and Structures)

<table>
<thead>
<tr>
<th>USE</th>
<th>RRC/TC</th>
<th>RRC/RCA</th>
<th>RRC/TMU</th>
<th>RRC/RCT</th>
<th>RTIA</th>
<th>RSA</th>
<th>UNRC/AR</th>
<th>UNRC/HS/R</th>
<th>UNRC/OS</th>
<th>UNRC/COMM</th>
<th>MRC</th>
<th>WGR/C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Retail sales associated with a principal manufacturing, wholesaling, distribution or warehousing use.</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>§18.08.203(e)(2).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Automobile Rental</td>
<td>A</td>
<td>§18.08.202(b)(4)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bakery, Retail</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bar</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Barber/Beauty Shop</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bus or other Transportation Terminal</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Caretakers Quarters</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>§18.08.203(e)(1).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Care, In Home (1—6 Children)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>§18.08.203(e)(3).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Care, In Home (7—12 Children)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>§18.08.203(e)(3).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Care Center</td>
<td>A</td>
<td>§18.08.202(b)(7).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Amusement/Recreation (Outside)</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Amusement/Recreation (Inside)</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>USE CATEGORY/ Specific Use Type</td>
<td>RRC/TC</td>
<td>RRC/RC/A</td>
<td>RRC/TMU</td>
<td>RRC/†</td>
<td>RTIA</td>
<td>RSA</td>
<td>RC/††</td>
<td>RRC/OS†</td>
<td>UNRC/RES</td>
<td>UNRC/OS</td>
<td>UNRC/COMM</td>
<td>MRC</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>--------</td>
<td>----------</td>
<td>---------</td>
<td>-------</td>
<td>------</td>
<td>-----</td>
<td>-------</td>
<td>---------</td>
<td>----------</td>
<td>--------</td>
<td>-----------</td>
<td>-----</td>
</tr>
<tr>
<td><strong>ACCESSORY USES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Center, Private</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Copy Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive-through Facility (Food and Beverage Service)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A/ SUP</td>
<td>A/ SUP</td>
<td>A/ SUP</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>§18.08.202(b)(11).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive-through Facility (Non-Food and Beverage Service)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A/ SUP</td>
<td>A/ SUP</td>
<td>A/ SUP</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>§18.08.202(b)(11).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial Institution</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fitness Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>A</td>
</tr>
<tr>
<td>Gaming Operation, Restricted</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>§18.08.202(c)(2).</td>
</tr>
<tr>
<td>General Personal Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>A</td>
</tr>
<tr>
<td>Government Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Guest Quarters or Guest House</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>A</td>
</tr>
<tr>
<td>Gun Range (Indoor)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUP</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>§18.08.203(e)(3).</td>
</tr>
<tr>
<td>Indoor Storage, incidental to a permitted use</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Laundry, Drop-off Pickup</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>A</td>
</tr>
<tr>
<td>Laundry, Self Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>A</td>
</tr>
<tr>
<td>Library, Art Gallery or Museum</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ADDITIONAL USE REGULATIONS**
(Apply in All Zone Districts Unless Otherwise Noted)

**TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

P = PERMITTED BY-RIGHT
SPR = SITE PLAN REVIEW REQUIRED
SUP = Special Use Permit
A = PERMITTED AS ACCESSORY USE

---

Title 18: Annexation and Land Development
18.08:79
### TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RRC/TC</td>
<td>RRC/RC/A</td>
<td>RRC/TMU</td>
<td>RRC/Os†</td>
</tr>
</tbody>
</table>

#### ACCESSORY USES

See Section 18.08.203 (Standards for Accessory Uses and Structures)

<table>
<thead>
<tr>
<th>USE</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pool or Billiard Parlor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Post Office</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recording Studio</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant with Alcohol Service</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant without Alcohol Service</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School, Vocational/ Trade</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Satellite Dish</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas Station</td>
<td>SUP</td>
<td>SUP</td>
<td>§18.08.202(b)(25).</td>
</tr>
<tr>
<td>Showroom</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Sidewalk Cafés</td>
<td>A</td>
<td>A</td>
<td>§18.08.203(e)(5).</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Theater (No Drive-in)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TV Broadcasting &amp; Other Communication Service</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Alternative System</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Warehouse/Distribution Center</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wedding Chapel</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Welding Repair</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Video Arcades</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>USE CATEGORY/ Specific Use Type</td>
<td>P = PERMITTED BY-RIGHT</td>
<td>SPR = SITE PLAN REVIEW REQUIRED</td>
<td>SUP = Special Use Permit</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>------------------------</td>
<td>-------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>REGIONAL CENTERS BASE ZONING DISTRICTS</td>
<td>RRC/TC</td>
<td>RRC/RC/A</td>
<td>RRC/TMU</td>
</tr>
<tr>
<td>TEMPORARY USES</td>
<td>See Section 18.08.204 (Standards for Temporary Uses and Structures)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage Sales</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temporary Asphalt or Concrete Batch Plant</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temporary Carnival, Circus, Entertainment Event, Amusement Ride</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temporary Christmas Tree Sales Lot &amp; Similar Uses</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary Construction Structures</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary Real Estate Sales Offices</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary Open Lot Parking</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary Stockpiling</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary Urban Farm</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

†RRC/I - Land Uses and Development Standards shall be in accordance with the IC District as amended. MU District standards shall not apply.
†RRC/OS - Land Uses and Development Standards shall be in accordance with the OS District. MU District standards shall not apply.
††RTIARC - Land Uses in accordance with MU and IC Uses
††RSARC- Land Uses in accordance with MU, IC & I Uses
### TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>Tod Base Zoning Districts</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>P = PERMITTED BY-RIGHT</td>
<td>E4TC MRTC MSTC/RLM NVTC SVTC SVTC/PLC SVTC/MC SVTC/MR W4TC</td>
<td></td>
</tr>
<tr>
<td>SPR = SITE PLAN REVIEW REQUIRED</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SUP = Special Use Permit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A = PERMITTED AS ACCESSORY USE</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### PRINCIPAL USES

See Section 18.08.202 (Additional Regulations for Principal Uses)

##### RESIDENTIAL

- **Boarding or Rooming House**
  - P P P P P P P P P

- **Congregate Care Facility**
  - P P P P P P P P P $18.08.202(a)(2)$.

- **Convent or Monastery**
  - P P P P P P P P P

- **Fraternity or Sorority House**
  - SUP SUP SUP SUP SUP SUP SUP SUP SUP

- **Group Home**

- **Hospice**
  - P P P P P P P P P

- **Manufactured Home**
  - P P P P P P P P P $18.08.202(a)(5)$.

- **Mobile Home Park**
  - $18.08.202(a)(6)$.

- **Mobile Home Subdivision**
  - $18.08.202(a)(6)$.

- **Multi-Family**
  - P P P P P P P P P $18.08.202(a)(7)$.

- **Nursing Home/Assisted Living Facility**
  - P P P P P P P P P $18.08.202(a)(8)$.

- **Private Dorm**

- **Single-Family, Attached/Condominium Townhouse**
  - P/SPR/SUP P/SPR/SUP P/SPR/SUP P/SPR/SUP P/SPR/SUP P/SPR/SUP P/SPR/SUP P/SPR/SUP P/SPR/SUP
  - $18.08.202(a)(9)$.

- **Single-Family Detached**
  - P P P/SPR/P SUP SUP P SUP P SUP

- **Single-Family Zero Lot Line**
  - P P P P P P P

- **Single Room Occupancy**
  - P P P P P P P $18.08.202(a)(10)$.
### Table 18.08-7: Uses Permitted in TOD Base Zoning Districts

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>E4TC</th>
<th>MSTC</th>
<th>MSTC/RLM</th>
<th>NVTC</th>
<th>SVTC</th>
<th>SVTC/PLC</th>
<th>SVTC/MC</th>
<th>SVTC/MR</th>
<th>W4TC</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRINCIPAL USES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>See Section 18.08.202 (Additional Regulations for Principal Uses)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Commercial Sales and Services**

- **Adult Business**
  - Animal Clinic, Shelter, Hospital, or Boarding/Kennel: P P P P P P P P P §18.08.202(b)(2).
  - Antique/Collectible Store: P P P P P P P P P
  - Astrologer, Hypnotist or Psychic Art & Science: P P P P P P P P P
  - Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental: SUP SUP SUP SUP SUP §18.08.301(d).
  - Automobile Rental: SPR SPR SPR SPR SPR SPR SPR §18.08.202(b)(4)
  - Bakery, Retail: P P P P P P P P P
  - Bar: P P P P P P P P P
  - Barber/Beauty Shop: P P P P P P P P P
  - Call Center: P P P P P P P P P
  - Car Wash: SUP SUP SUP
  - Child Care Center: P P P P P P P P P §18.08.202(b)(6).
  - Cleaners, Commercial: P P P P P P P P P
  - Convenience Store: P P P P P P P P P
  - Copy Center: P P P P P P P P P
**TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>USE CATEGORY/Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = Special Use Permit</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>E4TC</td>
<td>MSTC</td>
<td>MSTC/RLM</td>
<td>NVTC</td>
<td>SVTC</td>
</tr>
<tr>
<td><strong>TOD BASE ZONING DISTRICTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PRINCIPAL USES</strong></td>
<td>See Section 18.08.202 (Additional Regulations for Principal Uses)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**COMMERCIAL SALES AND SERVICES**

Drive-through Facility

Escort Service/Outcall

Financial Institution P P P P P P P P

Freestanding Automated Teller Machine P P P P P P P P

General Personal Service P P P P P P P P

General Retail Store or Commercial Use Other than Listed P P P P P P P P


Laboratory P/ SUP P/ SUP P/ SUP P/ SUP P/ SUP P/ SUP P/ SUP P/ SUP §18.08.202(b)(16).

Laundry, Drop-off/Pickup P P P P P P P P

Laundry, Self Service P P P P P P P P

Marijuana Lounge

Medical Facility, Day Use Only P P P P P P P P

Medical marijuana dispensary P P P P P P P §18.08.202(b)(20)

Office, Other Than Listed P P P P P P P P §18.08.202(b)(21).

Open Lot Parking P P P P P P P P

Pawn Shop SUP SUP SUP SUP SUP SUP SUP SUP SUP

Pet Store P P P P P P P P

Plant Nursery/Garden Supply P P P P P P P P

Recording Studio P P P P P P P P

Restaurant with Alcohol Service P P P P P P P P
### Table 18.08-7: Uses Permitted in TOD Base Zoning Districts

<table>
<thead>
<tr>
<th>Use Category/Specific Use Type</th>
<th>E4TC</th>
<th>MSTC</th>
<th>MSTC/RLM</th>
<th>NVTC</th>
<th>SVTC</th>
<th>SVTC/PLC</th>
<th>SVTC/MC</th>
<th>SVTC/MR</th>
<th>W4TC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P</strong> = Permitted by-right</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SPR</strong> = Site Plan Review Required</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUP</strong> = Special Use Permit</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A</strong> = Permitted as Accessory Use</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Additional Use Regulations</strong></td>
<td>(Apply in All Zone Districts Unless Otherwise Noted)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOD Base Zoning Districts</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E4TC</td>
<td>MSTC</td>
<td>MSTC/RLM</td>
<td>NVTC</td>
<td>SVTC</td>
<td>SVTC/PLC</td>
<td>SVTC/MC</td>
<td>SVTC/MR</td>
<td>W4TC</td>
<td></td>
</tr>
<tr>
<td><strong>Principal Uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>See Section 18.08.202 (Additional Regulations for Principal Uses)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Commercial Sales and Services

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant without Alcohol Service</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§ 18.08.202(b)(26).</td>
</tr>
<tr>
<td>Retail marijuana store</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§ 18.08.202(b)(27).</td>
</tr>
<tr>
<td>Service Station</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tattoo Parlor, Body Painting, &amp; Similar Uses</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>TV Broadcasting &amp; Other Communication Service</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Wedding Chapel</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

#### Recreational, Entertainment, and Amusement

<table>
<thead>
<tr>
<th>Use</th>
<th>SPR</th>
<th>SPR</th>
<th>SPR</th>
<th>SPR</th>
<th>SPR</th>
<th>SPR</th>
<th>SPR</th>
<th>SPR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Casino (see Hotel w/Non-Restricted Gaming)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Amusement/Recreation (Outside)</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
</tr>
</tbody>
</table>

---

**RENO, NEVADA**

Supp. No. 36 18.08:85

**Title 18: Annexation and Land Development**
### Table 18.08-7: Uses Permitted in TOD Base Zoning Districts

<table>
<thead>
<tr>
<th>Use Category/Specific Use Type</th>
<th>P = Permitted By-Right</th>
<th>SPR = Site Plan Review Required</th>
<th>SUP = Special Use Permit</th>
<th>A = Permitted As Accessory Use</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOD Base Zoning Districts</strong></td>
<td>E4TC</td>
<td>MSTC</td>
<td>MSTC/RLM</td>
<td>NVTC</td>
<td>SVTC SVTC/PLC SVTC/MC SVTC/MR W4TC</td>
</tr>
<tr>
<td><strong>Principal Uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation, Entertainment, and Amusement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Amusement/Recreation (Inside) other than listed</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Community Center, Private</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convention Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Country Club, Private</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Fitness Center</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Gun Range (Indoor)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Night Club</td>
<td>SUP</td>
<td>SUP</td>
<td>P</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Pool or Billiard Parlor</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Private Club, Lodge or Fraternal Organization</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Public Park or Recreation Area</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Sports Arena, Stadium, or Track</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Stable (Commercial) or Riding Academy</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Theater (No Drive-in)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Video Arcades</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Lodging</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed &amp; Breakfast Inn</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hotel with Nonrestricted Gaming Operation</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
</tbody>
</table>

**Recreational, Entertainment, and Amusement**

See Section 18.08.202 (Additional Regulations for Principal Uses)

---

**Title 18: Annexation and Land Development**

**Supp. No. 36**

**RENO, NEVADA**

**18.08:86**
### Table 18.08-7: Uses Permitted in TOD Base Zoning Districts

<table>
<thead>
<tr>
<th>USE CATEGORY/ SPECIFIC USE TYPE</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>ADDITIONAL USE REGULATIONS (APPLY IN ALL ZONE DISTRICTS UNLESS OTHERWISE NOTED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Uses</td>
<td>E4TC</td>
<td>MSTC</td>
<td>MSTC/RLM</td>
</tr>
<tr>
<td>Recreation, Entertainment, and Amusement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel-Condominium</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Motel</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Motel with Nonrestricted Gaming Operation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreational Vehicle Park</td>
<td>SUP</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

See Section 18.08.202 (Additional Regulations for Principal Uses)
TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = Special Use Permit</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>E4TC MSTD MSTC RML NVTC SVTC SVTC PLC SVTC MC SVTC MR W4TC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PRINCIPAL USES**
See Section 18.08.202 (Additional Regulations for Principal Uses)

**INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE**

- **Blood Plasma Donor Center**: P P P P P P P P §18.08.202(e)(1).
- **Cemetery/Mausoleum**: P P P P P P P P §18.08.202(e)(2).
- **Church/House of Worship**: P P P P P P P P
- **College, University, or Seminary**: P P P P P P P P
- **Communication Facility, Equipment Only**: P P P P P P P P P §18.08.202(e)(5).
- **Electric Generating Plant**: SUP SUP SUP SUP SUP SUP SUP SUP §18.08.202(e)(6).
- **Electric Utility Substation**: SUP SUP SUP SUP SUP SUP SUP SUP SUP §18.08.202(e)(6).
- **Funeral Parlor**: P P P P P P P P
- **Government Facility**: P P P P P P P P
- **Hospital, Acute & Overnight Care**: P P P P P P P P
- **Library, Art Gallery or Museum**: P P P P P P P P
- **Post Office**: P P P P P P P P
- **Prison/Custodial Institution**: P P P P P P P P
- **Public Meal Provider/Homeless Services**: SUP §18.08.202(e)(7).
- **Public Transit or School Bus Shelter**: P P P P P P P P
- **School, Primary (Public or Private)**: P P P P P P P P §18.08.202(e)(8).
- **School, Secondary (Public or Private)**: P P P P P P P P §18.08.202(e)(9).
### Table 18.08-7: Uses Permitted in TOD Base Zoning Districts

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>PRINCIPAL USES</th>
<th>INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE</th>
<th>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>P = PERMITTED BY-RIGHT</td>
<td>SPR = SITE PLAN REVIEW REQUIRED</td>
<td>SUP = Special Use Permit</td>
</tr>
<tr>
<td>E4TC</td>
<td>MSTC</td>
<td>MSTC/ RLM</td>
<td>NVTC</td>
</tr>
<tr>
<td>School, Non-Traditional, Secondary (Public or Private)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Utility Box/Well House, Back-up Generator, Pumping or Booster Station</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Utility Installation, Other than Listed</td>
<td>SPR</td>
<td>SPR</td>
<td>SPR</td>
</tr>
<tr>
<td>Utilities, Major</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Asphalt or Concrete Batch Plant</td>
<td>SUP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Animal &amp; Animal Byproduct Processing</td>
<td>SUP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bus or other Transportation Terminal</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Chemical Processing and/or Manufacture</td>
<td>SUP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Collection Station</td>
<td>SUP</td>
<td>SUP</td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>E4TC</th>
<th>MSTC</th>
<th>MSTC/ RLM</th>
<th>NVTC</th>
<th>SVTC</th>
<th>SVTC/ PLC</th>
<th>SVTC/ MC</th>
<th>SVTC/ MR</th>
<th>W4TC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P</strong> = PERMITTED BY-RIGHT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SPR</strong> = SITE PLAN REVIEW REQUIRED</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUP</strong> = Special Use Permit</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A</strong> = PERMITTED AS ACCESSORY USE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ADDITIONAL USE REGULATIONS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Apply in All Zone Districts Unless Otherwise Noted)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)

<table>
<thead>
<tr>
<th>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crematorium</td>
</tr>
<tr>
<td>Hazardous Waste/ Facilities that manufacture, process, transfer or store explosives or hazardous substances per NRS 278.147</td>
</tr>
<tr>
<td>SUP SUP SUP SUP SUP SUP SUP SUP §18.08.202(f)(5).</td>
</tr>
</tbody>
</table>

See 18.06.405(j) for SUP reqs for NRS 278.147 uses
<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>E4TC</th>
<th>MSTC</th>
<th>MSTC/ RLM</th>
<th>NVTC</th>
<th>SVTC</th>
<th>SVTC/ PLC</th>
<th>SVTC/ MC</th>
<th>SVTC/ MR</th>
<th>W4TC</th>
<th>ADDITIONAL USE REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INDUSTRIAL, MANUFACTURING, WHOLESale, DISTRIBUTION AND TRANSPORTATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heavy Machinery &amp; Equipment (Rental, Sales &amp; Service)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td>§18.08.202(f)(6)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Helipad</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td></td>
<td>§18.08.202(f)(7)</td>
</tr>
<tr>
<td>Indoor Manufacturing, Processing, Assembly or Fabrication</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance, Repair or Renovation Business</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>§18.08.202(f)(9)</td>
</tr>
<tr>
<td>Marijuana Cultivation Facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td>§18.08.202(b)(10)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marijuana Testing Laboratory</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td></td>
<td>§18.08.202(b)(11)</td>
</tr>
<tr>
<td>Marijuana Product Manufacturing Facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td>§18.08.202(b)(12)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mining, Sand and Gravel Excavation</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical marijuana cultivation facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td>§18.08.202(b)(13)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical marijuana production facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td>§18.08.202(b)(14)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical marijuana independent testing laboratory</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUP</td>
<td></td>
<td>§18.08.202(b)(15)</td>
</tr>
<tr>
<td>Mini-warehouse</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
<td>§18.08.202(b)(16)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Manufacturing, Processing, Assembly or Fabrication</td>
<td>SUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>TOD BASE ZONING DISTRICTS</th>
<th>ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>E4TC</td>
<td>MSTC</td>
</tr>
<tr>
<td><strong>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Storage</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Printing &amp; Publishing</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Railroad Yard or Shop</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Rental Store, w/Outdoor storage; Truck Rental</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Salvage or Reclamation of Products (Indoors)</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Septic Tank Services</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Showroom</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Taxidermist</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Towing &amp; Impound Yard</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Transfer Station</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Truck Stop</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Truck Terminal</td>
<td>SUP</td>
<td></td>
</tr>
<tr>
<td>Warehouse/ Distribution Center</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Welding Repair</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Wholesale of Construction Materials</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)

- **§18.08.202(b)(17).** W4TC, NVTC, E4TC, SVTC: As accessory use only SVTC: South of Neil Road or CRC Southern boundary
- **§18.08.202(b)(19).** Transfer Station
- **§18.08.202(b)(20).** Truck Stop
- **§18.08.202(b)(21).** Truck Terminal
- **§18.08.202(b)(22).** Welding Repair
- **§18.08.202(b)(23).** Wholesale of Construction Materials
**TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-DISCRETION</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = Special Use Permit</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOD BASE ZONING DISTRICTS</strong></td>
<td>E4TC</td>
<td>MSTC</td>
<td>MSTC/ RLM</td>
<td>NVTC</td>
</tr>
<tr>
<td><strong>PRINCIPAL USES</strong></td>
<td>See Section 18.08.202 (Additional Regulations for Principal Uses)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION**

- Wholesale of Products Manufactured or Assembled On Site
  - P P P P SUP §18.08.202(b)(24).
- Wrecking Yard, Salvage Yard, or Junk Yard (Outside)

**OTHER**

- Farm (Non-Commercial Slaughtering) P P P
- Poultry and Hog Farm P

**ACCESSORY USES**

- Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit A A A A A A A A A § 18.08.203(e)(1)
- Accessory Retail Sales Associated with a Principal Manufacturing, Wholesaling, Distribution or Warehousing Use A A A A A A A A
- Automobile Rental A A A § 18.08.202(b)(4)
## Table 18.08-7: Uses Permitted in TOD Base Zoning Districts

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>P = PERMITTED BY-RIGHT</th>
<th>SPR = SITE PLAN REVIEW REQUIRED</th>
<th>SUP = Special Use Permit</th>
<th>A = PERMITTED AS ACCESSORY USE</th>
<th>ADDITIONAL USE REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>E4TC</td>
<td>MSTC</td>
<td>MSTC/ RLM</td>
<td>NVTC</td>
<td>SVTC</td>
</tr>
<tr>
<td><strong>TOD BASE ZONING DISTRICTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bakery, Retail</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Bar</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Barber/ Beauty Shop</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Bus or other Transportation Terminal</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Caretakers Quarters</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Child Care, In Home (1—6 Children)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Child Care, In Home (7—12 Children)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Child Care Center</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Commercial Amusement/ Recreation (Outside)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Amusement/ Recreation (Inside)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Center, Private</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Copy Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive-through Facility (Food and Beverage Service)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Gaming Operation, Restricted</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>General Personal Service</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

**ACCESSORY USES**

See Section 18.08.203 (Standards for Accessory Uses and Structures)
### TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>E4TC</th>
<th>MSTC</th>
<th>MSTC/ RLM</th>
<th>NVTC</th>
<th>SVTC</th>
<th>SVTC/ PLC</th>
<th>SVTC/ MC</th>
<th>SVTC/ MR</th>
<th>W4TC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADDITIONAL USE REGULATIONS</strong> (Apply in All Zone Districts Unless Otherwise Noted)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>P = PERMITTED BY-RIGHT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SPR = SITE PLAN REVIEW REQUIRED</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUP = Special Use Permit</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A = PERMITTED AS ACCESSORY USE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ACCESSORY USES**

See Section 18.08.203 (Standards for Accessory Uses and Structures)

- **Government Facility**
- **Guest Quarters or Guest House**
- **Gun Range (Indoor)**
- **Home Occupation**
- **Indoor Storage, incidental to a permitted use**
- **Laundry, Drop-off/Pickup**
- **Laundry, Self Service**
- **Library, Art Gallery or Museum**
- **Pet Store**
- **Pool or Billiard Parlor**
- **Post Office**
- **Recording Studio**
- **Restaurant with Alcohol Service**
- **Restaurant without Alcohol Service**
- **School, Vocational/ Trade**
- **Satellite Dish**
- **Gas Station**
- **Showroom**
- **Sidewalk Cafés**
- **Tennis Courts**
- **Theater (No Drive-in)**
- **TV Broadcasting & Other Communication Service**

---

**RENO, NEVADA**

Title 18: Annexation and Land Development

Supp. No. 36

18.08:90.3
### TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS

<table>
<thead>
<tr>
<th>USE CATEGORY/ Specific Use Type</th>
<th>E4TC</th>
<th>MSTC</th>
<th>MSTC/RLM</th>
<th>NVTC</th>
<th>SVTC</th>
<th>SVTC/PLC</th>
<th>SVTC/MC</th>
<th>SVTC/MR</th>
<th>W4TC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOD BASE ZONING DISTRICTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>P = PERMITTED BY-RIGHT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SPR = SITE PLAN REVIEW REQUIRED</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUP = Special Use Permit</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A = PERMITTED AS ACCESSORY USE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ADDITIONAL USE REGULATIONS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>(Apply in All Zone Districts Unless Otherwise Noted)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ACCESSORY USES

See Section 18.08.203 (Standards for Accessory Uses and Structures)

- Utility Alternative System
  - A A A A A A A

- Warehouse/Distribution Center
  - A A A A A A A

- Wedding Chapel
  - 

- Welding Repair
  - 

- Video Arcades
  - 

### TEMPORARY USES

See Section 18.08.204 (Standards for Temporary Uses and Structures)

- Garage Sales
  - 

- Temporary Asphalt or Concrete Batch Plant
  - SUP

- Temporary Carnival, Circus, Entertainment Event, Amusement Ride
  - P P P P P P P P P §18.08.204(d)(3).

- Temporary Christmas Tree Sales Lot & Similar Uses
  - P P P P P P P P P §18.08.204(d)(4).

- Temporary Construction Structures
  - P P P P P P P P P §18.08.204(d)(5).

- Temporary Real Estate Sales Offices
  - §18.08.204(d)(6).
### Table 18.08-7: Uses Permitted in TOD Base Zoning Districts

<table>
<thead>
<tr>
<th>Use Category/ Specific Use Type</th>
<th>P = Permitted by-right</th>
<th>SPR = Site Plan Review Required</th>
<th>SUP = Special Use Permit</th>
<th>A = Permitted as Accessory Use</th>
<th>Additional Use Regulations (Apply in All Zone Districts Unless Otherwise Noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOD BASE ZONING DISTRICTS</td>
<td>E4TC</td>
<td>MSTC/RLM</td>
<td>SVTC</td>
<td>SVTC/PLC</td>
<td>SVTC/MC</td>
</tr>
</tbody>
</table>

#### Temporary Uses

See Section 18.08.204 (Standards for Temporary Uses and Structures)

<table>
<thead>
<tr>
<th>Temporary Use Description</th>
<th>E4TC</th>
<th>MSTC</th>
<th>MSTC/RLM</th>
<th>SVTC</th>
<th>SVTC/PLC</th>
<th>SVTC/MC</th>
<th>SVTC/MR</th>
<th>W4TC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporary Open Lot Parking</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Stockpiling</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary Urban Farm</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

(Sup. No. 37)
[THIS PAGE INTENTIONALLY LEFT BLANK]
Section 18.08.202. Additional Regulations for Principal Uses.

(a) RESIDENTIAL USE REGULATIONS.

(1) Boarding or Rooming House (MF21, MF14, SF6, SF9 and SF15).
   a. Shall be located within ½ mile of the portion of North Virginia Street or Evans Avenue rights-of-way, located south of North McCarran and north of Interstate 80.
   b. No parking reductions shall be allowed. Required parking spaces shall be provided on-site. Parking spaces located on street, in front of and adjacent to the parcel which houses the boarding/rooming house may be counted toward required parking, subject to residential parking permit regulations.
   c. Tandem parking in excess of two spaces shall be allowed toward on-site required parking.

(2) Cluster development.
   All cluster developments shall comply with the following regulations:
   a. Either "a.1" or "a.2" below, and all of "a.3—a.6" must be met:
      1. The natural area being preserved includes features such as a wetland, creek, or a stand of trees; or
      2. The area will be landscaped and developed with significant amenities; and
      3. The area being preserved has direct access to a roadway in public or common ownership; and
      4. The area being preserved will be held in public or common ownership; and
      5. The area being preserved is suitable for recreational use; and
      6. The open space area is at least ten percent of the gross project acreage.
   b. Cluster development shall meet the standards of the underlying zone or the "Small Lot" standards on Table 18.12-1, Section 18.12.102 (Standards for Single-Family Residential Base Zoning Districts).

(3) Congregate care facility.
   All congregate care facilities shall comply with the following regulations, as applicable:
   a. Units in a project that caters to an elderly or handicapped clientele shall be a minimum of 350 square feet. All other unit shall be 220 square feet.
   b. Maximum occupancy of two people per unit.
   c. Shall be located within 1,000 feet from a public transportation route.
   d. Facilities with 20 or more units shall have a game and TV room.
   e. Washers and dryers shall be provided at a rate of two washers and two dryers per 20 dwelling units or hookups shall be provided in each unit, or laundry service shall be provided.
   f. For projects of 20 or more units, on site management shall be required.
   g. If over 20 units in a project which caters to an elderly or handicapped clientele, provisions shall be made for paratransit including a circular drive and sheltered waiting area with a view of the drive equipped with a telephone.
h. Dormitory style projects shall meet the requirements of c., d., e., and f. based proportional to their number of beds being equivalent to one unit.

i. In the CRC/Residential District a special use permit is required for 50 or more units or 100 or more beds in a dormitory style project.

(4) **Convent or monastery (SF15).**

In the SF15 Zoning District only, a convent or monastery shall comply with the following regulations:

a. When more than five members reside permanently on-site, the residential adjacency standards in Section 18.12.304 shall be met.

(5) **Group home.**

All group homes shall comply with the following regulations:

a. Group homes shall have a maximum of six clients plus two staff residing in a house.

b. Group homes serving persons with disabilities may have a maximum of ten clients with house parents or guardians and shall be licensed by the city, county or state.

c. The minimum distance between group home establishments shall be established by operation of state law.

(6) **Manufactured home.**

All manufactured home uses shall comply with the following regulations, as applicable:

a. Dwellings shall be permanently affixed to a full perimeter foundation designed to meet local requirements. Anchorage of the structure to the foundation must provide a mechanism for effectively transferring building loads to the foundation. A Nevada Registered Engineer’s design of the foundation and anchorage system may be required at the discretion of the administrator.

b. Dwellings shall be converted to real property as defined by the Washoe County Assessor.

c. Dwellings shall have been manufactured within five years of being affixed to the lot.

d. Roofing materials and colors shall be different than siding materials and colors to create contrast. Acceptable roofing materials include asphalt shingle, tile, wood shake, or colored metal. Acceptable siding materials include wood, stucco, masonry, rock or vinyl.

e. Dwellings shall consist of more than one section with a minimum size of 320 square feet for each section.

f. Dwellings shall contain at least 1,200 square feet of living area.

g. Siding shall extend to within 12 inches of grade.

(7) **Mobile home subdivision or mobile home park.**

All mobile home subdivision and mobile home park uses shall comply with the following regulations, as applicable:

a. All property shall be zoned with the Mobile Home (MH) Overlay Zoning District. See Section 18.08.401(b) of this chapter.
b. All mobile home subdivision and mobile home park uses shall comply with the requirements of Section 18.08.401(b) (MH Overlay Zoning District).

(8) Multi-family.
All multi-family residential uses shall comply with the following regulations:

a. In the NC District only, multi-family residential dwellings are permitted only on properties with commercial, sales, or service businesses.

b. All multi-family units shall provide:
   1. Laundry facilities consisting of two washers and four dryers per 20 dwelling units or hook-ups in each dwelling unit.
   2. Air conditioners shall be provided for multi-family uses adjacent to major arterials or under the airspace of the Reno-Tahoe or Reno-Stead Airports (See Figures 18.08-15 and 18.08-16 below).

c. For projects of ten or more two-bedroom units the following shall be provided:
   1. A central playground(s) equivalent to 15 square feet per two bedroom dwelling unit.

d. For projects of 20 or more units:
   1. On site management shall be required.

e. For projects of 30 or more units the following shall be provided:
   1. A lighted building directory in a public area.
   2. Lidded dumpsters.
   3. Covered mail boxes located in a central area which is lighted and has seating available.
   4. Laundry rooms shall have secured access.
   5. Common areas shall be visible from windows.

f. Parcel/subdivision plat required for condominium conversions.

g. In the CRC/Residential District a site plan review is required if more than 4 units and fewer than 50 units and a special use permit is required if 50 or more units.

(9) Nursing home/assisted living facility (MF14, MF21, MF30).
In the MF14, MF21, and MF30 Zoning Districts only, nursing home/assisted living facility uses shall comply with the following regulations:

a. Facilities licensed for more than ten beds shall have access to a collector or arterial street.

(10) Single-family, attached/condominium/townhouse.
All single-family attached/condominium/townhouse residential uses shall comply with the following regulations, as applicable:

a. In the PO and NC Districts only, such residential uses shall be above the first floor.

b. For new construction or conversion, a tentative map is required for five or more townhouse or condominium units.

c. In the CRC/Residential District a special use permit is required if the project contains 50 or more units.
(11) Single room occupancy/private dorm.
All single room occupancy/private dorm uses shall comply with the following regulations:

a. Shall have a secured common entrance lobby and corridor access to all units.

b. Facilities with 12 or more rooms shall have a resident on-site manager. An office for the manager shall be provided and shall be located near the entry.

c. Maximum occupancy of two people per unit or two persons plus one child.

d. Shall be located no more than one-quarter mile from a public transportation route.

e. Facilities with 50 or more rooms shall have a common, centrally located recreation space.

f. Units shall be a minimum of 220 square feet for two people, 320 square feet for two people and one child, exclusive of bathroom facilities.

g. Units shall include a sink, toilet, and shower.

h. All the units shall include a kitchen, consisting of a refrigerator, microwave oven, two burner stove (minimum), sink, food preparation center, and cupboard.

i. Personal storage space shall be provided within each unit.

j. Adequate storage space for bicycles and motor scooters shall be provided.

k. Access to police with proper identification shall be provided.

l. In the CRC/Public Facility District a site plan review is required if the project contains more than four and fewer than 50 rooms and a special use permit is required if the project contains more than 50 rooms.

(b) COMMERCIAL SALES AND SERVICE USE REGULATIONS.

(1) Adult business.

a. Purpose; findings and rationale.

1. The purpose of these adult business regulations is to prevent crime, protect the city tourist and retail trade, maintain property values, and preserve the quality of the city’s neighborhoods, commercial districts and urban life, and permit reasonable alternative avenues of communication to prevent the proliferation of illegal sex-related businesses. Similarly, it is neither the intent nor effect of this code to restrict or deny access by adults to adult businesses protected by the First Amendment; nor is it to suppress any speech activities protected by the First Amendment. Instead, the intent is to enact a content-neutral ordinance which addresses the adverse secondary effects of adult businesses.

The predominant concern of these regulations is the limitation and prevention of the adverse secondary effects of the operation of adult businesses which manifest through exposure of minors to adult business activities and materials (including in the form of exterior signage), distraction to motorists, harm to neighboring properties, businesses and tourism, spread of disease,
commission of crime and exacerbation of these effects by the clustering of adult businesses and allowance and use of alcohol on the premises of adult businesses.

2. The provisions of these regulations have neither the purpose nor effect of imposing a limitation or restriction on the content of any communication, including adult business-related materials or performances. Similarly, it is neither the intent nor effect of these regulations to restrict or deny access by adults to adult business-related communication protected by the First Amendment, or to deny access by the distributors, exhibitors, and performers of adult business-related communication to their intended market. Likewise, the City seeks to assure adequate locations within the City of Reno for the conduct of adult businesses, and that regulations governing adult businesses are content neutral reasonable time, place and manner regulations furthering the purpose of these regulations.

3. Based on evidence of the adverse secondary effects of the operation of adult businesses presented in hearings and in reports made available to the City Council, including findings and interpretations incorporated in multiple court cases, and including multiple studies and reports concerning secondary effects occurring in and around adult businesses, the City Council finds:

i. Adult businesses, as a category of commercial uses, are associated with a wide variety of adverse secondary effects including, but not limited to, personal and property crimes, prostitution, potential spread of disease, lewdness, public indecency, obscenity, illicit drug use and drug trafficking, negative impacts on surrounding properties, urban blight, exposure of minors to adult business activities and materials (including in the form of exterior signage), exposure of minors to alcohol and adverse secondary effects associated with adult businesses, decrease in nearby property value in both commercial and residential areas, economic vitality of nearby businesses, litter, and sexual assault and exploitation. Alcohol consumption impairs judgment and lowers inhibitions, thereby increasing the risk of and exacerbating adverse secondary effects.

ii. Adult businesses should be separated by suitable zoning location and reasonably spaced from sensitive land uses to minimize the impact of their secondary effects upon such uses.

iii. Each of the foregoing negative secondary effects constitutes a harm which the City has a substantial government interest in preventing and/or abating. This substantial government interest in preventing secondary effects, which is the City’s rationale for this section of code, exists independent of any comparative analysis between adult businesses and non-adult businesses. In addition, the City’s interest in regulating adult businesses extends to preventing future secondary effects of either current or future adult businesses that may locate in the...
city. The City finds that the cases and documentation relied on in this section of code are reasonably believed to be relevant to said secondary effects.


4. The City hereby adopts and incorporates herein its stated findings and legislative record related to the adverse secondary effects of adult businesses, including the judicial opinions, expert testimony, scholarly literature, and reports related to such secondary effects.

b. Exception.

A business licensed under Title 4 which only has a segment or section devoted to the sale, lease or display of material referred to in the definition of "adult bookstore" in Section 18.24.203 of this title is not subject to regulation under this subsection if all of the following criteria are met:

1. The total square footage of the area devoted to said material does not exceed seven percent of display or retail floor space of the business or 200 square feet of display area or retail floor space in the business, whichever is less; and

2. The material is available only for sale or lease for private use by the purchaser or lessee outside and off the premises of the business; and

3. The area devoted to said material is segregated by partition, separate internal entrance, or otherwise obscured from casual observance by minors; and
4. The area devoted to said material is clearly signed to prohibit access by minors; and

5. The area devoted to said material is adequately staffed or within view of staff or otherwise controlled to assure monitoring of minors who may seek access to said area; and

6. The business in which such an area is located may not advertise itself or hold itself out to the public in any way as being an adult bookstore, whether by store window displays, signs, or other means; and

7. No product, picture, photograph, graphic or other representation identifying products, entertainment or entertainers depicting merchandise or pictures of the products or entertainment on the premises that falls within the materials as described under the definition of "adult bookstore" in Section 18.24.203 shall be displayed in window areas or any area where it may be viewed from the exterior of the building; and

8. The business in which the area devoted to said material is located is not licensed pursuant to Section 5.11 et seq. of the Reno Municipal Code for "Gaming," or any other numbered section to which these activities may be assigned; and

9. A business wherein an exception as defined by the above criteria is established cannot be combined with any other area or business to result in an increase in the floor area devoted to this activity beyond the maximum specified in b.1. above.

c. Locational criteria.

Adult businesses, as defined in Section 18.24.203 may be located only in the I (Industrial), IB (Industrial Business) and the IC (Industrial Commercial) Districts provided they comply with all of the following:

1. No adult business may be located within the Redevelopment Areas 1 and/or 2 (RDA 1 and/or RDA 2) as measured from the building footprint of the adult business to the property line of the nearest parcel within the prohibited area.

2. No adult business may be located on a parcel which abuts a freeway, expressway, major or minor arterial roadway.

3. No adult business may be located within 750 feet of any:
   i. Residentially zoned district;
   ii. Public or private university, college, or school;
   iii. Preschool or child care facility licensed by the Washoe County Social Services Department;
   iv. Park or playground as measured from the building footprint of the adult business to the property line of the park or playground.

4. No adult business may be located within 500 feet of any other adult business.

d. Operational requirements.

1. Hours of operation. No adult business located outside of the industrial zoning districts shall operate or remain open for more than 17 hours within
a single 24-hour period, unless a special use permit for extended hours of operation is approved pursuant to Section 18.06.405 (Special Use Permit).

2. **Adult motion picture arcade.** Individual enclosures shall comply with Figure 18.08-2. Side and rear walls may extend from floor to ceiling. The entrance to the enclosure shall maintain a minimum clearance of 18 inches from the top and bottom of the door frame. Door frames shall not exceed seven feet in height. The opening may not be blocked at any time by a door, wall, curtain or other partition. A ventilation device or hole in a booth must be covered by a permanently affixed ventilation cover. A ventilation hole may be located only within one foot from the top of or one foot from the bottom of the booth walls, or both. Enclosures shall be configured in such a manner that there is an unobstructed view from a manager’s station to the interior of the enclosure or a video surveillance system installed to monitor customer activity. Locks or barriers to entry shall not be installed on the doors which would restrict access by management or emergency service personnel. Enclosures shall comply with ADA requirements.

3. **Interior Lighting.** The public area including but not limited to video sale or rental or the viewing area of an adult bookstore must have lighting which is a minimum of 30 foot candle power when measured at a point of 60 inches from the floor.

4. **Exterior Lighting.** All exterior walls shall provide minimum exterior lighting of the building of no less than three foot candles measured from the ground level immediately adjacent to the exterior wall.

5. **Exterior Video Monitoring.** All exterior portions of the business shall be monitored by electronic video. Monitoring shall be recorded, and the video recording shall be maintained for at least five days from the date and time of recording.
e. **Scope of establishing a business.**

Establishment of an adult business, as used in this section, shall include the opening of such business as a new business, the relocation of such business, the enlargement of such business in either scope or area, or the conversion of an existing business location to any of the uses described in this section.
f. *Written decision required.*
   1. Decisions shall be in writing.
   2. Decisions shall include an explanation setting forth the reasons for the decisions.

g. *Appeal process.*
   The written decision of the administrator, or other designated official representative of the City may be appealed in accordance with the appeal procedures provided under Section 18.06.208, as applicable.

h. *Judicial review - Writ of Mandamus.*
   Judicial review may be sought in accordance with NRS 34.185 by the applicant if there is an allegation of an unconstitutional prior restraint of the applicant’s rights under the First Amendment of the U.S. Constitution or Section 9 of Article 1 of the Nevada Constitution.

(2) *Animal clinic, shelter, hospital or boarding/kennel.*
   Except in the industrial zoning districts (I, IC, and IB), all animal clinic/shelter/hospital or boarding kennel uses shall comply with the following regulations, as applicable:
   a. Where permitted as a use only as shown in the Summary Land Use Tables (GO, NC, AC, CC, MU Districts), all pens, boarding and activities shall be inside.
   b. Where permitted as a “SUP” use only as shown in the Summary Land Use Tables (LLR2.5, LLR1, LLR.5 Districts):
      1. Shall have a minimum lot size of two and one-half acres.
      2. Outside pens may not be closer than 150 feet to residentially zoned property.
      3. A four-foot tall, 25-foot wide landscaped berm shall be provided on any property line in common with a residentially zoned property.

(3) *Auto repair garage/paint and body shop.*
   All auto repair garage/paint and body shop uses shall comply with the following regulations, as applicable:
   a. *In the AC, CC, MU Zoning Districts only:*
      1. Openings in service bays shall not face public rights-of-way and shall be designed to minimize visual intrusion into adjoining properties.
      2. All repair work shall be performed within an enclosed building.
      3. In the CC District, all painting shall be performed within a paint booth approved by staff.
      4. Outdoor storage is not allowed in the CC or MU Districts.
      5. In the AC District, all disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.
   b. *In the I and IC Zoning Districts only:*
1. All disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.

2. All painting shall be performed within a paint booth approved by the administrator.

(4) Automobile rental.

a. Shall be allowed as an accessory use to automobile sales in all districts.
(5) **Bakery, retail (NC).**
In the NC Zoning District only, retail bakery uses
a. Shall only prepare baked goods to be sold on the premises.

(6) **Building and landscape material/lumber yard (CC, IC, I, MU).**
In the MU, CC, IC, I Zoning Districts only, building and landscape material/lumber yard uses shall comply with the following regulations, as applicable:
   a. Storage of lumber, coal or other combustibles shall not be less than ten feet from any interior lot line, and a suitable roadway from the street to the rear of the property shall be provided, maintained and kept open at all times.
   b. Outdoor storage shall be screened from view of adjacent properties and streets.
   c. An all-weather surface or paving shall be provided.
   d. In the MU and CC Districts only, shall not exceed four acres in the aggregate.
   e. In the I District only, shall be primarily wholesale of merchandise.

(7) **Child care center/facilities.**
All child care centers and facilities, including accessory in-home child care uses, shall comply with the following regulations, as applicable:

a. **Child care center regulations.**
The following regulations shall apply to all child care centers:
   1. Access to the child care center shall be by means of a collector or arterial street.
   2. The maximum lot coverage shall not exceed 40 percent.
   3. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The layout of driveways, circulation patterns and parking shall be approved by the administrator prior to the issuance of any building permits.
   4. Where structures or play areas are adjacent to residentially zoned property:
      i. A six-foot high block wall shall be installed along the common property line, with an additional buffer of plant materials along the play area.
      ii. The building entrance and access shall be oriented away from residential uses on local streets.
      iii. Outdoor play shall be limited to daylight hours.
      iv. Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.

b. **In-home child care regulations.**
The following regulations shall apply to all in-home child care uses:
   1. The residence or dwelling unit in which the in-home child care use is operated shall be the permanent residence of the provider of the in-home child care.

c. **Child care facilities in the PO District.**
Child care centers shall only be an accessory use to an office use in the PO District.
(8) **Cleaners, commercial (NC).**
In the NC Zoning District only, all commercial cleaner uses shall comply with the following regulations:

a. Shall only be permitted on the first floor unless the building is over three stories, then may be placed on first or second floor.

b. Drop-off only. Cleaning shall be performed off-site.

(9) **Copy center (MF30, PO).**
In the MF30 and PO Zoning Districts only, copy center uses shall comply with the following regulations, as applicable:

a. **In the MF30 Zoning District only:**
   1. Shall only be permitted on the first floor.
   2. In the MF30 District, access shall be from a collector or larger street.

b. **In the PO Zoning District only:**
   1. Shall only occupy up to 30 percent of office building.

(10) **Custom and craft work (NC, AC, CC, MU).**
In the NC, AC, CC, and MU Zoning Districts only, custom and craft work uses shall comply with the following regulations:

a. All work shall be performed within an enclosed building.

b. No outdoor storage permitted.

(11) **Drive-through facility.**
All drive-through facilities shall comply with the following use regulations, as applicable:

a. Drive-throughs shall be separated from residential properties by an intervening building.

b. Drive-throughs shall not have access to local residential streets unless needed for traffic safety.

c. Stacking lanes for drive-through service windows shall be provided according to Section 18.12.1102, shall be visually screened as required in Section 18.12.1205(e), and shall be situated so as to not block any other drive aisle or parking space.

d. In the IC and IB Districts only, shall be accessory to permitted uses.

(12) **Financial institution (MF30).**
In the MF30 Zoning District only, financial institution uses shall comply with the following regulations:

a. Shall only be permitted on the first floor.

b. No drive-through permitted.

c. Access shall be from a collector or larger street.
(13) Freestanding automated teller machine (PO, GO, PF, NC, I, IB, IC).
In the PO, GO, PF, NC, I, IB, and IC Districts only, all freestanding ATM uses shall comply with the following regulations:
   a. Adequate off-street parking and/or queuing spaces for four cars shall be provided.

(14) General personal service (MF30, PO, GO).
General personal service uses shall comply with the following regulations, as applicable:
   a. **In the MF 30 District only:**
      1. Shall only be permitted on the first floor.
      2. Access shall be from a collector or larger street.
   b. **In the PO and GO Districts only:**
      1. Must provide a service to the occupants of the office buildings.
      2. Must be less than 20 percent of the entire floor area of the building.

(15) General retail store or commercial use other than listed (MF30, NC).
In the MF30, and NC Districts only, all general retail store or commercial uses, other than those specifically listed, shall comply with the following regulations, as applicable:
   a. In the MF30 District only, access shall be from a collector or larger street.
   b. In the MF30 District, shall only be permitted on the first floor for one, two, and three story buildings. Only permitted on the first and second floors for buildings over three stories.
   c. In the NC District only, shall not exceed 80,000 square feet in any one building.

(16) Household goods, light service, repair and assembly.
In all zoning districts where permitted, except the I District, household goods/light service, repair and assembly uses shall comply with the following regulations:
   a. All work shall be in an enclosed building.
   b. Must have Health and Fire Department approval for hazardous material handling and painting.
   c. No outdoor storage or display shall be permitted except in the IC District. In the IC District, outdoor storage shall be subject to the same conditions as required for outdoor storage as a stand-alone use.

(17) Laboratory.
All laboratory uses shall comply with the following regulations, as applicable:
   a. Shall be demonstrated that the lab is in compliance with health and fire codes.
   b. Testing on animals requires approval by Washoe County District Health Department.
c. In all zoning districts, laboratories are only permitted by-right when accessory to dental, medical, professional office, or manufacturing uses, or when less than 4,000 square feet.

d. In MU Zoning Districts a special use permit is required if the use meets the "Group H" occupancy, as defined in the building code in effect in the city, or if more than 4,000 square feet.

e. In the MRC District a medical or dental laboratory of any size is permitted without discretionary review.

(18) Laundry, drop-off/pickup (MF30, GO, NC).
In the MF30, GO, and NC Zoning Districts only, drop-off/pickup laundry uses shall comply with the following regulations, as applicable:

a. Shall not exceed 2,000 square feet in size.

b. In the MF30 District only, access shall be from a collector or larger street.

c. In the MF30 District only, shall only be permitted on the first floor.

(19) Laundry, self service (MF30).
In the MF30 Zoning District only, self-service laundry uses shall comply with the following regulations:

a. Shall only be permitted on the first floor.

b. Access shall be from a collector or larger street.

(20) Medical marijuana dispensary.

a. Shall not be located on a parcel located adjacent to residentially zoned property and shall not be located on a parcel owned by the federal government.

b. Shall be exempt from site plan review requirements identified in Section 18.06.407 (Site Plan Review).

c. Proof of compliance, at the time of application for a zoning verification letter with the City of Reno, with all spacing requirements set forth in RMC and NRS shall be provided by a State of Nevada licensed surveyor. NRS spacing requirements include NRS 453A.322 which establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, and a 300-foot separation from a community facility.

d. All required spacing criteria shall be measured in a straight line from the front door of the medical marijuana dispensary to the closest parcel line, as shown on the Washoe County Assessor's records, of any of the school or community facilities identified in NRS 453A.322.

e. Any medical marijuana dispensary shall be located in a separate building from any other medical marijuana establishment. this may include two facilities separated by a fire wall with no shared facilities, other than parking.

f. Any medical marijuana dispensary shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.
g. Any signage associated with a medical marijuana dispensary shall be discreet and professional which is consistent with the traditional style of signage for pharmacies and medical offices.

h. Any medical marijuana dispensary shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.

i. Hours of operation shall not exceed 8:00 a.m. to midnight seven days a week beginning September 1, 2018.

(21) Office, other than listed (MF30 MU/SVTC, and I).

a. In the MF30 Zoning District only, office uses other than those specifically listed in the Summary Land Use Tables shall comply with the following regulations:
   1. Shall only be permitted on the first floor.
   2. In the MF30 District only, access shall be from a collector or larger street.

b. In the MU/SVTC for conversions from existing single family residential use, backing out into the right-of-way and tandem parking spaces are allowed for a maximum of two parking spaces, on streets smaller than a collector and if a minimum of 50 feet from the driveway to the curb return of any intersection is provided.

c. Medical offices shall be prohibited in the I Zoning District.

(22) Open lot parking.

a. Open lot parking uses in the PO, GO, PF, NC, and AC zoning districts shall comply with the following regulations, unless the property also falls within a redevelopment district, as amended, then the conditions of (20)b. shall apply:
   1. Shall demonstrate the need for the lot through a parking study submitted to the administrator for approval prior to issuance of a permit.
   2. Approval for an open lot parking may be granted only for a period of three years. Requests to continue usage beyond that period shall require the renewal of a site plan, or special use permit, as required in the original application. The renewal shall not exceed three years in duration.

b. Open lot parking uses in the DRRC Overlay Zoning District and the Redevelopment Districts, as amended, shall comply with the following:
   1. It is the intent of this ordinance to allow Open Lot Parking lots temporarily within the DRRC and the Redevelopment Districts but not to encourage or allow the continuance of Open Lot Parking lots beyond ten years.
   2. Open Lot Parking lots may be allowed temporarily by the administrator for a maximum of five years. At the end of the five-year period the applicant or property owner may request to continue the use of the temporary open lot parking lot for an additional five years. The administrator shall make a recommendation to the City Council regarding the five-year time extension. City Council shall make the final determination of the approval of the time extension. Additional site improvements may be required if the time extension is approved. Prior to the approval of any time extension the
applicant/property owner shall provide security/bond to remove the open lot parking lot, fence/secure the site, and screen the site from adjacent streets.

3. Temporary open lot parking pursuant to subsection 2 (above) shall include lighting, sidewalks and street trees required under RMC Title 18. The sidewalks may exclude the 4½-foot portion required for window shopping and outdoor seating as applicable per this chapter.

(23) Pawn shop.
In all zoning districts, all pawnshop uses licensed, constructed or approved after September 15, 2000, shall meet the following standards:

a. A 1,000-foot separation measured property line to property line from Washoe County School District schools, private schools K—12 licensed by the State of Nevada and UNR.

b. Pawnshops are specifically prohibited from parcels contiguous to the following streets:
   1. Virginia Street south of North McCarran Boulevard.
   2. Kietzke Lane from Mill Street to South Virginia Street.
   3. Plumb Lane east of South Virginia Street.
   4. Moana Lane between South Virginia Street and Kietzke Lane.
   5. McCarran Boulevard.

(24) Plant nursery/garden supply (NC, AC, CC, MU).
In the MU, NC, AC, and CC Zoning Districts only, plant nursery/garden supply uses shall comply with the following regulations:

a. Outdoor storage of materials (bark, soil, etc.) shall be screened from view of the street and adjacent residentially zoned property.

(25) Restaurant with alcohol service (AC, CC, I, IB, IC, MU).
In the AC, CC, I, IB, and IC Zoning Districts only, restaurant with alcohol service uses shall comply with the following regulations, as applicable:

a. Lounge areas shall occupy no more than 30 percent of the total floor area.

b. Shall include a full commercial kitchen with a complete menu.

c. Food shall be served all hours that the business is open.

d. In the CRC/General Mixed Use District a special use permit is required adjacent to Residential Master Plan land use designation.

(26) Retail marijuana store.

a. Shall not be located on a parcel located adjacent to residentially zoned property and shall not be located on a parcel owned by the federal government.

b. Shall be exempt from site plan review requirements identified in Section 18.06.407 (Site Plan Review).

c. Proof of compliance, at the time of application for a zoning verification letter with the City of Reno, with all spacing requirements set forth in RMC and NRS shall be provided by a State of Nevada licensed surveyor. NRS spacing requirements include a 1,000-foot separation from a public or private school, preschool
through 12th grade, and a 300-foot separation from a community facility. A retail marijuana store shall be located no closer than 2,500 feet from another retail marijuana store.

d. All required spacing criteria shall be measured in a straight line from the front door of the retail marijuana store to the closest parcel line, as shown on the Washoe County Assessor’s records, of any of the school or community facilities as identified in NRS, as amended.

e. Any retail marijuana store shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.

f. Any retail marijuana store shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.

g. Any signage associated with a retail marijuana store shall be discreet and professional which is consistent with the traditional style of signage for pharmacies and medical offices. Signage shall be restricted to logos approved by the State Department of Taxation. No temporary or window signs shall be allowed. With the exception of the aforementioned provisions, all signage shall be subject to the standards in RMC 18.16.

h. Hours of operation shall not exceed 8:00 a.m. to midnight seven days a week beginning September 1, 2018.

i. A medical marijuana dispensary in continuous operation before April 30, 2018, shall be allowed to continue operations as a retail marijuana store within their existing location. Any new or relocated establishment shall be required to meet all applicable provisions of this code with regards to allowable zoning districts and additional use regulations. A retail marijuana store established using this provision, but not allowed in the underlying zone, shall be considered legal nonconforming and subject to all provisions in 18.08.502 (Nonconforming Uses), as amended.

j. All parking, landscaping, and signs shall be brought into conformance with current code standards unless determined physically impossible by the Administrator.

(27) Gas station.
All gas station uses shall comply with following regulations:

a. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
   1. The dispensing of petroleum products, water and air from pump islands.
   2. The provision of emergency service of a minor nature.
   3. The sale of items via vending machines which shall be located within the main structure.
   4. Only allowed in the DRC and NVTC Districts with direct or indirect access to the freeway.
b. Pump islands shall be located a minimum of 20 feet from a street right-of-way line. A canopy or roof structure over a pump island may be located no closer than ten feet from the street right-of-way line if it matches the architecture and color of the building.

c. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.

d. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.

e. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

f. Light shall be shielded from adjacent residentially zoned properties.

(28) TV broadcasting and other communication service (LLR2.5, LLR1, LLR.5, PO, GO, PF, NC, AC, CC, MU).

a. TV broadcasting and other public communication service uses shall comply with the following regulations, as applicable, in the PO, GO, PF, NC, AC, CC, MU Districts only:
   1. No freestanding towers shall be permitted.
   2. Any antennae or dishes shall be incorporated into the architecture of the building.

b. In the LLR2.5, LLR1, and LLR.5 Districts only:
   1. Towers shall be subject to the use regulations for “communication facilities, equipment only” uses stated in Section 18.08.202(e) below.

(c) RECREATION, ENTERTAINMENT, AND AMUSEMENT USE REGULATIONS.

(1) Country club, private.
In all zoning districts where permitted, except the MU District, private country club uses shall comply with the following regulations:
   a. Shall have a minimum lot area of two acres.

(2) Gaming operation, restricted.

a. In all zoning districts where permitted, restricted gaming operations shall be located in the same building as, and operated as incidental to, one of the following principal uses:
   1. Restaurant with or without alcohol service.
   2. Bar.
   3. Delicatessen.
   4. Grocery store.
   5. Convenience store.
   6. Drug store.
   7. Liquor store.
8. Bowling alley, billiard hall, and other similar indoor commercial amusement/recreation establishments.

9. Hotel.

10. Motel

11. General retail store or commercial use not otherwise listed in this subsection and having greater than 3,000 square feet of retail floor area.

b. To prohibit establishments that are allowed to operate restricted gaming from creating the perception of a casino, non-restricted gaming establishment, or the like, the use shall comply with the following:

1. Establishments shall be physically separated by solid wall.

2. Establishments shall not share common building facilities such as bathroom, kitchens, storage areas or the like.

3. Establishment signage shall in no way identify them as a non-restricted gaming establishment or the like.
4. Establishments shall maintain separate entrances and addresses.

(3) Stable, commercial or riding academy (CC, HC, MU).
In the CC, HC, and MU Zoning Districts only, commercial stable or riding academy uses shall comply with the following regulations:
   a. Stable and riding area shall be indoor only.

(4) Stable, private.
All private stable uses shall comply with the following regulations:
   a. Stables for more than four horses shall be located on one acre or larger lots.

(5) Tennis courts (All districts except OS, HC).
In all zoning districts except the OS, and HC Districts, tennis courts shall comply with the following regulations:
   a. Lights shall be shielded from adjacent residences.
   b. Courts shall be screened from adjacent residences.
   c. All lighting shall be subject to site plan review.
   d. Fences shall meet side and rear yard setbacks.

(d) LODGING USE REGULATIONS.

(1) Bed and breakfast inn (SF9, SF6, MF14, MF21, MF30, PO, NC, RTIARC, RSARC).
Bed and breakfast inn uses shall comply with the following regulations, as applicable:
   a. In the SF9, SF6, MF14, MF 21, MF30, PO, and NC Districts only:
      1. The establishment shall be located in an existing residential structure containing not more than six guest rooms.
      2. Cooking facilities in guest rooms are not permitted.
      3. Individual guest occupancy is limited to no more than one month in any three-month period.
      4. Off-street parking shall be provided at a ratio of one space for each inn bedroom, plus two for the resident's use.
      5. The required off-street parking for guests shall be screened by a six-foot fence or by dense landscaping.
      6. The operator of the establishment shall reside on-site.
      7. Twenty percent of the site shall be landscaped.
   b. In the SF9, SF6, MF14, PO, and NC Districts only:
      1. This use shall only be permitted in structures on a historic register or zoned historic overlay.

(2) Hotel.
A principal hotel use may be combined with such ancillary business uses as are customarily conducted in conjunction with hotel uses; including but not limited to retail, restaurants, fitness, personal services, car rental, recreation and special events. For purposes of interpreting and administering this chapter, such ancillary business uses may be considered principal uses to allow different ownership and operation from the principal hotel use, but in all other respects shall be treated as accessory uses according to Section 18.08.204, below.
(3) **Hotel, with nonrestricted gaming (HC, MU).**  
In the HC and MU Zoning Districts only, hotel with nonrestricted gaming uses shall comply with the following regulations, as applicable:

**a. Regulations applicable in the HC and MU Districts.**  
All hotel with nonrestricted gaming uses in the HC and MU Districts shall comply with the following regulations:

1. **Use.**  
   i. Only the establishment of a new primary use requires a special use permit.

2. **Operator.**  
   i. Each application for a special use permit shall include the name(s) of the person(s) and/or firm which will operate the hotel/casino.

3. **Minimum room requirements.**  
   i. There shall be a minimum of 201 rooms per facility.

4. **Gaming space and site area.**  
   i. A maximum of 37,500 square feet of gaming space will be allowed without requiring an increase in the minimum number of rooms.
   
   ii. Expansion of the gaming area beyond the 37,500 square feet will require the construction of additional rooms over 201 by the proportionate ratio of 125 square feet of gaming space to each room up to a maximum of 500 rooms at which point no additional rooms will be required.

5. **Landscaping, parking lot.**  
   i. All interior parking lot landscaping requirements (islands) may be satisfied by relocation of the total amount required by Section 18.12.1205(e) to the perimeter of the parking lot. This amount shall be added to whatever would have been required on the perimeter of the lot.

**b. Regulations applicable in HC District only.**  
In addition to the regulations in subsection a. above, hotel with nonrestricted gaming uses in the HC District shall comply with the following regulations:

1. **Locational criteria.**  
   i. The site must have direct access from a major arterial as designated in the Land Use/Transportation Guide.
   
   ii. The building footprint of the casino must be located at least 500 feet from the nearest existing school, church, residentially zoned property, or hospital.
   
   iii. The structure must be located outside of the Airport Flight Path overlay of the Reno-Tahoe International Airport (See Figure 18.08-5.)

2. **Gaming space and site area.**  
   i. The maximum area of all gaming space shall not exceed ten percent of the net land area of the site.
ii. No hotel with or without gaming shall be permitted on a site of less than three acres in net land area.

3. **Landscaping/recreation.**
   i. The minimum area devoted to landscaping and recreational uses shall be equal to 30 percent of the net land area.
   ii. A minimum of 15 percent of the net land area is to be landscaped in such a manner as to soften the appearance of the project from the street; break up the parking lot(s); and buffer adjoining land uses.
   iii. The minimum area devoted to recreational uses shall be equal to seven and one-half percent of the net land area. Recreational uses shall include putting greens, jogging paths, fitness centers, video arcades, tennis courts, outdoor picnic areas, court games, swimming pools, playgrounds, theaters, bowling alleys, ice skating rinks and other similar facilities.

4. **Convention access/space.**
   i. If the site is located within one-quarter mile (measured from property line to property line) of the Reno-Sparks Convention Center, the applicant must provide an access plan, showing safe and usable year-round access from the project to the Convention Center, which avoids traffic congestion, particularly that caused by pedestrian traffic or vehicular shuttle service; or
   ii. If located more than one-quarter mile (measured from property line to property line) from the Reno-Sparks Convention Center, the project must provide convention space at a minimum ratio of 50 square feet per hotel room.

c. **Regulations applicable in MU District only.**
   In addition to the regulations in subsection a. above, hotel with nonrestricted gaming uses in the MU District shall comply with the following regulations:
   1. A minimum lot size of one acre shall be met.
   2. A minimum ratio of 1:1 (one square foot to one square foot) of public space to gaming space shall be maintained.
   3. Gaming space may not exceed public space until a maximum of 37,500 square feet of public space is reached.
   4. In the CRC/TC District the following shall be demonstrated:
      i. A minimum of 20,000 square feet of convention space shall be provided on site.
      ii. A minimum of 35,000 square feet of gaming area consisting of both slot machines and live games.
      iii. Three restaurants shall be provided, one of which must be open for service to the public 24 hours per day, seven days a week and which has a minimum seating capacity of 60 patrons at one time.
      iv. Safe connections and amenities supporting the convention center.
vi. All of the above improvements shall be constructed or provided prior to any certificate of occupancy for any new development.

5. In the RRC/TC, only one Hotel with Nonrestricted Gaming Operation shall be allowed. An additional Hotel with Non restricted Gaming Operation shall not be approved unless any existing special use permit for this use is simultaneously revoked.

6. In the SVTC, NVTC, E4TC, and W4TC, only allowed where currently operating and existing and/or entitled at the adoption of the associated TOD ordinance.

(4) Hotel (Without Nonrestricted Gaming Operation).
   a. Only allowed in the RTIARC and RSARC within \( \frac{1}{2} \) mile of the airport terminal, except prohibited in the Airport Critical Area.
   b. Only allowed in the SVTC/PLC for over 60 units with the approval of a special use permit.

(5) Hotel Condominium within the RTIARC only allowed within \( \frac{1}{2} \) mile of the airport terminal, except prohibited in the Airport Critical Area.

(6) Motel within the RTIARC and RSARC only allowed with \( \frac{1}{2} \) mile of the airport terminal, except prohibited in the Airport Critical Area.

(7) Motel with nonrestricted gaming.
   All motel with gambling uses shall comply with the following regulations:
   a. All requirements and regulations for hotels with nonrestricted gaming in the HC District shall be met.

(8) Recreational vehicle park.
   All recreational vehicle park uses, where permitted in a zoning district as shown in the Summary Land Use Tables, shall comply with the following regulations:
   a. Vehicle may not stay longer than 90 days pursuant to NRS.
   b. All recreational vehicle parks shall be subject to issuance of a special use permit. Applications and procedures shall be in the manner provided by this title. Additionally, recreational vehicle parks shall comply with any applicable statutes and ordinances and any regulations of the state and county district health departments.

1. Uses permitted.
   i. Recreational vehicles;
   ii. Cabana, ramada, or patio, and one detached storage room per recreational vehicle space;
   iii. Community recreation buildings and facilities, laundry, car and trailer wash, battery charging station, water fill-up, boat or storage facilities serving the recreational vehicle park only;
   iv. Management offices or one single-family dwelling, or mobile home, used exclusively for living quarters by the operator or manager of the park.
2. **Area, space, and bulk development standards.**

<table>
<thead>
<tr>
<th>TABLE 18.08-8: AREA, SPACE, AND BULK DEVELOPMENT STANDARDS FOR RECREATIONAL VEHICLE (RV) PARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum overall area:</td>
</tr>
<tr>
<td>Maximum building height:</td>
</tr>
<tr>
<td>Minimum net space area per RV:</td>
</tr>
<tr>
<td>Minimum net RV space width:</td>
</tr>
<tr>
<td>Minimum setback of any building or RV from a bordering public street line:</td>
</tr>
<tr>
<td>Minimum front setback from internal street:</td>
</tr>
<tr>
<td>Minimum setback line from the exterior boundary line of the RV park:</td>
</tr>
<tr>
<td>Minimum distance between RV sides or side and end:</td>
</tr>
</tbody>
</table>

3. **Street system.**
   
i. All recreational vehicle spaces shall be provided with safe and convenient vehicular access from public or private streets. Alignment and gradient of streets shall be properly adapted to topography.
   
   ii. All streets shall be paved and drained with a minimum two inches asphalt; four inches base.
   
   iii. Access to recreational vehicle parks shall be designed to minimize congestion and traffic hazards and provide for safe movement of traffic at the entrance or exits to adjoining streets.
   
   iv. Streets provided for two-way traffic shall have a paved section not less than 24 feet in width and a right-of-way of not less than 24 feet. Streets provided for one-way traffic shall have a paved section of not less than 12 feet in width and a right-of-way of not less than 12 feet.
   
   v. All streets shall be properly signed and lighted at night with at least the equivalent of a 50 watt lamp for each 100 lineal feet of street, or guard light each 300 feet.
   
   vi. When appropriate, adequate provisions for snow removal and snow storage areas shall be provided.

4. **Vehicle parking spaces and driveways.** All vehicle parking spaces and driveways shall be paved.

5. **Exposed ground surfaces.** Exposed ground surfaces in all other parts of a recreational vehicle park shall be paved or covered with stone screening or other material or protected with a vegetative growth, any of which are capable of preventing soil erosion and eliminating objectionable dust.

6. **Recreation area.** All recreational vehicle parks shall have at least one recreation area or open space accessible from all spaces; the cumulative size of which recreation area shall be not less than two and one-half percent of the gross recreational vehicle park area. It shall be landscaped as per plans approved as part of special use permit.
7. **Pedestrian ways.** When included, pedestrian ways shall have a minimum width of three feet and shall be appropriately surfaced.

8. **Service facilities.** All recreational vehicle parks shall provide restroom and bath facilities in conformance to regulations of the state and county district health departments. Additionally, all recreational vehicle parks shall provide sanitary stations for the discharge of vehicle retention tanks, such stations to be in conformance with any applicable statutes and ordinances and any regulations of the state and county district health departments.

9. **Water supply.** An accessible, adequate, safe and potable supply of water for domestic purposes shall be provided within 100 feet of each recreational vehicle space. Such supply of water shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.

10. **Sewage facilities.** An adequate and safe sewer system shall be provided in each recreational vehicle park. Such sewer system shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.

11. **Refuse and garbage.** Storage, collection and disposal of garbage and refuse shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.

12. **Fuel supply and storage.** Installation of liquefied petroleum gas or fuel oil containers within a recreational vehicle park shall be in conformance to any applicable statutes and ordinances, any regulations of the state or county district health departments, and to the satisfaction of the chief of fire department.

13. **Fire protection.** In every recreational vehicle park there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the chief of fire department.

14. **Fences.** A recreational vehicle park shall be fenced with a solid view-screening fence not more than six feet nor less than four feet in height around the entire boundary of the park.

15. **Management.** The holder of a valid city business license for operation of a recreational park shall be responsible for compliance with this chapter and any other applicable ordinances or statutes. He shall maintain the recreational vehicle park in a neat, orderly and sanitary condition at all times.

16. **Register.**
   i. The license holder shall be responsible for maintaining a register of the occupants of the park, such register to indicate the following:
   ii. The name and occupation of each occupant;
   iii. The make, model and year of all motor vehicles and trailer coaches;
   iv. The license number and year of license and owner of each trailer coach and motor vehicle parked or stored in the trailer coach park;
   v. The dates issuing such license;
   vi. The dates of arrival and departure of each trailer coach.
17. **Plan.** A copy of the final approved plan for the recreational vehicle park shall be conspicuously posted on the site and the license holder shall be responsible for maintenance of the park as per the final approved plan.

c. **Location outside parks.**

1. **Use for dwelling or sleeping purpose unlawful.** Parking any recreational vehicle outside a recreational vehicle park, when such recreational vehicle is used for dwelling or sleeping purposes, is unlawful, except if such use of self-contained recreational vehicles is permitted by the administrator on the premises of a public use event in a residential zone or on the premises of a public use event in a commercial zone. The administrator may grant such permission only after determining that at least one of the criteria stated in Resolution No. 3831, or its successor, is met. The administrator, in granting such permission, may impose conditions to protect the public health, safety and welfare. Upon granting such permission, the administrator shall immediately notify the police department.

2. **Storage.** Nothing in this section shall be deemed to prohibit the storage of a recreational vehicle on the premises of its owner when not used for dwelling or sleeping purposes.

d. **Violations.**

Any person violating any of the provisions of this section:

1. Upon conviction, shall be guilty of a misdemeanor and punished as provided in RMC Section 1.04.010; or

2. Shall be subject to provisions of RMC Chapter 1.05.

(e) **INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE USE REGULATIONS.**

1. **Blood plasma donor center.**

   All blood plasma donor center uses shall comply with the following regulations:

   a. An enclosed waiting room which is screened from the street shall be provided. May be indoor or obscured in an outdoor courtyard.

2. **Cemetery/mausoleum.**

   All cemetery/mausoleum uses shall comply with the following regulations:

   a. Cemeteries shall only be allowed on parcels abutting and having access to a collector or arterial street.

3. **Child care, in-home.**

   All accessory in-home child care uses shall comply with the applicable use regulations for child care centers/facilities stated in Section 18.08.202(b)(6), above.

4. **Church/house of worship (NC).**

   In the NC Zoning District only, church/house of worship uses shall comply with the following regulations:

   a. Driveways shall be placed to reduce traffic impacts on adjacent residential uses.

   b. Primary access to the facility shall be by means of a collector or arterial street.
(5) **Communication facilities, equipment only.**

The purpose of the following standards is to treat all telecommunication developers equitably, promote community aesthetics and to visually protect residential districts and public parks. Communication facilities (a.k.a. telecommunication facilities) include satellite, microwave, cellular telephone and other radio transmission devices. All communication facility (equipment only) uses shall comply with the following regulations (see also Section 18.08.203(e)(4) below for regulations governing satellite dishes):

- **a.** Communication facilities that are permitted-by-right in the respective zoning district, however do not meet the standards below, shall obtain approval of a site plan review by the zoning administrator.

- **b.** Exceptions. Communication facilities in the I, IB, IC, CC, AC, and MU Districts are not required to meet c., f., and i. below. Communication facilities located on top of a three or more story building are not required to meet c., f., and g. below.

- **c.** A primary use on the parcel must be established.

- **d.** The mechanical equipment shall be buried, integrated into a building or structure by virtue of its location inside the building or as an addition to the structure unless an alternate means such as landscaping, camouflage and/or screening is proposed to the satisfaction of the administrator. Additions shall be architecturally compatible with the building or structure utilizing the same siding (color and materials), roof covering and roof lines.

- **e.** Antenna(s) shall be installed inside a radome or similar enclosure that conceals all equipment from public view, as applicable. Existing towers in which antenna(s) are not installed inside a radome or similar enclosure, shall enclose any new antenna(s) proposed for collocation using this technology, unless otherwise approved by the administrator.

- **f.** Antenna(s) shall be attached to a building or located on a monopole or monotower whose support is entirely within the building footprint and installed on the highest point of the roof of the primary structure. When camouflaged, antenna(s) may be located on existing poles used for lighting or power, or on an architecturally compatible replacement pole.

- **g.** All poles shall be designed to be integrated into their surroundings.

- **h.** The pole and antenna shall be setback four feet for every one foot in overall height from residentially zoned property and parks. Alternatively, a pole and antenna may be setback two feet for every one foot of overall height from residentially zoned property and parks if concealed using design solutions complementary to the site which are compatible with their surroundings (i.e. a tree, street lamp, flagpole, architectural tower feature), to the satisfaction of the administrator. The setback does not apply when the antenna is installed on top of a building or on an existing pole when the proposed antenna is placed lower than the existing antenna.

- **i.** Overall antenna and pole height shall not exceed 55 feet, except that antennas which are attached to a building, existing pole or tower and do not increase building pole or tower height may exceed 55 feet.
j. All antennas and towers shall meet applicable requirements of the Federal Aviation Administration, the Federal Communications Commission, and any other agency of the county, state or federal government with the authority to regulate towers and antennas. If such requirements are changed, then the owners of the towers and antennas governed by this ordinance shall bring such towers and antennas into compliance with such revised standards and regulations with the compliance schedule mandated by the controlling agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. No more than 60 days after the compliance period has elapsed, the owner or operator of the tower or antenna shall send a letter to the administrator certifying that changes have been made to bring the tower or antenna into compliance.

k. All towers installed at grade shall be non-climbable or fenced for security.

l. All towers constructed under these provisions shall allow collocation with other providers. If collocation at existing and applied for telecommunications facilities sites would result in less visual impact than the visual impact of the proposed facility, applicants shall justify why such collocation is not being proposed.

m. Applicants must identify all available telecommunication facility sites within the proposed coverage area, including applications currently on file with the community development department. If the proposed site is in a residential district and there are alternate sites in commercial and/or industrial districts within the proposed coverage area, applicants shall justify to the satisfaction of the administrator why those alternate sites have not been proposed.

n. Each commercial telecommunications facility site will be clearly marked with signs which indicate the use of the facility and an emergency contact name(s) and telephone number(s).

o. A telecommunication tower that is not operated for a continuous 12-month period shall be considered abandoned and the owner of such facility shall remove the same, at the expense of the owner, within 60 days of receipt of notice from the City of Reno.

p. In addition to the on-site posting required by a site plan review, applicants requesting location of a commercial telecommunications facility at a primary or secondary school (public or private) must verify that the Washoe County School District (or equivalent) has presented this proposal to locate the telecommunications facility on the school site at a parent teachers association meeting (or equivalent).

q. Applications for all telecommunication facilities outside of the commercial and industrial districts shall be accompanied with sufficient information to justify the need for the facility at the proposed location and height within the next 12-month period. A map shall accompany the application depicting the zoning on parcels within 1,000 feet of the proposed site, and all acceptable nonresidential sites. Evidence shall be provided demonstrating why more acceptable nonresidential properties are not being pursued. "Acceptable sites" are those that meet the provider's technical requirements (location, elevation, clear line of sight).
r. The applicant shall submit written documentation demonstrating that the emissions from the proposed project are within the limits set by the FCC.

s. Telecommunication facilities shall require a site plan review in all residential districts, on school sites, public parks and day care centers (12 or more children or adults). Where an existing facility received approval of a special use permit or site plan review, additional antenna may be collocated on the pole without compliance with subsection p. above or a site plan review, when installation will not increase pole height.

t. In the RTIARC and the RSARC only allowed for the purposes of air traffic control are allowed without conditions, unless in a residential interface areas.

(6) Electric generating plant, electric utility substation.

Electric generating plant/electric utility substation uses shall comply with the following regulations:

a. Facility shall be screened from view of the street and adjacent properties using any combination of the following:

1. Landscaping shall consist of a combination of trees and shrubs as described in Section 18.12.1207(c), (Semi-Opaque Screening), except that beneath overhead power lines no trees with an expected height greater than 25 feet at maturity shall be planted. Selection of plant material shall coordinate with the vegetation in the surrounding land uses, or expected land uses (i.e., domestic plants shall be used in areas where surrounding development has used domestic plants. Native vegetation shall be emphasized in rural locations, or where surrounding development has used native plantings).

   All ground within landscaped area shall be covered with ground covering. If rock is used, rock color and size shall be selected to blend in with the surroundings.

2. Chain link fencing with vinyl slats, eight feet in height, will be allowed in combination with semi-opaque screening as required in subsection a.1. above.

3. Other solid screening materials may be substituted at the approval of the administrator. These screenings may include solid wood fencing, provided it blends with surrounding land uses, solid masonry walls, or precast concrete walls with suitable architectural finish.

4. Landscape buffers shall be constructed in the front and side setbacks. Dimensions of these setbacks shall be greater than or equal to those defined in the section Governing each zone.

5. At the discretion of the administrator, installation of landscaping and irrigation may be delayed until development is constructed adjacent to the utility facility.

b. Noise shall comply with Section 18.12.304(g).

c. Barbed wire may be permitted on facilities with a history of vandalism.

d. In the MU Zone a site plan review is required if adjacent to residentially zoned property.
(7) **Public meal provider/homeless service.**

Public meal provider/homeless service uses shall comply with the following regulations:

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 special use permit.

d. Design and operation standards for new or expanded facilities shall be determined through an approved special use permit consistent with the provisions of (a) through (k) of this section. New or expanded facilities are exempt from the design standards of associated base and overlay zoning.

e. Queuing of patrons on private property or sidewalks 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 described 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.

(8) **School, primary (public or private).**

All primary schools (public or private) shall comply with the following site standards and use regulations:

a. Pick-up and drop-off areas for vehicles shall be provided on site.

b. Building heights are non-restricted.

c. Building setbacks: One foot of setback distance for every foot in building height (applicable to all yards located adjacent to residentially zoned property).

d. Landscaping: Up to 20 percent of site to be determined by the administrator based on community character and site specifics such as slope and soil quality.

e. Up to three mobile classroom units shall be allowed without the requirement of a site plan review for proximity to residentially zoned property provided that the following conditions are met:

   1. Architectural elements of the mobile classroom, including color, shall complement the existing school building(s).

   2. Paved access shall be provided to each mobile classroom unit.
3. Existing landscaping shall not be removed or otherwise displaced by any mobile classroom unit.

5. If a site plan review would have otherwise been required the mobile classroom(s) shall be removed within five years. Alternatively, the installation of the mobile classrooms can be reviewed through the site plan review process.

(9) School, secondary (public or private).
All secondary schools (public or private) shall comply with the following site standards and use regulations:

a. Building heights are non-restricted.

b. Building setbacks: One foot of setback distance for every foot in building height (applicable to all yards located adjacent to residentially zoned property).

c. Landscaping: Up to 20 percent of site to be determined by the administrator based on community character and site specifics such as slope and soil quality.

d. Schools shall be located on a collector street or greater.

e. In the RTIARC enrollment is limited to a maximum of 200 students.

(10) School, non-traditional, secondary (public or private).
All non-traditional secondary schools (public or private) shall comply with the following site standards and use regulations based on category:

a. Site standards:

1. Building heights are non-restricted.

2. Building setbacks: One foot of setback distance for every foot in building height (applicable to all yards located adjacent to residentially zoned property).

3. Landscaping: Up to 20 percent of site to be determined by the administrator based on community character and site specifics such as slope and soil quality.

b. Common regulations:

1. All uses shall be allowed indoors only.

2. No facilities or provisions for outdoor sports or activities are allowed.

3. Operational days and hours shall be limited to Monday through Friday between 7:00 a.m. and 9:00 p.m.

4. This school classification shall be limited to closed campus operations only

5. With the exception of those students waiting for a bus or other transportation after the completion of classes, no loitering outside the facility is allowed.

c. Industrial/technical arts secondary schools:

1. Individual school sites shall not exceed 20 acres in size.

2. Maximum number of enrolled students per school is 650.
d. Diploma granting special academic needs secondary schools:

1. Individual school sites shall not exceed five acres in size.
2. Maximum number of enrolled students shall not exceed 350.

(11) School, vocational/trade (AC, CC, GO, MU).

In the GO, AC, CC, and MU Zoning Districts only, vocational/trade school uses shall comply with the following regulations, as applicable:

a. In the GO District only:

1. Training shall be limited to professional or technical skills most often associated with office workers.

b. In the AC, CC, and MU Districts only:

1. Welding shall be permitted indoors only.
2. Working on vehicles or equipment shall be permitted indoors only.
3. Inoperable vehicles or those with obvious body damage shall be stored within a building.

c. In the RTIARC enrollment is limited to a maximum of 200 students.

(12) Transitional Living Facility.

All transitional living facility uses shall comply with the following regulations:

a. Shall not be located within 600 feet of another transitional living facility.

b. Shall not be located within 1,000 feet of a school.

c. Twenty-four-hour management and supervision shall be required.

d. A management plan that includes life-skills training shall be submitted to the administrator with an application for certificate of occupancy and approved by the administrator prior to issuance of the certificate of occupancy.

(13) Utilities, major.

a. Major utilities shall be sited in an existing utility corridor or facility site as adopted in the Regional Utility Corridor report.

b. Major utilities shall not be located in the Truckee River Corridor, public parks, or Airport Flight Path overlay zones unless it can be demonstrated that there will be no detrimental residual impact.

c. Installation of electric overhead utilities shall maintain the following separations from property lines of licensed K—12 schools and day care centers, and from residential structures and hospital structures housing patients:
TABLE 18.08-9: SEPARATIONS BETWEEN UTILITY AND PROTECTED USES

<table>
<thead>
<tr>
<th>ELECTRIC OVERHEAD UTILITY</th>
<th>REQUIRED SEPARATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 kv</td>
<td>100 feet</td>
</tr>
<tr>
<td>120 kv</td>
<td>150 feet</td>
</tr>
<tr>
<td>345 kv</td>
<td>250 feet</td>
</tr>
</tbody>
</table>

d. Utilities that cannot meet the requirements of subsections (13)b. and c. above shall be mitigated with underground construction, low EMF designs, low-visibility designs and/or off-site mitigation as described in the regional utility corridor report.

e. These setbacks have been established in the regional utility corridor report. In the event that plan is amended, this section will be automatically revised to maintain conformity.

(14) Utility box/well house, back-up generator, pumping or booster station.
In all zoning districts, all utility box/well house, back-up generator, pumping or booster station uses shall comply with the following regulations:

a. Facilities shall be screened from view of adjacent properties using any combination of the following:
   1. Yards and setbacks shall be landscaped to blend with the surrounding land uses.
   2. Solid fencing will not be required for facilities where all equipment is contained within a building. Architectural features of buildings shall be designed to blend with surrounding land uses.
   3. All landscaped areas shall have complete ground cover. If rock is used, rock color and size shall be selected to blend with the surroundings.
   4. At the discretion of the administrator, installation of landscaping and irrigation may be delayed until development is constructed adjacent to the utility facility.

b. Noise shall comply with Section 18.12.304(g).

c. One utility box with no dimension exceeding six feet is exempt from a. above.

(f) INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION, STORAGE AND TRANSPORTATION USE REGULATIONS.

(1) Animal and animal byproduct processing.
All animal and animal byproduct processing uses shall comply with the following regulations:

a. All activities shall occur indoors.

b. Site must be adjacent to industrial zoning on all sides or a major arterial.

c. Shall not include any processing of materials collected.
(2) **Bus or other transportation terminal (CC, IC, MU).**

In the CC, IC, and MU Zoning Districts only, bus or other transportation terminal uses shall comply with the following regulations:

a. All storage and repair areas shall be screened from view of the street and adjacent properties.

b. All pre- and post-trip operations shall be performed on-site. Transient discharge, boarding, or queuing shall not be performed on the street or public sidewalk.

c. In the CB and MU Districts only, all on-site repairs shall be indoors only.

(3) **Collection station (NC, AC, CC, MU).**

In the NC, AC, CC, and MU Zoning Districts only, collection stations shall not include any processing of materials collected.

(4) **Crematorium.**

All crematoriums must comply with the following regulations:

a. All equipment shall be located within a completely enclosed building.

b. There shall be no audible or visible indication of the use from outside of the building.

(5) **Hazardous Substances and Hazardous Waste.**

All hazardous waste uses shall comply with the following regulations:

a. Uses that are considered to be de minimis shall be exempt from the requirement for a special use permit.

(6) **Heavy Machinery & Equipment (Rental, Sales & Service).**

a. In the NVTC, E4TC, and W4TC the use shall only operate indoors and only between the hours of 6:00 a.m. and 9:00 p.m.

b. In the E4TC outdoor noise typically associated with the moving of motor vehicles and equipment is permitted and outdoor sales display of machinery and equipment shall not be located in the front of the main structure.

(7) **Helipad.**

All helipad uses shall comply with the following regulations:

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.

c. In the MRC Helipads for patient transport are allowed adjacent to single-family residential uses without any discretionary review and are not subject to spacing and flight path limitations.

(8) **Indoor manufacturing, processing, assembly or fabrication (GO, MU/DRC).**
a. In the GO Zoning District only, indoor manufacturing, processing, assembly or fabrication uses shall comply with the following regulations:

1. A 600-foot separation, measured property line to property line, shall be provided from property zoned single-family.
2. Manufacturing shall be "light" as defined in Chapter 18.24.

b. In the MU/DRC Zoning District, indoor manufacturing, processing, assembly or fabrication uses shall not be located adjacent to residentially zoned property.

(9) Maintenance, repair or renovation business (AC, MU).

In the AC and MU Zoning Districts only, maintenance, repair or renovation business uses shall comply with the following regulations:

a. No outdoor storage or display shall be permitted.

b. All work shall be in an enclosed building.

c. Must have Health and Fire Department approval for hazardous material handling and painting.

(10) Marijuana cultivation facility.

a. Shall not be located on a parcel located adjacent to residentially zoned property and shall not be located on a parcel owned by the federal government.

b. Shall be exempt from site plan review requirements identified in Section 18.06.407 (Site Plan Review).

c. Proof of compliance, at the time of application for a zoning verification letter with the City of Reno, with all distance requirements set forth in RMC and NRS shall be provided by a State of Nevada licensed surveyor. NRS spacing requirements which establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, and a 300-foot separation from a community facility.

d. All required spacing criteria shall be measured in a straight line from the front door of the marijuana cultivation facility to the closest parcel line, as shown on the Washoe County Assessor’s records, of any of the school or community facilities identified in NRS, as amended.

e. Any marijuana cultivation facility shall have a professional, orderly, dignified appearance.

f. Only one sign shall be allowed. The sign shall not exceed six square feet and shall be placed on a window or a door for the purposes of identifying the business (e.g. business name, address, hours of operation, etc.)

g. Any marijuana cultivation facility shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.

h. All cultivation shall take place within a building. No outdoor cultivation shall be allowed.

i. All parking, landscaping, and signs shall be brought into conformance with current code standards unless determined physically impossible by the Administrator.

(11) Marijuana product manufacturing facility.

a. Shall not be located on a parcel located adjacent to residentially zoned property and shall not be located on a parcel owned by the federal government.

b. Shall be exempt from site plan review requirements identified in Section 18.06.407 (Site Plan Review).
c. Proof of compliance, at the time of application for a zoning verification letter with the City of Reno, with all distance requirements set forth in RMC and NRS shall be provided by a State of Nevada licensed surveyor. NRS spacing requirements which establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, and a 300-foot separation from a community facility.

d. All required spacing criteria shall be measured in a straight line from the front door of the marijuana product manufacturing facility to the closest parcel line, as shown on the Washoe County Assessor’s records, of any of the school or community facilities identified in NRS, as amended.

e. Any marijuana product manufacturing facility shall have a professional, orderly, dignified appearance.

f. Only one sign shall be allowed. The sign shall not exceed six square feet and shall be placed on a window or a door for the purposes of identifying the business (e.g. business name, address, hours of operation, etc.)

g. Any marijuana product manufacturing facility shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.

h. All parking, landscaping, and signs shall be brought into conformance with current code standards unless determined physically impossible by the Administrator.

(12) Marijuana testing facility.

a. Shall not be located on a parcel located adjacent to residentially zoned property and shall not be located on a parcel owned by the federal government.

b. Shall be exempt from site plan review requirements identified in Section 18.06.407 (Site Plan Review).

c. Proof of compliance, at the time of application for a zoning verification letter with the City of Reno, with all distance requirements set forth in RMC and NRS shall be provided by a State of Nevada licensed surveyor. NRS spacing requirements which establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, and a 300-foot separation from a community facility.

d. All required spacing criteria shall be measured in a straight line from the front door of the marijuana testing facility to the closest parcel line, as shown on the Washoe County Assessor’s records, of any of the school or community facilities identified in NRS, as amended.

e. Any marijuana testing facility shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.

f. Only one sign shall be allowed. The sign shall not exceed six square feet and shall be placed on a window or a door for the purposes of identifying the business (e.g. business name, address, hours of operation, etc.)

g. Any marijuana testing facility shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.
h. All parking, landscaping, and signs shall be brought into conformance with current code standards unless determined physically impossible by the Administrator.

(13) Medical marijuana cultivation facility.

a. Shall not be located on a parcel located adjacent to residentially zoned property and shall not be located on a parcel owned by the federal government.

b. Shall be exempt from site plan review requirements identified in Section 18.06.407 (Site Plan Review).

c. Proof of compliance, at the time of application for a zoning verification letter with the City of Reno, with all spacing requirements set forth in RMC and NRS shall be provided by a State of Nevada licensed surveyor. NRS spacing requirements include NRS 453A.322 which establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, and a 300-foot separation from a community facility.

d. All required spacing criteria shall be measured in a straight line from the front door of the medical marijuana cultivation facility to the closest parcel line, as shown on the Washoe County Assessor’s records, of any of the school or community facilities identified in NRS 453A.322.

e. Any medical marijuana cultivation facility shall be located in a separate building from any other medical marijuana establishment. This may include two facilities separated by a fire wall with no shared facilities, other than parking.

f. Any medical marijuana cultivation facility shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.

g. Any signage associated with a medical marijuana cultivation facility shall be discreet and professional which is consistent with the traditional style of signage for pharmacies and medical offices.

h. Any medical marijuana cultivation facility shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.

(14) Medical marijuana independent testing laboratory.

a. Shall not be located on a parcel located adjacent to residentially zoned property and shall not be located on a parcel owned by the federal government.

b. Shall be exempt from site plan review requirements identified in Section 18.06.407 (Site Plan Review).

c. Proof of compliance, at the time of application for a zoning verification letter with the City of Reno, with all spacing requirements set forth in RMC and NRS shall be provided by a State of Nevada licensed surveyor. NRS spacing requirements include NRS 453A.322 which establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, and a 300-foot separation from a community facility.
d. All required spacing criteria shall be measured in a straight line from the front door of the medical marijuana independent testing laboratory to the closest parcel line, as shown on the Washoe County Assessor’s records, of any of the school or community facilities identified in NRS 453A.322.

e. Any medical marijuana independent testing laboratory shall be located in a separate building from any other medical marijuana establishment. This may include two facilities separated by a fire wall with no shared facilities, other than parking.

f. Any medical marijuana independent testing laboratory shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.

g. Any signage associated with a medical marijuana independent testing laboratory shall be discreet and professional which is consistent with the traditional style of signage for pharmacies and medical offices.

h. Any medical marijuana independent testing laboratory shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.

(15) Medical Marijuana Production Facility.

a. Shall not be located on a parcel located adjacent to residentially zoned property and shall not be located on a parcel owned by the federal government.

b. Shall be exempt from site plan review requirements identified in Section 18.06.407 (Site Plan Review).

c. Proof of compliance, at the time of application for a zoning verification letter with the City of Reno, with all distance requirements set forth in RMC and NRS shall be provided by a State of Nevada licensed surveyor. NRS spacing requirements include NRS 453A.322 which establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, and a 300-foot separation from a community facility.

d. All required spacing criteria shall be measured in a straight line from the front door of the medical marijuana production facility to the closest parcel line, as shown on the Washoe County Assessor’s records, of any of the school or community facilities identified in NRS 453A.322.

e. Any medical marijuana production facility shall be located in a separate building from any other medical marijuana establishment. This may include two facilities separated by a fire wall with no shared facilities, other than parking.

f. Any medical marijuana production facility shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.

g. Any signage associated with a medical marijuana production facility shall be discreet and professional which is consistent with the traditional style of signage for pharmacies and medical offices.

h. Any medical marijuana production facility shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.
Mini-warehouse (SF Districts, MF14, MF21, MF30, MU, AC, CC, NC). 
In all zoning districts except the I and IC Districts, mini-warehouse uses shall comply with the following regulations:

a. No more than one manager’s or security residence shall be permitted.

b. All storage shall be within an enclosed building except for the storage of recreational vehicles which shall be completely screened from view from surrounding properties and abutting streets at the first floor level. Screening from an adjacent two-story building is not anticipated.

c. No business shall be conducted from or within a mini-storage facility.

d. Retail sale of stored items on the premises is prohibited.

e. Auction sales of stored items on the premises are prohibited.

f. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

g. The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.

h. The production, fabrication or assembly of products shall be prohibited.

i. Storage units shall not be used as a musical practice or recording space.

Outdoor storage.
Outdoor storage uses shall comply with the following regulations:

a. In the I, IC, and IB Districts only:

1. Storage shall not be permitted within required setbacks and shall be a minimum of ten feet from adjacent property lines.

2. Storage shall be visually screened from streets and residentially zoned property within 750 feet of the use with a solid-view screening fence in the I District, and according to the screening standards in (10)b. below in the IC and IB Districts.

3. Truck and trailer parking shall be screened from streets.

4. Storage of lumber, coal or other combustibles shall not be less than ten feet from any interior lot line, and a suitable roadway from the street to the rear of the property shall be provided, maintained and kept open at all times.

5. Fences may be up to ten feet tall to screen outdoor storage.

b. In the IC and IB Districts only:

1. The outdoor storage shall be associated with the primary use of the property.

2. No direct sale of products or material stored in the outdoor storage area of any site shall be permitted.

3. No outdoor storage shall be permitted on any site adjoining a residentially zoned property.

4. Only materials actively used in the business may be stored.
5. Stacked material must not exceed the height of the wall or fence.
6. Outdoor storage shall only be located on the rear one-half of any site.
7. The outdoor storage shall not exceed 20 percent of the total gross area of the site.
8. The size of the outdoor storage area must not exceed the square footage of the main building on the site.
9. The outdoor storage area must be enclosed with a solid wood fence, masonry wall or material of equal opacity. Landscaping must be provided on the outside of the fence or wall to provide a more pleasing appearance from the street.
10. Walls or fences which are visible from the street must be architecturally compatible with the primary building.
11. Outdoor storage of mobile homes is not permitted.

c. In the W4TC, NVTC, E4TC, and southern portion of SVTC only allowed as an accessory use.

(18) Railroad yard or shop (PF).
In the PF Zoning District only, railroad yard or shop uses shall comply with the following regulations:

a. Shall be associated with a working railroad.

(19) Towing and impound yard.
All towing and impound yard uses shall comply with the following regulations:

a. All stored, damaged, or wrecked vehicles, parts and equipment shall be stored at least ten feet from the property line.

b. Storage shall be visually screened from streets and adjacent uses with a solid view screening fence. Landscaping shall be provided between the fence and public right-of-way.

c. Accessory sales permitted.

d. Fences may be up to ten feet tall to screen outdoor storage.

(20) Transfer station.
All transfer station uses shall comply with the following regulations:

a. All storage shall be inside a permanent structure.

(21) Truck stop/travel plaza.
The following are minimum standards for all truck stops:

a. Minimum parcel size - ten acres.

b. Maximum number of motel/hotel rooms in conjunction with a truck stop within the I (Industrial) and IC (Industrial Commercial) Zoning Districts shall be as follows:
   1. With 100 truck parking spaces or fewer no motel/hotel rooms shall be allowed;
   2. Over 100 truck parking spaces but fewer than 200 truck parking spaces, a maximum of 100 motel/hotel rooms shall be allowed; and
3. With 200 or more truck parking spaces, a maximum of 200 motel/hotel rooms shall be allowed.

c. Other business activities which are customarily accessory and clearly incidental and subordinate to the truck stop, may include but not be limited to; scales, truck wash, tire repair and sales, barber shop, restaurant with or without alcohol service, shower facility, convenience store, truckers lounge (for services such as television/exercise/internet access etc.), motel/hotel (see subsection b. above), laundry, chain rental and gasoline and propane dispensing.

d. The applicant shall furnish a traffic impact study and any necessary mitigation measures prepared by a civil engineer registered in the State of Nevada.

e. The applicant shall furnish a noise impact study and any necessary mitigation measures prepared by qualified acoustical consultant.

f. All commercial vehicle truck traffic accessing the site shall access the site via an arterial roadway.

g. In addition to designated commercial truck parking, off-street parking shall be provided at a rate equal to that which is required for each use comprising the truck stop.

h. All vehicle service and/or repair activities shall be conducted within a completely enclosed building. Parts, equipment, lubricants, fuels, tires or other materials used or discarded in any service or repair operations must be screened from adjoining roads and properties.

i. Outdoor storage shall be prohibited.

j. The minimum distance from property zoned Mixed Use (MU) or any residentially zoned property shall be at least one-quarter mile (1,320 feet), measured from property line to property line.

k. Compliance with diesel idling regulations adopted by the Washoe County District Board of Health as amended shall be maintained. Adequate signage shall be provided to inform drivers of idling time restrictions. A minimum of 15 percent of truck parking spaces must be equipped with approved Engine Idle Reduction Technology or similar comprising of “plug-in” locations for trucks with sleepers and/or refrigeration to avoid idling engines.

l. Additional location requirements shall include:

1. The primary parcel of the truck stop shall not be located more than 1,500 feet from the right-of-way limits surrounding an interstate highway interchange, measured from property line to property line.

2. No more than one truck stop shall have primary access from any interstate highway interchange.

3. The minimum distance between truck stops shall be 7,000 feet, measured from property line to property line.

4. The minimum distance from commercial amusement/recreation (outside) use, public park/recreation area/or facility, or school shall be 750 feet, measured from property line to property line.
m. Landscaping standards shall be as follows:
   1. Parking lot landscaping for areas not designated for circulation or parking of
      commercial vehicles shall comply with Title 18 unless otherwise noted in this
      section.
   2. Property line or boundaries adjacent to residentially zoned property must
      provide a six-foot tall solid wall (unless separated by an arterial roadway)
      and a minimum 20-foot wide landscape buffer interior to the site which
      includes one ten-foot tall evergreen tree every 20-feet on center in
      staggered rows. Shrubs shall be provided per code.
   3. Property line or boundaries adjacent to public streets must provide a
      two-foot tall berm, wall or hedge and a minimum 20-foot wide landscape
      buffer which includes a mixture of evergreen and deciduous trees per code,
      based on one tree for every 20 lineal feet. Shrubs shall be provided per
      code.
   4. Property line or boundaries adjacent to non-residential zoned properties
      must provide a minimum ten-foot wide landscape buffer interior to the site,
      which includes one ten-foot tall evergreen tree 20 feet on center. Shrubs
      shall be provided per code.
   5. All buildings shall have a minimum five-foot wide perimeter landscape area,
      excluding areas for pedestrian and vehicular entrances. These landscape
      areas shall be adjacent to building walls and landscaped with trees and
      shrubs per code.
   6. All areas required to be landscaped shall be constructed utilizing "Low
      Impact Development" concepts (as included in the Truckee Meadows
      Structural Controls Design Manual) as amended.

n. Lighting standards shall be as follows:
   1. All outdoor lighting shall be fully shielded. Fully shielded requires a lighting
      fixture to be constructed so that all the light emitted by the fixture is
      projected below the horizontal plan of the lowest plane of the lowest point of
      the fixture.
   2. Lighting fixtures used to illuminate a sign shall be mounted on the top of the
      sign structure, lighting the sign downward.
   3. Low-pressure Sodium (LPS) lamps or other dark sky alternative are
      required throughout the site.
   4. Search lights, laser source lights, or any similar high-intensity light shall not
      be permitted.

   o. For this definition, the primary parcel for a truck stop shall be considered that
      parcel on which the above-listed business activities are located.

(22) Welding repair.
   All welding repair uses shall comply with the following regulations:
   a. Outside activities shall be visually screened from adjacent properties and public
      streets.
b. Indoor operation only within the NVTC, E4TC, W4TC and only between the hours of 6:00 a.m. and 9:00 p.m.

(23) Wholesale of construction materials (I, IB, and MU where allowed).
In the I, IB, and MU (where allowed) Zoning Districts only, wholesale of construction material uses shall comply with the following regulations:

a. The primary or predominant use shall be wholesale sales of construction related materials, with sales to the general public allowed, via a mix of internal storage, showroom, and offices. All sales and storage must occur within an enclosed structure.

b. A maximum 20,000 square feet of gross building area is allowed for an individual business entity with a maximum combined square footage of 50,000 square feet on a given lot or parcel.

c. At least one square foot of non-storage area per each four square feet of storage and staging/pick up areas is required. Products stored on site shall be limited to those displayed and sold on the showroom floor.

d. Indoor operation only within the DRC, NVTC, E4TC, and W4TC and only between the hours of 6:00 a.m. and 9:00 p.m.

(24) Wholesale of Products Manufactured or Assembled on Site.
Indoor operation only within the NVTC, E4TC, and W4TC and only between the hours of 6:00 a.m. and 9:00 p.m.

(g) OTHER PRINCIPAL USE REGULATIONS.

(1) Farm (LLR2.5, LLR1, LLR.5, OS).
All farm and ranch uses shall comply with the following regulations:

a. Buildings for the sale and display of products grown and raised on the premises shall not be situated closer than 50 feet to any residentially zoned property with an allowed density of greater than one dwelling unit per acre, or closer than 30 feet to any public street.

b. Buildings, corrals, coops, pens, or structures used in conjunction with commercial farming or ranching shall not be located closer than 100 feet to any public street or to any public park or school, or to any property residentially zoned with an allowed density or greater than one dwelling unit per acre.

c. In the LLR2.5 and LLR1 Districts only, a poultry or hog farm shall be permitted only as a home-based (home occupation) business, subject to the home occupation regulations stated in Section 18.08.203 below.

(Code 1966, § 16.33.060, § 16.33.070; Ord. No. 3031, § 1, 9-27-82; Ord. No. 5089, § 1, 11-9-99; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5468, § 1, 6-25-03; Ord. No. 5755, § 4, 10-12-05; Ord. No. 5767, § 2, 11-16-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5875, § 1, 9-27-06; Ord. No. 5876, § 1, 9-27-06; Ord. No. 5881, § 1, 10-11-06; Ord. No. 5925, § 1, 5-9-07; Ord. No. 5972, § 2, 9-26-07; Ord. No. 5983, § 2, 11-28-07; Ord. No. 5993, § 2, 12-12-07; Ord. No. 6000, § 6, 1-30-08; Ord. No. 6015, § 2, 4-9-08; Ord. No. 6016, § 4, 4-9-08; Ord. No. 6035, § 2, 6-25-08; Ord. No. 6042, § 2, 7-16-08; Ord. No. 6111, § 2, 7-15-09; Ord. No. 6118, § 2, 9-9-09; Ord. No. 6124, § 3, 9-23-09; Ord. No. 6171, § 10, 1-19-11; Ord. No. 6202, § 1, 9-14-11; Ord. No. 6235, § 1, 6-13-12; Ord. No. 6264, § 2, 11-7-12; Ord. No. 6284, § 3, 3-13-13; Ord. No.
Accessory uses permitted.
The Summary Land Use Tables in Section 18.08.201 of this chapter includes accessory uses and shows in which zoning district a specific accessory use is permitted and the applicability of any additional regulations for such accessory use. If an accessory use is not listed in the Summary Land Use Table, the administrator may allow the accessory use if he finds that such use satisfies the definition of “accessory use” in Section 18.24.203 and that the unlisted use is customarily incidental to the principal use or structure, and is located on the same lot or tract of land as the principal use or structure. In making such determination, the administrator shall apply the criteria for unlisted uses stated in Section 18.08.201(a) to the extent applicable.

Accessory structures permitted.
An accessory structure that is customarily incidental to the principal use or structure, and is located on the same lot or tract of land as the principal use or structure, shall be permitted, subject to the regulations of this Section 18.08.203. The administrator shall have the authority to determine whether a proposed accessory structure is consistent with this section, the definition of “accessory structure” in Section 18.24.203, and the purpose and intent of the subject zoning district.

Applicable regulations.
All accessory uses, structures, and activities shall be subject to the general, dimensional, operational, and use-specific regulations stated in this Section 18.08.203 in addition to the same regulations that apply to the principal use in the subject zoning district. In case of any conflict between the accessory use/structure standards in this Section 18.08.203 and any other requirement of Title 18, the standards of this section shall apply.

(b) ACCESSORY BUILDINGS AND STRUCTURES IN RESIDENTIAL ZONING DISTRICTS.
The standards in this subsection shall apply to all accessory buildings and structures in the residential zoning districts except caretaker quarters, unless otherwise specifically stated. Caretaker quarters are regulated by the standards in Section 18.08.203(e).

(1) Accessory building requires principal building.
No private garages or other accessory buildings or structures may be constructed or located in any residential zoning district without an approved principal building.

(2) Accessory buildings on lots larger than the required minimum size.
Accessory building standards for lots larger than the required minimum size may be utilized if the subject lot complies with minimum lot size and dimensions for the larger lot zoning district. For example, the LLR.5 zoning district regulations may be utilized for a SF15 zoned half-acre size parcel.
(3) **Number of permitted detached accessory structures on a single residential lot.**

Limits on the number of detached accessory structures allowed on a single lot in a residential zoning district are shown in Table 18.08-9 below. These limits shall apply only to detached accessory structures with a gross floor area of 200 square feet or larger. The maximum limits shown here may not be possible to achieve in all circumstances; each case will depend on the applicability of other bulk and dimensional standards (e.g., required setbacks or maximum building coverage) or other site development standards (e.g., hillside protection).

<table>
<thead>
<tr>
<th>Residential Zoning District</th>
<th>Maximum # of Detached Accessory Structures per Residential Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>LLR Zoning Districts (All)</td>
<td>4 structures per acre, plus 1 detached guest quarters</td>
</tr>
<tr>
<td>SF 15</td>
<td>3 structures, plus 1 detached guest quarters</td>
</tr>
<tr>
<td>SF 9, SF 6, and SF 4</td>
<td>2 structures, plus 1 detached guest quarters</td>
</tr>
<tr>
<td>MF Zoning Districts (All)</td>
<td>No limit; guest quarters are allowed only in the MF14 District, and caretaker quarters are allowed in all MF Districts, subject to compliance with the standards stated in Section 18.08.203(e).</td>
</tr>
<tr>
<td>Greenfield Special Purpose Zoning Districts (All)</td>
<td>No limit on number of accessory structures, limit of 1 detached guest quarters.</td>
</tr>
<tr>
<td>UT Districts (All)</td>
<td>4 structures per acre, plus 1 detached guest quarters</td>
</tr>
</tbody>
</table>

(4) **Design of detached accessory buildings.**

A detached accessory building in a residential zoning district that contains 200 square feet or more of gross floor area shall be architecturally compatible with the existing or proposed principal residential building. Architectural compatibility must be achieved by including two of the following three elements in the accessory building design:

a. The exterior finish is constructed with materials compatible with the principal building materials. The new materials shall be either identical or similar to the principal building materials. For example, details of synthetic siding should match that of traditional wood siding.

b. 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.
c. The roof pitch is the same as that of the most predominant roof plane of the principal building.

(5) Applicability to existing accessory structures.

a. Nonconforming accessory structures that do not meet the minimum setback standards stated in Section 18.08.203(c) below may be replaced with a new structure of gross floor area not to exceed 125% of the structure's gross floor area. The new structure's building footprint is to correspond to that of the replaced structure's footprint with the exception that up to 25% of the enlarged area may exceed the existing structure's footprint.

b. Nonconforming accessory structures that do not meet the minimum setback standards contained in Section 18.08.203(c) below may be enlarged by 25% of gross floor area.

(c) LOT, BULK AND DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES AND BUILDINGS—RESIDENTIAL ZONING DISTRICTS.

All accessory structures and buildings in the residential zoning districts shall comply with the lot, bulk and dimensional standards shown in Tables 18.08-9A and 18.08-9B except when Section 18.08.203(e) states a more specific bulk or dimensional standard for a specific type of accessory structure. In case of conflict between a standard stated in Table 18.08-9A or -9B and a specific standard stated in Section 18.08.203(e), the use-specific standard in Section 18.08.203(e) shall apply.

<table>
<thead>
<tr>
<th>TABLE 18.08-9A: LOT, BULK &amp; DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES OR BUILDINGS LARGE LOT RESIDENTIAL (LLR), UT, AND GREENFIELD ZONING DISTRICTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Zoning District</td>
</tr>
<tr>
<td>Detached Accessory Structures:</td>
</tr>
<tr>
<td>Minimum separation from all other structures on the same lot</td>
</tr>
<tr>
<td>Minimum property line setbacks—Front</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
### TABLE 18.08-9A: LOT, BULK & DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES OR BUILDINGS LARGE LOT RESIDENTIAL (LLR), UT, AND GREENFIELD ZONING DISTRICTS

<table>
<thead>
<tr>
<th>Residential Zoning District</th>
<th>Detached Accessory Structures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum property line setbacks—Side and rear</td>
<td>Setbacks are the same as for the principal dwelling</td>
</tr>
</tbody>
</table>
| GFSF: Accessory detached buildings:  
  (1) 120 sq. ft. or less in size, and 7 ft. or more in height, and the highest point of the roof does not exceed 10 ft: Minimum side/rear setback = 5 ft.  
  (2) Greater than 120 sq. ft. in size, or over 7 ft. in height, or the highest point of the roof exceeds 10 ft: Min. side/rear setback = 10 ft  
• GFPO: 15 ft. |  
| Maximum height | 2 stories and 29 feet |  
| Maximum size of each detached accessory structure | N/A |  
| GFSF: 1,600 sf or 50% of the square footage of the principal dwelling, whichever is less. | N/A |  
| Maximum Cumulative Area of All Detached Accessory Structures | Total combined square footage of all detached accessory structures on the lot shall not exceed 100% of the square footage of the principal dwelling. |  
| N/A | Total combined square footage of all detached accessory structures on the lot shall not exceed 60% of the square footage of the principal dwelling. | N/A |  

### TABLE 18.08-9B: LOT, BULK & DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES AND BUILDINGS SINGLE-FAMILY & MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS

<table>
<thead>
<tr>
<th>Standard</th>
<th>SF15</th>
<th>SF9</th>
<th>SF6</th>
<th>SF4</th>
<th>MF14</th>
<th>MF21</th>
<th>MF30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached Accessory Structures:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum separation from all other structures on the same lot</td>
<td>3 ft.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Title 18: Annexation and Land Development  
RENO, NEVADA  
Supp. No. 3  
18.08:92
### TABLE 18.08-9B: LOT, BULK & DIMENSIONAL STANDARDS
FOR ACCESSORY STRUCTURES AND BUILDINGS
SINGLE-FAMILY & MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS

<table>
<thead>
<tr>
<th>Standard</th>
<th>SF15</th>
<th>SF9</th>
<th>SF6</th>
<th>SF4</th>
<th>MF14</th>
<th>MF21</th>
<th>MF30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum useable rear yard, including all acces-</td>
<td>400 sf - with a minimum dimension of 8 feet</td>
<td></td>
<td></td>
<td></td>
<td>SF principal use: 400 sf - with a minimum dimension of 8 feet. MF principal use: N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>sory structures</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum property line setbacks—Front</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Same as for the principal dwelling;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• On lots with a principal SF use, accessory structures are prohibited in the area between a front property line and a principal structure, except that on corner and through lots, accessory structures may be placed within the front yard setback that functions as the side or rear yard, but only when the following standards are met:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) Solid four-foot fencing is provided between the accessory structure and the right-of-way (See fence standards in Chapter 18.12, Article XIV (Fences and Walls). For purposes of this section only, a solid fence is one that is not made of chain link material, even if vinyl coated, or allows visibility into the yard from the right-of-way;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(2) Trees are installed to screen the structure from the right-of-way; and</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(3) The accessory structure is painted the same color as the principal building.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum property line setbacks—Side and rear</td>
<td>Side or Rear Setback:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• SF principal use: 5 feet.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• MF principal use: 5 feet.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>In SF and MF Districts—on lots with principal SF use: Minimum 0 ft. side or rear setback is allowed when property line abuts an alley. When the accessory structure is a residential garage, a zero (0) rear or side setback abutting an alley will be allowed only if the alley width is at least 20 feet.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum height</td>
<td>One-story residential garage or carport — 16 ft.</td>
<td>29 feet and 2 stories</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two-story residential garage: Allowed only if second story is used for accessory dwelling unit, guest quarters, home occupation, or other habitable space, but not for storage. Maximum height - 29 ft and 2 stories and Section 18.08.203(e)(1) privacy protection standards apply. All other accessory structures: 12 ft.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum size of each detached accessory</td>
<td>1,600 sf or 50% of the square footage of the principal structure, whichever is less.</td>
<td>1,200 sf or 50% of the total area of the rear yard, whichever is less.</td>
<td></td>
<td>On lots with principal SF use: 1,200 sf or 50% of the total area of the rear yard, whichever is less.</td>
<td>On lots with principal MF use: N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>structure</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

### CHAPTER 18.08 ZONING

**ARTICLE II. PERMITTED USES AND USE REGULATIONS**

**Section 18.08.203. Standards for Accessory Uses and Structures.**

(c) Lot, Bulk and Dimensional Standards for Accessory Structures and Buildings—Residential Zoning Districts.
(c) Lot, Bulk and Dimensional Standards for Accessory Structures and Buildings—Residential Zoning Districts.

### TABLE 18.08-9B: LOT, BULK & DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES AND BUILDINGS SINGLE-FAMILY & MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS

<table>
<thead>
<tr>
<th>Standard</th>
<th>SF15</th>
<th>SF9</th>
<th>SF6</th>
<th>SF4</th>
<th>MF14</th>
<th>MF21</th>
<th>MF30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Cumulative Area of All Detached Accessory Structures</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Total combined square footage of all detached accessory structures on the lot shall not exceed 60% of the square footage of the principal structure.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total combined square footage of all detached accessory structures on the lot shall not exceed 50% of the square footage of the principal structure.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>On lots with principal SF use: Total combined square footage of all detached accessory structures on the lot shall not exceed 50% of the square footage of the principal structure. On lots with principal MF use: N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(d) **ACCESSORY BUILDINGS AND STRUCTURES IN NONRESIDENTIAL ZONING DISTRICTS.**

(1) **Bulk and dimensional standards.**

Accessory structures and buildings in the nonresidential zoning districts shall comply with the bulk and dimensional standards applicable to the principal structure or building (See Section 18.12.104).
(e) STANDARDS FOR SPECIFIC ACCESSORY USES.

(1) 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.

a. Intent - Accessory dwelling units.
Accessory dwelling units are not allowed in residential zoning districts.

b. Types allowed.
Caretaker quarters may be attached to and integrated with the principal structure, or may be located in a detached accessory structure.

c. Number per lot.
No more than one caretaker quarters unit shall be established on the same lot. See also Section 18.08.203(b)(3) and Table 18.08-9A for the total number of accessory structures, allowed on a single residential lot.

d. Minimum lot, bulk and dimensional standards.
See Table 18.08-9A and Table 18.08-9B above for applicable lot, bulk and dimensional standards in the residential zoning districts.

e. Adjacent privacy protections.
1. Intent.
The provisions in this subsection are intended to provide protection of adjacent residential properties in the siting of a detached guest quarters/house on a property. Specifically, these standards seek to site the detached guest quarters/house sufficiently far from shared side or rear property lines to assure a reasonable degree of privacy for neighboring residents.

2. Applicability.
This subsection's adjacent privacy protection standards shall apply only when a proposed accessory use:
   i. Is located in a detached accessory structure, such as in a detached garage or carriage house; and
   ii. Is located on a residential zoned lot that immediately abuts to the side or to the rear a residential zoned lot with an existing principal single-family dwelling.

3. Increased side or rear setback for two-story accessory dwelling structures.
For every one foot that the detached accessory structure exceeds 12 feet, an additional one foot setback from the side or rear property line abutting the adjacent single-family dwelling shall be provided. The additional setback shall be applied only to that portion of the accessory structure greater than 12 feet in height.

f. Parking requirements.
1. Off-street parking shall not occupy the front yard, except on a driveway meeting standards established in Section 18.12.1101.

g. Design of guest quarters/house in detached structures.
1. All detached guest quarters/house shall maintain a single-family appearance and shall be subordinate to the principal dwelling unit by size, location, and
appearance. New detached guest quarters/house shall be architecturally compatible with the principal residential building. Architectural compatibility must be achieved by including all of the following elements in the accessory building design:

i. 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.

ii. 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.

iii. The roof pitch is the same or within the range of the roof pitches on the existing principal building.

2. The front door of the detached guest quarters/house shall not be visible from the same street that the front door of the principal structure faces.

(2) Accessory Retail Sales associated with manufacturing, wholesaling, distribution or warehousing.

a. Accessory Retail sales shall be associated with an allowed principal on-site manufacturing, wholesaler, distribution or warehousing use.

b. Accessory Retail sales shall not exceed 20 percent of the gross floor area of the allowed principal use with a maximum floor area not to exceed 5,000 square feet.

c. Parking for accessory retail sales shall be provided at the "Retail uses, other than listed" rate established in Section 18.12.1102(b) and is based upon the gross allowed retail sales floor area.

d. All products shall be stored and/or displayed inside the principal use building. (No outside storage or display of products is allowed.)
(3) **Home occupations.**

   a. **Appearance.**
      The appearance of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner which 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.

   b. **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.

   c. **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 dwelling units, employees who do not reside in the accessory dwelling units are not allowed.

   d. **Sale of merchandise.**
      There shall be no sale of merchandise which requires customers to go to the property.

   e. **Traffic.**
      Pedestrian and vehicular traffic will be limited to that normally associated with residential districts. No more than one client's car may be on site at any one time.

   f. **Commercial vehicle.**
      The home occupation may involve the use of a commercial vehicle, not to exceed 8,000 pounds gross unladen weight, or a single vehicle limousine service.

   g. **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.

   h. **Storage.**
      There shall be no outdoor storage of materials or equipment; no storage of toxic or hazardous materials, including ammunition and gunpowder, nor shall merchandise be visible from outside the dwelling.

   i. **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 as a required off-street parking space for a car.

   j. **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.

   k. **Advertising.**
There shall be no public advertising which calls attention to the fact that the dwelling is being used for business purposes, except when required by Nevada Revised Statutes. Telephone listings, or any other advertising of the business, shall not include the dwelling address. The name, telephone, and purpose of the home occupation may be advertised on not more than one vehicle which is operated by the resident or residents of the dwelling in conjunction with the business. The home address may appear on business card, letterhead, and invoices when the home address is also the business address.

I. Electromagnetic interference.
Electrical or mechanical equipment which 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.

m. Fire safety.
Activities conducted and equipment or material used or stored shall not adversely change the fire safety of the premises.

n. Equipment.
There shall be no use or storage of mechanical equipment not recognized as being part of normal household or hobby use.

o. 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.

p. 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.

(4) Satellite dishes.

a. 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.

b. The diameter of the satellite dish in residential districts shall not exceed 18 inches.

c. No satellite dish that exceeds 18 inches in diameter may be placed on a residential building.

d. Only one satellite dish shall be permitted per parcel in single-family residential districts.

e. The satellite dish shall comply with the setback requirements for accessory buildings.
Sidewalk cafés.

a. **Purpose.**
The purpose of the regulations and standards in this chapter is to allow increased business and pedestrian traffic by providing safe and visually appealing opportunities for outdoor dining.

b. **Outdoor dining permit required.**
Outdoor dining, including sidewalk cafés, is not allowed without authorization of an outdoor dining permit as set forth in Section 18.06.410 of this title.

c. **Outdoor dining in public rights-of-way permitted.**
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 restaurant or a building including an indoor restaurant. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of the indoor restaurant 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, mail boxes, or traffic signal stanchions.

d. **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.

e. **Alcoholic beverage restrictions.**
The service of alcoholic beverages shall be restricted solely to on-premise consumption by customers within the outdoor dining area. Each of the following standards apply to service of alcoholic beverages:

1. The outdoor dining area must be immediately adjacent to and abutting the indoor restaurant which provides it with food and beverage service;
2. The outdoor dining area must be clearly separated from pedestrian traffic;
3. 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; and
4. The outdoor dining operation must maintain a valid alcoholic beverage license.

f. 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 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 restaurant. 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.

g. Hours of operation.
Outdoor cafés may only operate between 7:00 a.m. and 12:00 a.m..

h. Special closures.
Outdoor dining is a privilege. The city shall have the right and power, acting through the city manager, or his 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.

6) Utilities, Alternative Systems.
In all zoning districts, all alternative utility systems, as defined in Section 18.24.203 shall comply with the following regulations:

a. Except for wind turbines, systems shall be screened from view or integrated into the design of the structure in compliance with Section 18.12.1208(c) "Storage, Loading Area, and Utility Screening."

b. A system must comply with applicable fire codes and building codes.

c. Before the installation of a system, 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 the property is not served by an electrical utility provider.

d. Prior to issuance of a building permit for solar alternative utility systems, the applicant shall provide a glare analysis demonstrating to the satisfaction of the administrator that there will be no significant glare impacts on surrounding properties.

e. Wind turbine alternative utility systems must adhere to the following:

1. Building permit applications must include, at a minimum:
   i. Standard drawings of the wind turbine structure including base, tower, and footings.
ii. 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.

iii. 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.

2. Noise:
   i. Except during short-term events such as high windstorms, sound or noise produced by wind turbine systems proposed within zoning districts identified in 18.12.304(a)(1) shall adhere to the "Noise At Residential Property Lines" standards identified in 18.12.304(g).
   ii. 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.

3. 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).

4. A system shall not be used for displaying any advertising or signage except for the reasonable identification of the manufacturer.

5. 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.

6. The following setbacks and the respective height standards for accessory uses specified in this Section 18.08.203 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.
   i. 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.

7. 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.

(Ord. No. 4546, § 1, 8-8-95; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5924, § 2, 5-9-07; Ord. No. 5938, § 2, 6-27-07; Ord. No. 6007, § 2, 2-27-08; Ord. No. 6170, § 1, 1-19-11; Ord. No. 6332, § 3, 5-14-14)

Section 18.08.204. Standards for Temporary Uses and Structures.

(a) PERMIT REQUIRED/APPLICABLE REGULATIONS.

A temporary use, activity, or structure shall obtain all required permits prior to establishment. Temporary uses and structures specified in this Section 18.08.204 shall comply with
the specific standards stated therein. In case of any conflict between this section's specific standards and with this title's general use and development regulations, this section's specific standards shall apply.

(b) TEMPORARY USES PERMITTED.
The Summary Land Use Tables in Section 18.08.201 of this chapter include temporary uses and shows in which zoning district a specific temporary use is permitted and the applicability of any additional regulations for such accessory use. If a temporary use is not listed in the Summary Land Use Table, the administrator may allow the temporary use if he finds that such use is similar in type, scale, duration, and impacts as other temporary uses allowed in the zoning district, taking into consideration the criteria for unlisted uses stated in Section 18.08.201(a).

(c) TEMPORARY BUILDINGS PERMITTED IN RESIDENTIAL ZONING DISTRICTS.

(1) Notwithstanding this chapter's limitation on the timing of accessory buildings, a temporary building may be constructed and occupied as a legal use pending the construction of a permanent use, providing such temporary building:
   a. Does not exceed 15 feet in height;
   b. Is no larger than 450 square feet in floor area; and
   c. Is at least 75 feet from the front lot line and not closer than 20 feet to the designated site of the final permanent structure.

(2) In addition, no permit shall be issued for a temporary structure unless a permit also is issued at the same time for the permanent building. If it is proposed to convert the temporary structure to a permissive accessory use upon completion of the main structure, the conversion shall occur upon completion of the final structure, or shall be removed at that time or within a period of one year from the date of issuance of the original permit.

(d) STANDARDS FOR CERTAIN TEMPORARY USES.

(1) Garage sales.
   a. Temporary garage sales may be conducted on premises within a residential zoning district only if a principal dwelling is located on the same premises.
   b. No more than four garage sales shall be conducted on the same premises within one year.
   c. Garage sales shall not exceed three days in duration per event.

(2) Temporary asphalt or concrete batch plant.
In all zoning districts where permitted, temporary asphalt or concrete batch plants shall comply with the following regulations:
   a. The plant shall be located within the boundary of a subdivision under construction, subject to the approval of the administrator.
   b. The plant shall be removed within two years with a bond posted to cover the costs of removal.
c. The original authorization for the temporary plant may be extended one time for an additional two-year period upon approval of a special use permit.

d. The plant shall be located away from occupied homes.

(3) **Temporary carnival, circus, entertainment event or amusement ride.**  
In the PF, AC, CC, and MU Zoning Districts only, temporary carnival, circus, entertainment event or amusement ride uses shall comply with the following regulations:

a. Ingress and egress to the property is sufficient for automotive and pedestrian safety and convenience, traffic flow and control, and emergency access;
b. Off-street parking is sufficient to accommodate the use in addition to the parking provided for the primary use;

c. The number of refuse receptacles (dumpsters) is sufficient;

d. The proposed site of the use is adequate in terms of space and facilities, to include restrooms, for the event;

e. The use of the property will not be a nuisance as defined in RMC Title 8 or a detriment to the surrounding area;

f. The use shall close down no later than 11:00 p.m.;

g. Shall last for four days or less; and

h. Any other conditions necessary to prevent the event from being detrimental to adjacent properties and to protect the public health, safety and welfare, as determined by the administrator.

(4) Temporary Christmas tree sale lot and similar uses.

In the NC, AC, CC, and MU Zoning Districts only, temporary Christmas tree sale lots and similar temporary sales uses shall comply with the following regulations:

a. Ingress and egress to the property is sufficient for automotive and pedestrian safety and convenience, traffic flow and control, and emergency access;

b. Off-street parking is sufficient to accommodate the use;

c. The number of refuse receptacles (dumpsters) is sufficient;

d. The proposed site of the use is adequate in terms of space and facilities, to include restrooms, for the event;

e. The use of the property will not be a nuisance or a detriment to the surrounding area;

f. The use shall close down no later than 11:00 p.m.;

g. Shall last for four weeks or less; and

h. Any other conditions necessary to prevent the event from being detrimental to adjacent properties and to protect the public health, safety and welfare, as determined by the administrator.

(5) Temporary construction structures (All districts except PF).

In all zoning districts where permitted, except the PF District, temporary construction structures, including temporary construction field offices, shall comply with the following regulations:

a. Temporary trailers or storage containers must be directly associated with construction activity on-site, or in the Downtown Reno Regional Center Overlay District, within 1,000 feet of the construction site.

b. A building permit must have been issued for the construction activity to which the temporary structures are associated.

c. A building permit is required for installation or removal of temporary structures connected to utilities.

d. Temporary construction structures must be removed prior to a certificate of occupancy being issued, or the building permit being finalized.
e. All temporary construction structures must comply with zoning setbacks and be placed outside of any vision triangle.

f. One temporary construction structure may be permitted per contractor working on site (e.g., general, electrical, plumbing).

g. Up to three storage containers may be utilized to house fixtures, materials or merchandise.

h. On-job sites exceeding ten acres or 100,000 square feet of building area, the number of temporary construction structures may be increased at the discretion of the administrator.

i. Temporary trailers for office or business use are subject to connection to sewer and water and all necessary fees paid. If a sewer connection is impracticable, connection fees paid are to be credited to the final construction. In any such case, the application shall be accompanied by a hold-harmless agreement acceptable to the city attorney.

(6) **Temporary real estate sales office.**

a. In any residential zoning district, a temporary real estate office may be permitted for sale of lots or homes within the subdivision, provided that a general real estate business shall not be conducted in the offices.

b. Adequate parking shall be provided.

(7) **Temporary open lot parking.**

a. Approval of temporary open lot parking may be granted by the administrator for a period of up to 90 days. Requests to continue approved temporary open lot parking may be granted by the administrator for up to an additional 90 days upon receipt of a written request for a time extension by the applicant. No additional time extensions for temporary open lot parking shall be granted on the site.

b. Improvement standards for Landscaping and Open Lot Parking in the DRRC Overlay and the Redevelopment Districts within and specific to Section 18.08.202.b(20) shall not be required for temporary open lot parking. All other site improvements pertaining to water quality, air quality and emergency access shall be required.

c. Two (2) copies of site development plans shall be submitted prior to administrator approval. Plans shall be reviewed by planning, building and engineering divisions of the Community Development Department.

d. Temporary parking lots in the MRC District. Temporary parking lots are allowed without discretionary review for a period of up to 36 months provided all of the following requirements are met:

i. **Improvement plan and agreement.** A plan and agreement for the construction of improvements shall be in the format provided by the city, as approved by the city attorney, and shall include an exhibit showing an estimate of the quantities and costs of public and private improvements. An engineer’s estimate of the improvement quantities and costs shall be provided. The city will determine the final estimate of quantities and costs based on the engineer’s estimate and the improvement plan, and will provide the developer with a copy of the final estimate.
ii. **Security.** The security for improvements shall be on a format approved by the city attorney, shall accompany the improvement plan and agreement, and shall be in such amount and for such a time period as set by the administrator, corresponding to the improvement plan and agreement, to ensure that all improvements required will be provided and installed.

iii. **Administrative approval required.** Parking lots may not be installed until approval of the administrator is obtained.

iv. **Extensions.** Two time extensions of one year may be granted for the temporary use by the administrator. Extensions require the full amount of the applicable security be provided.

(8) **Temporary stockpiling.**


b. Stockpile sites shall be fenced with security fencing, no visual screening is required.

c. All stockpiling will meet required setbacks of the zoning district where the stockpiling is occurring.

d. All stockpile sites shall be posted with an on site sign identifying the approved duration of the stockpile site, hours of operation, reference to this code section, and contact information for the company conducting the stockpiling. The on site sign shall be placed at the entrance to the site and easily visible from a public access easement or public right-of-way and delivered in writing, by certified mail, to the owners of property located within 750 feet of the site area.

e. The truck route associated with the stockpiling activity shall be approved by the administrator.

f. Security to restore the site to pre-stockpiling conditions shall be covered under one of the following types of security: (1) Subdivision Bond; (2) Restoration, Landscaping, and Revegetation Bond; (3) Encroachment/Excavation Permit Bond; or (4) Labor and Material Bond.

g. Stockpiling in Industrial zoning districts: Allowed for 24 consecutive months. One extension may be granted by the administrator for an additional 12 months only if the site is not adjacent to residentially zoned property. Material processing, including crushing, is allowed if there is no residential or mixed use zoned property within 750 feet of the stockpiling site. Material processing, excluding crushing, is allowed within 750 feet of residential or mixed use zoned property. There is no height limit for the stockpiling. Stockpiling and associated material processing may operate 24 hours a day if there is no residentially zoned property within 750 feet. If the site is located within 750 feet of residentially zoned property, stockpiling and associated material processing may operate between the hours of 6:00 a.m. and 11:00 p.m. If an adequate buffer exists between the site and the residentially zoned property, as determined by the administrator, the administra-
tor may allow extended hours of operations and/or hours of material processing. Adequate buffers may include, but are not limited to freeways, sound walls, or structures.

h. Stockpiling in Commercial and Mixed Use zoning districts: Allowed for 12 consecutive months. One extension may be granted by the administrator for an additional 12 months if the site is not adjacent to residentially zoned property. Stockpiles are limited to a maximum of 20 feet in height. Material processing, including crushing is allowed if there is no residential or mixed use zoned property within 750 feet. Material processing, excluding crushing, is allowed within 750 feet of residential or mixed use zoned property between the hours of 8:00 a.m. and 7:00 p.m. Stockpile sites may operate 6:00 a.m. through 11:00 p.m. If an adequate buffer exists between the site and the residentially zoned property, as determined by the administrator, the administrator may allow extended hours of operations and/or hours of material processing. Adequate buffers may include, but are not limited to freeways, sound walls, or structures.

i. Stockpiling in all Residential zoning districts: Allowed for eight consecutive months. One extension may be granted by the administrator for an additional four months if there is no residential structure within 25 feet of the stockpile materials. Stockpiles are limited to a maximum of 15 feet in height. Stockpile sites may operate Monday through Friday, 7:00 a.m. through 8:00 p.m. Material processing, excluding crushing, is allowed Monday through Friday, 8:00 a.m. through 7:00 p.m. Crushing is not allowed.

(9) Temporary urban farm.

a. Operators of urban farms shall register with the Planning Division as a temporary principal use and submit a site plan outlining the proposed layout, site access/circulation and any structures.

b. Urban farms shall be allowed as a temporary principal use for a period of three years in designated zoning districts subject to compliance with the following standards.

c. A site plan review shall be required to continue an urban farming operation beyond three years. The duration of the temporary operation shall be determined as a condition of approval.

d. No vehicular access to the site may occur unless the Administrator determines that ingress and egress to the property is sufficient for automotive and pedestrian safety and convenience, traffic flow and control, emergency access; and that parking is sufficient to accommodate the use through an approved site plan.

e. All structures allowed under this land use shall be considered accessory to the temporary urban farm. The Administrator shall confirm that all accessory structures adhere to minimum five-foot side and rear setbacks and that the front setbacks required in the underlying zoning designation are maintained through issuance of one accessory structure permit applicable to all onsite structures. These standards shall supersede the accessory structure standards specified in 18.08.203(a)—(d) with no limit on the quantity or restrictions on aesthetic design of accessory structures.
f. No accessory structure shall exceed 12 feet in height or 120 square feet without a building permit. No accessory structure shall be occupied by the general public unless a valid building permit is issued.

g. Dead plant material shall be removed promptly or screened from view of adjacent property and streets by a solid permitted fence. All farm equipment shall be adequately screened or stored in an enclosed structure.

h. Temporary on-premises signs as allowed subject to the standards of RMC Chapter 18.16, as amended, and may remain for the allowed duration of the temporary urban farm use.

i. No more than 12 fowl and no hoofed animals or livestock shall be allowed on site.

j. Only the sales of products grown on site shall be allowed. Operations on the site, including sales of farm products, shall be restricted to 6:00 a.m. to sunset.

k. Temporary urban farms shall be exempt from residential adjacency requirements.

(Ord. No. 5821, § 1, 4-5-06; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 2, 5-22-01; Ord. No. 5294, § 1, 1-8-02; Ord. No. 5463, § 1, 7-16-03; Ord. No. 61111, § 3, 7-15-09; Ord. No. 6152, § 2, 6-9-10; Ord. No. 6171, § 11, 1-19-11; Ord. No. 6247, § 2, 9-12-12)
ARTICLE III: DISTRICT-SPECIFIC STANDARDS - BASE ZONING DISTRICTS

Section 18.08.301. Nonresidential and Mixed Use Base Zoning Districts.

(a) **MU MIXED USE DISTRICT.**

The following standards shall apply to all development in a MU District:

1. **Land use intensities.**

   a. Residential densities within the Entertainment District of the Downtown Reno Regional Center shall be 30 units per acre or greater and 18 units per acre or greater in other districts within the DRRC and within other regional centers; and

   b. Nonresidential and mixed use developments within regional centers shall have a floor area ratio of 1.0 or greater.

   c. Residential densities and floor area ratios required within each overlay, may be modified through a phasing plan to the approval of the administrator. The phasing plan shall show how the project meets the streetscape requirements in the first phase to create the desired pedestrian environment as described in the Master Plan for each mixed use area.

   d. There is no minimum floor area ratio or density requirement within secondary TOD corridors.

   e. If a development contains more than one story and a mix of land use types including residential and nonresidential, no minimum floor area ratio or density shall be required.

2. **Continuation of uses.**

   a. Expansion of existing and legally established uses which were in place at the time of the adoption of a regional center or transit corridor overlay zoning district that are not allowed by the new zoning overlay shall require a special use permit if the proposed development expands the site, building or business area by more than 100 percent.

3. **Front building setbacks.**

   a. Unless otherwise regulated in a specific overlay, buildings shall be setback 18 feet from the face of curb or proposed curb on Virginia Street, south of Plumb Lane; Fourth Street; Mill Street; and as further specified in respective overlays. If the adopted Regional Transportation Plan identifies a street widening project, the 18-foot front setback shall be measured from the face of curb following the street expansion.

   b. If existing buildings are located closer than 18 feet from the planned face of curb, then the maximum possible setback shall be provided without removing the building.
(4) **Sidewalks.**
Sidewalks are required along public streets adjacent to the site.

a. Sidewalks installed on sections of Virginia Street, south of Plumb Lane; Fourth Street, and Mill Street, as specified for 18-foot front building setbacks in respective overlays, shall have:
   1. A minimum obstruction free sidewalk width of six feet.
   2. An additional eight-foot area located between the face of curb and the sidewalk. Car door clearance for parallel parking, curb side bus stops, light poles, street furniture, traffic signal poles, street trees and, planter boxes, bus benches and/or bus shelters shall be located in this area. The eight-foot area shall be landscaped or paved as part of the sidewalk. See Figure 18.08-3.
   3. An additional area from back of sidewalk to front of building of four feet. Window shopping and street furniture shall be located in this area. The four feet six inches area shall be paved as part of the sidewalk if commercial uses are planned on the ground floor. For all other development, the four feet six inches area may be paved as part of the sidewalk or landscaped.

b. If existing structures are setback less than 18 feet from the planned face of curb, then the following shall be installed in the order listed as space permits:
   1. Obstruction free sidewalk area;
   2. Improvements in the area between the sidewalk and face of curb; and
   3. Improvements in the area between the back of sidewalk and building.

c. If less than 18 feet is required then a minimum of five feet will be provided for sidewalk and a minimum of five feet shall be provided for street trees or landscaping.

(5) **Parking.**

a. Purpose: Parking standards and polices are intended to minimize parking and encourage transit and pedestrian circulation.
b. Shared parking is recommended for commercial, residential and mixed uses to maximize efficiency and preserve land for additional commercial uses and open space. Shared parking may be considered and granted by the administrator based on submittal of a parking study justifying alternative parking rates.

c. Off-street parking shall be located on-premise or on properties no further than 1,000 feet from the subject premises, as measured by the most direct walking distance.

d. Parking structures shall be included in the floor area ratio (FAR) calculation.

e. Open Lot Parking is exempt from FAR calculation requirements.

f. Parking ratio requirements are set forth in Table 18.12-8 (Off Street Parking Requirement Table), as amended, and as may be modified by each regional center or transit corridor overlay. If the associated overlay is silent on parking ratio requirements and any associated reductions, the administrator may grant up to a 50 percent reduction when a parking study is submitted to justify the reduced parking rate.

g. Parking in excess of code minimum may only be provided in parking structures or within the envelope of the building or as Open Lot Parking, where allowed.

h. A convenient and safe pedestrian access shall be provided from parking/transit areas to the building entrance(s).

i. All bicycle parking spaces, required by this Code, shall be sheltered and located adjacent to the building or inside the building unless otherwise specified in the overlay or approved by the administrator.

j. Major employers (employing 100 or more full-time employees) are required to provide a trip reduction program prior to issuance of the certificate of occupancy or business license. This can include, but is not limited to, subsidized bus passes or ride-share premium parking.

k. Parking structures shall be complementary to adjacent buildings in form and material, and shall adhere to design guidelines for "buildings" as appropriate.

l. Parking structures shall appear as standard buildings on the outside and blend with surrounding structures.

m. Modifications to parking lot quadrant and parking block standards in large retail establishments as contained in Section 18.12.306 (Design Standards for Large Retail Establishments) may be approved by the administrator if an intensification plan is provided which demonstrates:

1. that 50 percent of surface parking lot area, located in the front parking quadrant, will eventually be covered by building(s) or parking structure(s);

2. that the perimeter of the ground floor of each building shown in the intensification plan shall contain commercial or residential land uses to provide ground level pedestrian activities where these buildings front on streets or pedestrian walkways; and

3. that the paved parking lot area in these surface lots is reduced by 50 percent and the walking distance between parking and buildings is shortened.
If items 1. through 3. above are addressed through the intensification plan to the satisfaction of the administrator then the parking block standards contained in 18.12.306(h)(1) (Location and Design of Parking Lots) shall not apply.

n. Off-street parking shall not be located in front of buildings unless:
   1. there is no rear access; the parcel width is ≤80 feet (see Figure 18.08-4, Narrow Lot Parking Options); the parcel depth is ≤120 feet (see Figure 18.08-4-A, Shallow Lot Parking Options); or
   2. the project is located within a secondary corridor and the parking location is modified through the approval of a special use permit; or
   3. the parcel is being developed with an industrial land use on a parcel over five acres in size and within a secondary corridor; and shall meet the following requirements:
      A. Provide a five-foot wide convenient and safe pedestrian sidewalk linking the building entrances to the street sidewalk. In secondary corridors a minimum five-foot wide landscape buffer shall be provided between the sidewalk and vehicular traffic; and
      B. In primary corridors provide building frontage along a minimum of 25 feet or ten percent of street frontage at the front yard setback for parcels ≤120 feet in depth. This area may be made up of building or public plaza as shown in Options C and D in Figure 18.08-4-A; and
      C. In the situation where the project is located within a secondary corridor no more than 50 percent of the parking shall be located between the building and the street.

(6) Pedestrian amenities.

a. Pedestrian amenities including walkways (outside of and through buildings), plazas, artwork, fountains, seating, landscaping, and recreational facilities in any combination shall be provided in an amount equal to one percent of the entire project's costs exclusive of land and financing for buildings. Interior tenant improvements and infrastructure replacements (HVAC, communication equipment, electric transfer facilities and the like) shall not be subject to this requirement. Pedestrian amenities may be located outside or within buildings as long as the amenities are accessible to the public at no cost.
b. Required public improvements such as minimum requirement for sidewalks and street trees shall not count toward meeting the minimum percentage requirements for pedestrian amenities in this Code. Amenities not required by Code shall qualify toward the percentage requirement.
c. The project may contribute to the pedestrian amenities fund in an amount equal to that required under this Code in lieu of on-site pedestrian amenities with the approval of the administrator.

(7) Building orientation.

a. New buildings shall be placed on the front building setback line or separated from the front building setback line with pedestrian amenities identified in subsection (a)(6) above. A greater setback may be allowed to provide enhanced pedestrian amenities as determined by the administrator.

b. New buildings on sites under two acres in size shall be oriented towards the primary street frontage or to the side property line if direct pedestrian access is provided from the primary street frontage and the building is located at the front setback line. Buildings on sites over two acres in size and expansions to existing development on sites of any size may be oriented in different directions as long as some buildings, to the satisfaction of the administrator, are oriented toward the primary street frontage and direct pedestrian access is provided from the primary street frontage to all buildings.

(8) Signs.

a. All sign design shall be complimentary to the style of the building on which it is placed, be an integral part of the building façade and, when facing a local street or walkway, shall be oriented to pedestrians.

b. Signs projecting from the building shall not exceed six square feet and shall be located between eight and 12 feet in height.

c. Exterior lighting fixtures used to illuminate a sign shall be mounted on the top of the sign structure, lighting the sign downward.

(9) Architecture and Site Layout.

a. Architectural details shall provide articulation, both horizontal and vertical, on all building façades and roofs. The use of stone and/or other masonry materials, incorporation of fenestration, awnings, balconies, or other similar details shall be incorporated to provide a high level of interest at ground level.

b. The use of materials which are visually different from the main structure shall be incorporated into fenestration, awnings, balconies, or other similar details to provide a high level of interest at the ground level and oriented to pedestrians.

c. Blank walls shall not be permitted.

d. Where zero foot setbacks are allowed variations in color, and/or materials on walls are required. No wall articulation is required.

e. At least 50 percent of the width of a new or reconstructed first story building wall facing a street shall be devoted to pedestrian entrances, display windows, or windows affording views to retail, office, restaurant, or lobby space.

(10) Landscaping.

Unless otherwise specified in a specific overlay zone the following landscape requirements shall apply.
TABLE 18.08.26: MIXED USE LANDSCAPING

| Residential ≥30 units per acre or ≥1.0 FAR | 5%  |
| Residential < 30 units per acre or 0.5 to < 1.0 FAR | 10% |
| All other development | 20% |

(11) **Outdoor storage.**
If outdoor storage is allowed, a six-foot tall solid view screening fence and a minimum five-foot wide fully landscaped edge, excluding any curb, is required along all common property lines.

(12) **Accessory land uses.**
Accessory land uses customarily associated with an allowed primary use that are not otherwise allowed, are permitted as accessory land uses when occupying not more than 25 percent of the business floor area.

(13) **Lighting.**

a. All lighting shall be fully shielded. Fully shielded is defined as a lighting fixture constructed so that all of the light emitted by the fixture is projected below the horizontal plane of the lowest point in the fixture.

b. Prior to the issuance of each building permit, plans shall be approved for installation of site and street lighting. These improvements shall be installed prior to the issuance of any certificate of occupancy.

(14) **Sustainability elements.**
Development within the regional centers and transit corridors shall incorporate within the design and/or construction of their project a minimum of two of the following elements: re-use of existing buildings, recycling of building materials, permeable parking lots, energy efficient building envelopes and electrical systems, larger caliper trees located in pedestrian amenities, or other elements approved by the administrator. Development is also encouraged to design new structures that meet LEED™ standards or other nationally recognized sustainability best practices as well as utilize LID development practices.

(15) **Exceptions to standards.**

a. Structural expansions, as defined in the building code in effect in the City, to existing buildings in the MU District that do not comply with Subsections (a)(1) Land Use Intensities, (a)(7) Building Orientation, or the land use intensities and building orientation set forth in specific overlays shall be allowed if the expansion brings the property into closer conformance with Subsections (a)(1), and/or (a)(7).

b. New development that does not comply with Subsections (a)(1) Land Use Intensities, (a)(7) Building Orientation, and/or the land use intensities listed in a specific overlay, may be allowed with a special use permit unless otherwise prohibited by Section 18.12.304 "Residential Adjacency Standards" or a specific overlay.
(16) **Discretionary review.**

a. Development within a regional center or transit corridor that meets the adopted standards set forth in this section and the standards set forth in the overlays where the project is located are exempt from discretionary review and may proceed with a building permit application.

b. If the option to develop a property under standards for a zoning district other than MU is allowed within an overlay, all discretionary review normally associated with that zoning district shall apply.

c. Exceptions.
   1. large retail establishments as required to be approved by a special use permit in accordance with Section 18.12.306;
   2. hazardous waste or explosives as required to be approved by a special use permit in accordance with Section 18.06.405; and
   3. skyways, skytrains, and skybuildings;
   4. gaming operations as specified in Section 18.06.405;
   5. where discretionary review is required per Section 18.06.405(a)(1)—(3).

(b) **PO PROFESSIONAL OFFICE.**

The following standards shall apply to all development in a PO District:

1. **Off-street parking standards.**

   Unless otherwise specified, all off-street parking requirements and regulations shall be in accordance with Chapter 18.12, except that off-street surface parking spaces shall not be located between the front of the primary office building and an adjacent primary access street.

(c) **NC NEIGHBORHOOD COMMERCIAL.**

The following standards shall apply to all development in a NC District:

1. **Off-street parking standards.**

   Unless otherwise specified, all off-street parking requirements and regulations shall be in accordance with Chapter 18.12, except that off-street surface parking spaces shall not be located between the front of the primary commercial building and an adjacent primary access street.

2. **Night clubs in the NC District.**

   In the NC District, only coffee houses are allowed and no alcohol service is allowed.

d) **I INDUSTRIAL.**

The following standards shall apply to all development in the I District:

1. **Automobile and truck sales and mobile home, RV, boat and trailer sales or rental.**

   In the I District, automobile and truck sales and mobile home, RV, boat and trailer sales or rental use sales shall be wholesale only.
(e) **IC INDUSTRIAL COMMERCIAL.**

The following standards shall apply in an IC District:

(1) **Retail and commercial uses.**

   a. Retail and commercial uses are intended to serve the local industrial uses, except wholesale of construction materials and sale of low volume bulky goods that may serve a regional market.

   b. If a retail/commercial area exceeds five acres in size, a special use permit is required. In the case of separately platted lots, if the total area of adjacent retail/commercial lots exceeds five acres, then a special use permit is required.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, §§ 4, 7, 5-22-01; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5916, § 2, 4-11-07; Ord. No. 5925, § 2, 5-9-07; Ord. No. 6000, § 1, 1-30-08; Ord. No. 6124, § 4, 9-23-09; Ord. No. 6143, § 2, 4-14-10; Ord. No. 6154, § 1, 7-7-10; Ord. No. 6171, § 12, 1-19-11; Ord. No. 6319, § 3, 2-26-14)

**Section 18.08.302. Special Purpose Base Zoning Districts.**

(a) **PUD Planned Unit Development Special Purpose District.**

The following standards shall apply to all development in a PUD District:

(1) **Permitted uses.**

   A planned unit development may include any uses permitted in any zone classification provided that any combination of uses is planned in a manner compatible to each and to the surrounding environment subject to the approval of the city council.

(2) **Minimum development size.**

   A planned unit development shall contain a minimum of ten contiguous acres of land unless proper justification for a smaller size is made to the satisfaction of the administrator.

(3) **Site and building intensity standards.**

   PUDs must be located within the city limits. Lot size, lot coverage, street width, height and distance between buildings shall meet health, safety and welfare requirements and reflect good planning practices subject to the approval of the city council.

(4) **Engineering design and improvement standards.**

   a. Unless otherwise specified, all requirements and standards pertaining to sewage, landscaping, and road profiles shall be as provided in Chapters 18.10, 18.12, and 18.14.

   b. All requirements and standards pertaining to streets, drainage, alleys, sidewalks, curb and gutters, driveways and curb cuts, water and fire hydrants, underground utility services, water supply ditches, erosion control and street lighting shall be as approved by the city council.
(5) **Common open space.**

a. **Amount.**
A planned unit development including residential development shall provide common open space developed with recreational amenities. The landowners may apply for an exemption from the City of Reno’s Residential Construction Tax Program with the amount of the exemption to be based on the merits of the plan and as approved by the city council.

b. **Common open space—Management.**
A planned unit development which includes common open space shall be subject to the requirements and regulations pertaining to organization for ownership and maintenance and procedures for enforcing payments of assessments for the maintenance of common open space as provided in NRS 278A.130 to 278A.160, inclusive.

(6) **Composition of final plan.**
The graphic and textual elements together compose the final plan.

(b) **UT UNINCORPORATED TRANSITION ZONING DISTRICTS.**

(1) **Applicability.**
These standards and regulations apply to all properties zoned UT5, UT10 and UT40.

(2) **District-specific use and development standards.**

a. **Permitted uses.**
The following uses shown in Table 18.08-10 are permitted as principal uses in the UT Zoning Districts, subject to the level of review and permit requirements shown:

<table>
<thead>
<tr>
<th>TABLE 18.08-10: TABLE OF PERMITTED USES FOR UNINCORPORATED TRANSITION ZONING DISTRICTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>A = Allowed</td>
</tr>
<tr>
<td>SUP = Special Use Permit</td>
</tr>
<tr>
<td>SPR = Site Plan Review Required</td>
</tr>
<tr>
<td>“—” or not listed = Not permitted</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>RESIDENTIAL USES</strong></td>
</tr>
<tr>
<td>Attached accessory dwelling</td>
</tr>
<tr>
<td>Detached accessory dwelling</td>
</tr>
<tr>
<td>Detached accessory structure</td>
</tr>
<tr>
<td>Single-family, detached</td>
</tr>
<tr>
<td>Mobile home parks</td>
</tr>
<tr>
<td>Residential group homes</td>
</tr>
<tr>
<td>Child care, in home (1—6 children)</td>
</tr>
<tr>
<td>Child care, in home (7—12 children)</td>
</tr>
<tr>
<td><strong>CIVIC/PUBLIC/COMMUNITY SERVICE USES</strong></td>
</tr>
<tr>
<td>Child care center</td>
</tr>
</tbody>
</table>
### TABLE 18.08-10: TABLE OF PERMITTED USES FOR UNINCORPORATED TRANSITION ZONING DISTRICTS

<table>
<thead>
<tr>
<th><strong>A = Allowed</strong></th>
<th><strong>SUP = Special Use Permit</strong></th>
<th><strong>SPR = Site Plan Review Required</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>UT10</td>
<td>UT5</td>
<td>UT40</td>
</tr>
</tbody>
</table>

| **Cultural and library services** | SUP | SUP | A |
| **Education** | SPR | SPR | SPR |
| **Group care** | SUP | SUP | SUP |
| **Utility services** | SUP | SUP | SUP |
| **Major public facilities** | — | — | SUP |
| **Nature center** | — | — | SUP |
| **Active recreation** | SUP | SUP | SUP |
| **Passive recreation** | A | A | A |
| **Religious assembly** | SUP | SUP | SUP |
| **Safety services** | SUP | SUP | SUP |

**COMMERCIAL USES**

| **Commercial kennels** | SUP | SUP | SUP |
| **Commercial stables** | SPR | SPR | SPR |
| **Pet cemeteries** | SPR | SPR | SPR |
| **Veterinary services, agricultural** | SPR | SPR | SPR |
| **Outdoor sports and recreation** | SUP | SUP | SUP |
| **Outdoor sports club** | SUP | — | SUP |
| **Commercial antennas** | SUP | SUP | SUP |
| **Cemeteries** | SPR | SPR | SPR |
| **Gasoline sales and gas stations** | — | — | SUP |
| **Heliport** | — | — | SUP |
| **Helistop** | SUP | — | SUP |
| **Bed and breakfast inns** | SUP | SUP | SUP |
| **Wholesale** | SUP | SUP | SUP |

**INDUSTRIAL USES**

| **Remote collection facility** | SUP | SUP | — |
| **Aggregate facilities—Permanent** | SUP | — | SUP |
| **Custom manufacturing** | SUP | SUP | SUP |
| **Energy production** | SUP | SUP | SUP |
| **High technology industry** | — | — | SUP |
### TABLE 18.08-10: TABLE OF PERMITTED USES FOR UNINCORPORATED TRANSITION ZONING DISTRICTS

<table>
<thead>
<tr>
<th></th>
<th>UT10</th>
<th>UT5</th>
<th>UT40</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AGRICULTURAL AND RESOURCE EXTRACTION USES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mining operations</td>
<td>SUP</td>
<td>—</td>
<td>SUP</td>
</tr>
<tr>
<td>Agricultural processing</td>
<td>—</td>
<td>—</td>
<td>SUP</td>
</tr>
<tr>
<td>Agricultural sales</td>
<td>SUP</td>
<td>—</td>
<td>SUP</td>
</tr>
<tr>
<td>Animal production</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Animal slaughtering, agricultural</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Crop production</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Forest products</td>
<td>SUP</td>
<td>SUP</td>
<td>SPR</td>
</tr>
<tr>
<td>Game farms</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
<tr>
<td>Produce sales</td>
<td>SUP</td>
<td>SUP</td>
<td>SUP</td>
</tr>
</tbody>
</table>

### b. District-specific development standards.

1. **Bulk and dimensional standards.** Table 18.08-11 below states the specific bulk and development standards applicable in the UT Districts. In case of any conflict with the general development standards stated in this title, these district-specific standards shall prevail.

<table>
<thead>
<tr>
<th>DEVELOPMENT STANDARD:</th>
<th>UT10</th>
<th>UT5</th>
<th>UT40</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling unit per acre (du/ac)</td>
<td>0.1</td>
<td>0.2</td>
<td>0.025</td>
</tr>
<tr>
<td>Minimum lot area (acres)</td>
<td>8 ac</td>
<td>4 ac</td>
<td>40 ac</td>
</tr>
<tr>
<td>Minimum lot width (feet)</td>
<td>250</td>
<td>200</td>
<td>660</td>
</tr>
<tr>
<td>Front yard (feet)</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Side yards (feet)</td>
<td>50</td>
<td>15</td>
<td>50</td>
</tr>
<tr>
<td>Rear yard (feet)</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Building height</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
</tbody>
</table>
(3) **Definitions of UT District permitted uses.**

In addition to the definitions of words, terms, and phrases in Chapter 18.24 of this title, the following definitions shall supplement Chapter 18.24 and shall apply in the UT Districts only. In case of conflict between a definition specific to the UT Districts stated in this subsection and a definition stated in Chapter 18.24, the definition stated in this subsection shall apply in the context of interpreting permitted uses in the UT Districts.

a. **Aggregate facilities.**

Aggregate facilities use type refers to the extraction and processing of sand, gravel and rock from the ground. Typical uses include sand and gravel pits and ancillary uses such as concrete and asphalt batch plants.

b. **Animal slaughtering agricultural.**

Agricultural animal slaughtering use type refers to the slaughtering of animals to be used in making meat products on the same premises.

c. **Bed and breakfast inns.**

Bed and breakfast inns refer to single-family dwellings with guest rooms (no cooking facilities in guest rooms) where, for compensation, meals and lodging are provided.

d. **Commercial campground facilities/RV park.**

Commercial campground facilities/RV park refers to areas and services for two or more campsites, accommodating camping vehicles and tents, which are used by the general public as temporary living quarters for recreational purposes. Typical uses include recreational vehicle campgrounds.

e. **Commercial kennels.**

Commercial kennels refer to kennel services for dogs, cats and similar animals. Typical uses include commercial animal breeding with four or more animals (dogs), boarding kennels, pet motels, or dog training centers. Commercial kennels require a parcel size minimum of two and one-half acres regardless of the regulatory zone within which it is located.

f. **Commercial stables.**

Commercial stables refer to boarding or raising of three or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.

g. **Custom manufacturing.**

Custom manufacturing use type refers to the on-site production of goods by hand manufacturing or artistic endeavor which involves only the use of hand tools or domestic mechanical equipment and the incidental sale of these goods directly to consumers. Typical uses include ceramic studios, custom cabinet making, candle making shops and custom jewelry manufacturers.

h. **Group care.**

Group care uses type refers to care services provided in facilities which accommodate 11 or more persons who are not defined as a family; excluding caregivers and their family, transitional living facilities for recovering alcohol and drug
abusers, and those uses classified under hospital services. Typical uses include intermediate care facilities or senior citizens board and care homes.

i. Helistop.
Helistop refers to areas on a roof or on the ground used by helicopters or steep-gradient aircraft for the purpose of picking up or discharging passengers or cargo, but not including fueling service, maintenance or overhaul.

j. High technology industry.
High technology industry use type refers to the research, development and controlled production of high-technology electronic, industrial or scientific products. Typical uses include biotechnology firms and computer component manufacturers.

k. Major public facilities.
Major public facilities use type refers to public facilities that provide a significant service and have a substantial impact on the community. Typical uses are sanitary landfills, airports, and detention and correction facilities.

l. Produce sales.
Produce sales use type refers to the on-site sale of farm produce and/or shell eggs from property owned, rented or leased by the farmers who grow or produce all or part of the farm produce or shell eggs offered for sale. Only products grown or produced on-site may be sold. Typical uses include reverse vending machines.

m. Residential group homes.
Residential group home use type refers to the occupancy of a single-family dwelling by and the care for a group of persons on a weekly or longer basis who are not defined as a family. The number of persons who reside in a residential group home excludes any caregivers and their family who also reside in a single-family residence. This term includes specifically residential facilities for groups that consist of ten or fewer persons, excluding caregivers and their family, homes for individual residential care, and transitional living facilities for recovering alcohol and drug abusers as defined in Nevada Revised Statues.

n. Safety services.
Safety services use type refers to public safety and emergency services, including police and fire protection services, and emergency medical and ambulance services.

o. Utility services.
Utility services use type refers to the provision of electricity, water or other liquids, or gas, through wires, pipes or ditches through utility services involving major structures that have flexibility in location. Typical uses include natural gas transmission lines and substations, petroleum pipelines, and irrigation water ditches.

p. Veterinary services, agricultural.
Veterinary services, agricultural refers to veterinary services specializing in the care and treatment of large animals. Veterinary services, agricultural requires a parcel size minimum of two and one-half acres regardless of the regulatory zone within which it is located. Typical uses include veterinary offices for livestock.
(c) RESERVED.

(Ord. No. 5431, § 2, 2-25-03; Ord. No. 5474, § 1, 7-16-03; Ord. No. 5729, §§ 7, 8, 9-14-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5924, § 3, 5-9-07; Ord. No. 5957, § 2, 7-11-07; Ord. No. 6054, § 2, 9-10-08; Ord. No. 6118, § 3, 9-9-09; Ord. No. 6171, § 13, 1-19-11; Ord. No. 6285, § 3, 3-13-13; Ord. No. 6324, § 5, 4-16-14)
ARTICLE IV: DISTRICT-SPECIFIC STANDARDS - OVERLAY ZONING DISTRICTS

Section 18.08.401. General Overlay Zoning Districts.

(a) HL HISTORIC/LANDMARK GENERAL OVERLAY DISTRICT.

(1) Eligibility to participate in Historic/Landmark Overlay District.
Properties zoned Historic/Landmark Overlay District must be listed on the City, State or National Register of Historic Places or be designated by the city council as architecturally or historically significant.

(2) Procedure to establish an Historic/Landmark Overlay District.
If a property is listed on the city register of historic places, the historical resources commission will forward a request to establish an Historic/Landmark Overlay District to the planning commission to initiate a zoning map amendment to create such a district.

(3) Findings required to establish eligibility.
To approve a zoning map amendment or a special use permit required by this section, the planning commission shall make the additional findings stated in Section 18.06.404 (Zoning Map Amendment) or Section 18.06.405 (Special Use Permit) as applicable.

(4) Discretionary uses allowed.
Any use other than those permitted in the underlying zoning district which is not detrimental to the neighborhood and would contribute to the protection and preservation of the historical, architectural, cultural or landmark value of the structure, site or district, is allowed subject to a special use permit approved by the planning commission.

a. A special use permit is required for properties listed on the state or national register of historic places but not on the city register. The special use permit review will include, but not be limited to, architectural design, color, construction materials, dwelling unit density, site development, (including lot coverage, landscaping, and off-street parking), and on site advertising and the comments of the historical resources commission.

b. No special permit is required for properties listed on the city register of historic places.

c. If approved, the special use permit shall include such special conditions as are needed to ensure that the use will not be detrimental to the neighborhood and will contribute to the protection and preservation of the historical, architectural, cultural and landmark value of the structure, site or district.

(5) Destruction of premises.
If any structure on the premises zoned under this district is damaged or partially destroyed by natural calamity, such structure may be rebuilt to its original state for the same use or uses permitted by the special use permit or certificate of appropriateness.
(6) District-specific standards.

a. Character.
   Any improvements made to a building or site zoned under this district must be in character with the architectural or historic period represented by the building or site to be preserved.

b. Off-street parking.
   If the required parking is not achieved, off-street parking shall be determined by the administrator. Administrative review shall include consideration of:
   1. Number of employees at the largest work shift;
   2. Customer requirements;
   3. Special equipment and vehicle requirements;
   4. Reservations for facility expansion;
   5. Loading requirements;
   6. Access and maneuvering space; and
   7. Preservation of landmark, landscape or other unique features.

c. Landscaping, screening, signage and lighting.
   Landscaping, screening, signage and lighting shall be consistent with historic preservation objectives.

(Ord. No. 5431, § 2, 2-25-03)

(b) MH MOBILE HOME GENERAL OVERLAY DISTRICT.

(1) District-specific use standards.
   The following uses are permitted in the MH Overlay District with a special use permit:
   a. All mobile home parks and mobile home subdivisions existing as of September 29, 2000.
   b. Mobile home parks in the MF14, MF21, and MF30 Districts.

(Ord. No. 5431, § 2, 2-25-03)

(2) District-specific standards for mobile home subdivisions.

a. Applicability.
   Provisions of this subsection (b) shall apply to those mobile home subdivisions and mobile home parks constructed after the effective date of the ordinance codified in this chapter. The subsection does not apply to existing parks or resales of existing parks, except in the case of remodeling when that portion of the park being remodeled shall comply with the provisions of this subsection.

   (Code 1966, § 16.33.070)

b. Standards for mobile home subdivisions.
   1. Standard mobile home subdivisions in Mobile Home Overlay Districts.
      i. Permitted uses.
         • One mobile home per lot;
         • Community recreation buildings and facilities;
• Accessory buildings and structures, subject to Section 18.08.203 (Standards for Accessory Uses and Structures).

ii. **Prohibited uses.** All uses prohibited in the underlying zone.

iii. **Development requirements.**
   • Maximum density: Same as the underlying zone;
   • Maximum building height: Same as the underlying zone;
   • Minimum lot area per mobile home: Same as the underlying zone;
   • Minimum lot width: Same as underlying zone;
   • Yards: Same as the underlying zone.

iv. **Off-street automobile parking requirements.**
   Same as underlying zone.

2. **Mobile home subdivisions utilizing small lots and homeowners' associations in mobile home overlay zones.**

   i. **Special use permit required.**
   All mobile home subdivisions using small lots and homeowners' associations shall be subject to the approval of a special use permit.

   ii. **Applicability to existing mobile home subdivisions.**
   Those mobile home subdivisions using small lots with valid special use permits approved prior to the effective date of this subsection shall not be subject to any increased standard established by this subsection, but shall be governed by the special use permit for those standards which have been increased. Any extension request for a special use permit shall make the project subject to all provisions of this subsection.

   (Code 1966, § 16.33.030; Ord. No. 3844, § 1, 8-14-89)

   iii. **Permitted uses.**
   • One mobile home per lot;
   • Community recreation buildings and facilities;
   • Screened boat or RV storage facilities serving the mobile home subdivision only;
   • Accessory buildings and structures, subject to Section 18.08.203 (Standards for Accessory Uses and Structures).

   iv. **Prohibited uses.**
   All uses prohibited in the underlying zone.

   v. **Area, lot, and bulk requirements.**

   | TABLE 18.08-15: MH OVERLAY ZONE DISTRICT - AREA, LOT, AND BULK DEVELOPMENT STANDARDS FOR MOBILE HOME SUBDIVISIONS UTILIZING SMALL LOTS AND HOAs |
|---------------------------------|--------------------------|
| Minimum overall area:           | 5 acres                  |
| Maximum building height:        | Same as the underlying zone |
| Minimum net lot area for a mobile home 14 feet or less in width: | 2,880 sq. ft. |
### TABLE 18.08-15: MH OVERLAY ZONE DISTRICT - AREA, LOT, AND BULK DEVELOPMENT STANDARDS FOR MOBILE HOME SUBDIVISIONS UTILIZING SMALL LOTS AND HOAs

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum net lot area for a mobile home more than 14 feet in width:</td>
<td>4,000 sq. ft.</td>
</tr>
<tr>
<td>Minimum net lot width:</td>
<td>35 ft.</td>
</tr>
<tr>
<td>Minimum setback of any building or mobile home from a bordering public street line:</td>
<td>25 ft.</td>
</tr>
<tr>
<td>Minimum front setback from internal street:</td>
<td>10 ft; except for a carport, garage, or carport/garage combination which shall have a minimum setback of 5 feet from an internal street</td>
</tr>
<tr>
<td>Minimum setback line from the exterior boundary line of the mobile home subdivision:</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Minimum side setback line from edge of space:</td>
<td>5 ft.</td>
</tr>
<tr>
<td>Minimum separation between mobile homes and between mobile homes and detached accessory buildings:</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Minimum separation—between other buildings and any mobile home lot line:</td>
<td>No management office, community recreational building or facility, laundry, car wash, or screened boat or storage facility shall be located closer than 30 feet from any mobile home lot line.</td>
</tr>
<tr>
<td>Inclusions and Exemptions from setbacks:</td>
<td>Expandable sections of a mobile home, carport, awning, covered deck or attached accessory building shall be considered a part of the mobile home proper for setback requirements. Awnings, cornices, canopies, chimneys, eaves or other architectural features may intrude into a required setback up to a maximum of two feet.</td>
</tr>
</tbody>
</table>

#### vi. Street system:
- All streets shall be constructed in accordance with this title.
- Streets shall have a paved section not less than 24 feet in width and a right-of-way of not less than 24 feet.
- All streets and walkways shall be properly signed and lighted from dusk until dawn. The lights must be designed and maintained to produce at least 0.1 foot candle of light at street level throughout the system of streets and walkways. Potentially hazardous locations, such as intersections of major streets, steps or stepped ramps, must be individually illuminated with at least 0.3 foot candle of light. Such lighting must be under an automatic system of control.
- The grade of a street must not exceed eight percent, except that for a short distance a street may have a grade of up to 12 percent if traffic safety is not thereby impaired.

#### vii. Off-street automobile parking requirements:
- Each mobile home lot shall have a designated minimum of two off-street parking spaces.
- Where streets are less than 32 feet in width, provisions shall be made for guest parking at not less than one guest automobile parking space for each six mobile home spaces.
• Where streets are less than 32 feet in width, no on-street parking shall be allowed.

• All vehicle parking spaces and driveways shall be paved.

viii. **Landscaping.**

Except for driveways and parking spaces provided in accordance with this section, the front setback area of each mobile home lot shall be landscaped. Except as provided elsewhere in this subsection, all other ground surfaces must be covered with suitable materials or protected with vegetation capable of preventing soil erosion and eliminating dust.

ix. **Recreation area.** Unless each lot is located within a walking distance of one-quarter mile or less of a public park, a mobile home subdivision using small lots and a homeowner's association must have at least one recreation area conveniently accessible from all lots, the cumulative size of which recreation area shall not be less than five percent of the gross mobile home subdivision area and shall be landscaped or developed with recreational facilities. Subdivisions catering to family use will be required to provide larger recreation areas and adequate playgrounds.

x. **Pedestrian ways.** When included, pedestrian ways shall have a minimum width of three feet, be constructed of an all weather surface, and be lighted in accordance with item vi. of this subsection.

xi. **Fuel supply and storage.** Installation of liquefied petroleum gas or fuel oil containers shall be in conformance to any applicable statutes and ordinances, any regulations of the state or county district health departments, and to the satisfaction of the fire department.

xii. **Fire protection.** In every mobile home subdivision using small lots there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the chief of the fire department.

xiii. **Screening.** Mobile home subdivisions using small lots shall be fenced with a solid view-screening fence six feet in height around the entire boundary. Where such a fence adjoins a public right-of-way, a landscaped area no less than five feet in width must be provided on the outside of the fence. A landscaped berm of 20 feet in width and three feet in height may be substituted for said fence.

xiv. **Marking underground utility lines.** The underground location of electric cables, gas piping, water piping and sewer lines which are buried along the periphery of a space or within four feet of a mobile home stand must be indicated by underground markers in the form of tapes, electrically connected wires or other means for locating the underground lines. Signs may be erected above ground to assist in locating the lines, but such signs must not be used in lieu of the required system of underground markers.
Identification of lots.

• Each mobile home lot must be numbered or designated by a street or lot number or by another method that adequately identifies the lot. The designation must be displayed on:
  • A location facing the roadway; or
  • The front of the mobile home.

• The boundaries of each lot must be defined by corner markers or other adequate means. The inside surface of any fence or windbreak erected parallel to and delineating those boundaries or any perimeter wall or other enclosure erected inside the property line shall be deemed to be the boundary of the space.

(3) District-specific standards for mobile home parks.

State Law References: Landlord and tenant: mobile home lots, NRS 118.230 et seq.

a. Permits required.

1. All mobile home parks shall require the approval of a special use permit.

2. Construction or alteration of a mobile home park requires a permit from the building department.

3. Inspections. Prior to placement of an individual mobile home in a mobile home park, application for inspection shall be made to the building department.

b. Applicability to existing parks.

Those mobile home parks with valid special use permits approved prior to the effective date of this section, shall not be subject to any increased standard established by this section but shall be governed by the special use permit for those standards which have been increased. Any extension request for a special use permit shall make the project subject to all provisions of this ordinance.

(c) Permitted uses.

1. One mobile home per space;

2. One carport, garage, or carport/garage combination per mobile home and other accessory buildings in compliance with this chapter and Chapter 18.12, except that a prefabricated metal storage shed of 90 square feet or less may be placed in the side setback provided that drainage is not impaired;

3. Community recreational buildings and facilities, laundry, car wash, screened boat or storage facilities serving the mobile home park only; and
4. Management office or one single-family dwelling, mobile home, or manufactured home used exclusively for living quarters by the operator or manager of the park.

d. Area, lot, and bulk requirements.

<table>
<thead>
<tr>
<th>TABLE 18.08-16: MH OVERLAY ZONE DISTRICT - LOT AND BULK DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum overall area:</td>
</tr>
<tr>
<td>Maximum building height:</td>
</tr>
<tr>
<td>Minimum net space area for a mobile home 14 feet or less in width:</td>
</tr>
<tr>
<td>Minimum net space area for a mobile home more than 14 feet in width:</td>
</tr>
<tr>
<td>Minimum net space width:</td>
</tr>
<tr>
<td>Minimum setback of any building or mobile home from a bordering public street line:</td>
</tr>
<tr>
<td>Minimum front setback from internal street:</td>
</tr>
<tr>
<td>Minimum setback line from the exterior boundary line of the mobile home park:</td>
</tr>
<tr>
<td>Minimum side setback line from edge of space:</td>
</tr>
<tr>
<td>Minimum separation between mobile homes and between mobile homes and detached accessory buildings:</td>
</tr>
<tr>
<td>Minimum separation—between other buildings and any mobile home lot line:</td>
</tr>
<tr>
<td>Inclusions and Exemptions from setbacks:</td>
</tr>
</tbody>
</table>

e. Street system.

1. All streets shall be constructed in accordance with this title.

2. Streets shall have a paved section not less than 24 feet in width and a right-of-way of not less than 24 feet.

3. All streets and walkways shall be properly signed and lighted from dusk until dawn. The lights must be designed and maintained to produce at least 0.1 foot candle of light at street level throughout the system of streets and walkways. Potentially hazardous locations, such as intersections of major streets, steps or stepped ramps, must be individually illuminated with at least 0.3 foot candle of light. Such lighting must be controlled manually by the operator of the mobile home park or be under an automatic system of control.
4. The grade of a street in a mobile home park must not exceed eight percent, except that for a short distance a street may have a grade of up to 12 percent if traffic safety is not thereby impaired.

**f. Off-street automobile parking requirements.**
1. Each mobile home space shall have a designated minimum of two off-street parking spaces.
2. Where streets are less than 32 feet in width, provisions shall be made for guest parking at not less than one guest automobile parking space for each six mobile home spaces.
3. Where streets are less than 32 feet in width, no on-street parking shall be allowed.
4. All vehicle parking spaces and driveways shall be paved.

**g. Landscaping.**
Except for driveways and parking spaces provided in accordance with this section, the front setback area of each mobile home space shall be landscaped. Except as provided elsewhere in this section, all other ground surfaces within a mobile home park must be covered with suitable materials or protected with vegetation capable of preventing soil erosion and eliminating dust.

**h. Recreation area.**
Unless each space within a mobile home park is located within a walking distance of one-quarter mile or less of a public park, a mobile home park must have at least one recreation area or open space conveniently accessible from all spaces; the cumulative size of which recreation area shall not be less than five percent of the gross mobile home park area and shall be landscaped or developed with recreational facilities. Parks catering to family use will be required to provide larger recreation areas and adequate playgrounds.

**i. Pedestrian ways.**
When included, pedestrian ways shall have a minimum width of three feet, be constructed of an all weather surface, and be lighted in accordance with item e. of this subsection.

**j. Refuse and garbage.**
1. In every mobile home park not having individual garbage and trash collection services for each mobile home space, an adequate number of garbage and trash containers shall be provided, each on a concrete slab, enclosed in accordance with Section 18.12.1208. Every mobile home space shall be within 200 feet of such garbage of trash disposal areas.
2. Containers to be used for bulk storage of garbage and rubbish must be placed on concrete slabs which are constructed so as to minimize spillage onto adjacent areas and must be equipped with drains properly connected to the sewer system. In the immediate vicinity of any container for bulk storage there must be a water faucet for use in cleaning the container or some other means for cleaning it which is approved by the building department. Each such container must be equipped with a self-closing lid.
3. Every mobile home park not served by either a municipal or private collection service must provide for refuse to be collected twice weekly.

**k. Fuel supply and storage.**
Installation of liquefied petroleum gas or fuel oil containers within a mobile home park shall be in conformance to any applicable statutes and ordinances, any regulations of the state or county district health departments, and to the satisfaction of the fire department.

**l. Fire protection.**
In every mobile home park there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the chief of the fire department.

**m. Screening.**
Mobile home parks shall be fenced with a solid view-screening fence six feet in height around the entire boundary of the park. Where such a fence adjoins a public right-of-way a landscaped area no less than five feet in width must be provided on the outside of the fence. A landscaped berm of 20 feet in width and three feet in height may be substituted for said fence.

**n. Marking underground utility lines.**
1. The underground location of electric cables, gas piping, water piping and sewer lines which are buried along the periphery of a space or within four feet of a mobile home stand must be indicated by underground markers in the form of tapes, electrically connected wires or other means for locating the underground lines. Signs may be erected aboveground to assist in locating the lines, but such signs must not be used in lieu of the required system of underground markers.

2. The holder of the permit shall accurately plot the location of all underground utility lines when they are installed. He shall keep a copy of this plot for reference at the mobile home park and upon request, make it available to the city or public utilities.

**o. Management.**
The holder of a valid city business license for the operation of a mobile home park shall be responsible for compliance with this title and any other applicable ordinance or statute. He shall maintain the mobile home park in a neat, orderly and sanitary condition at all times. Landscaping must be maintained or the business license may be revoked.

**p. Identification of spaces.**
1. Each mobile home space must be numbered or designated by a street or space number or by another method that adequately identifies the space. The designation must be displayed on:
   i. A location facing the roadway; or
   ii. The front of the mobile home.

2. The boundaries of each space must be defined by corner markers or other adequate means. The inside surface of any fence or windbreak erected...
parallel to and delineating those boundaries or any perimeter wall or other enclosure of the park erected inside the property line shall be deemed to be the boundary of the space.

q. **Register.**
The license holder shall be responsible for maintaining a register of the occupants of the park.

r. **Plan.**
A copy of the final approved plan for the mobile home park shall be conspicuously posted on the site and the license holder shall be responsible for maintenance of the park as per the final approved plan. The holder of the license shall designate all mobile home spaces in accordance with the final approved plan for the mobile home park and shall maintain same so as to be readily ascertainable by representatives of the city.

(4) **Location and use outside parks.**

a. **Use for dwelling or sleeping purpose unlawful.**
Parking any mobile home or vehicle outside a mobile home park or a mobile home subdivision, when such mobile home or vehicle is used for dwelling or sleeping purposes, is unlawful.

b. **Storage.**
Storage of mobile homes shall be permitted only in I Districts.

(5) **Violations.**
Any person violating any of the provisions of this section:

a. Upon conviction, shall be guilty of a misdemeanor and punished as provided in RMC Section 1.04.010; or

b. Shall be subject to provisions of RMC Chapter 1.05.

(Code 1966, § 16.33.070; Ord. No. 3031, § 1, 9-27-82; Ord. No. 5089, § 1, 11-9-99)

**Section 18.08.402. Airport Safety General Overlay Districts.**

(a) **AFP AIRPORT FLIGHT PATH GENERAL OVERLAY DISTRICT.**

(1) **Applicability.**
New construction and expansion of existing buildings located within airport critical areas as identified in Figures 18.08-5 and 18.08-6 shall be subject to the requirements of this subsection.

(2) **Prohibited uses.**
No property within an airport flight path area shall be used for:

a. Any residential land use.

b. Any building occupied or intended to be occupied as a temporary residence for at least one overnight stay, to include but not be limited to hotel, motel, prison/custodial institution, homeless shelter etc.

c. Primary Schools (Public or Private), Secondary Schools (Public or Private), Non-Traditional Secondary Schools (Public or Private), hospitals-acute and overnight care, child care facilities;
(3) Off-Street Parking for Airport Uses.

a. The number of spaces required may be determined by the administrator after considering the parking demand associated with airport uses.
CHAPTER 18.08 ZONING
ARTICLE IV: DISTRICT-SPECIFIC STANDARDS - OVERLAY ZONING DISTRICTS
Section 18.08.402. Airport Safety General Overlay Districts.
(a) AFP Airport Flight Path General Overlay District.

FIGURE 18.08-5: RENO-TAHOE INTERNATIONAL AIRPORT FLIGHT PATH OVERLAY
FIGURE 18.08-6: RENO-STEAD AIRPORT FLIGHT PATH OVERLAY
(b) ANE AIRPORT NOISE EXPOSURE GENERAL OVERLAY DISTRICT.

(1) Noise exposure from airport operations.
   a. Residential development, hospitals, churches, schools, offices and the office portion of industrial or commercial uses shall comply with b. and c. below.
   b. Properties located within the 80 dBA Lmax noise contour map for the Reno-Tahoe International Airport (See Figure 18.08-9) will be required to provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45 dBA DNL prior to the issuance of a building permit.
   c. Properties located within the 1998 65 dBA DNL noise contour for the Reno-Tahoe International Airport (See Figure 18.08-10) will be required to meet the following:
      1. Provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45 dBA DNL prior to the issuance of a building permit.
      2. Air conditioning systems shall be incorporated in all dwelling units.

(2) Building Height in ANE Airport Noise Exposure Overlay District.
   a. Properties located within the FAR Part 77 Airspace map for the Reno-Tahoe International Airport (See Figure 18.08-7) or the Reno-Stead Airport (See Figure 18.08-8), please refer to section 18.12.101(e)(2).
CHAPTER 18.08 ZONING
ARTICLE IV: DISTRICT-SPECIFIC STANDARDS - OVERLAY ZONING DISTRICTS
Section 18.08.402. Airport Safety General Overlay Districts.
(b) ANE Airport Noise Exposure General Overlay District.

FIGURE 18.08-7: AIRSPACE MAP FOR THE RENO-TAHOE INTERNATIONAL AIRPORT
FIGURE 18.08-8: AIRSPACE MAP FOR THE RENO-STEAD AIRPORT
FIGURE 18.08-9: RENO-TAHOE INTERNATIONAL AIRPORT 80 DBA LMAX
CHAPTER 18.08 ZONING
ARTICLE IV: DISTRICT-SPECIFIC STANDARDS - OVERLAY ZONING DISTRICTS
Section 18.08.402. Airport Safety General Overlay Districts.
(b) ANE Airport Noise Exposure General Overlay District.

FIGURE 18.08-10: RENO-TAHOE INTERNATIONAL AIRPORT 1998
65 DBA DNL

(Ord. No. 6035, § 3, 6-25-08; Ord. No. 6171, § 14, 1-19-11; Ord. No. 6285, § 4, 3-13-13)
Section 18.08.0403. Reserved.

Section 18.08.0404. CPA Cooperative Planning Area Overlay District.
(a) DISTRICT-SPECIFIC SITE COMPATIBILITY AND ADJACENCY STANDARDS.

(1) Applicability and exemptions.
This subsection (b)'s compatibility and adjacency standards shall apply as follows:

a. New development proposed in cooperative planning areas within 500 feet of the existing built environment, or within 500 feet of platted lots shall be subject to the compatibility and adjacency standards stated in both subsections (b)(3) and in (b)(4).

b. All new development that does not fall into the category described in subsection (2)a. above shall be subject to the compatibility and adjacency standards stated in subsection (b)(4).

c. The compatibility and adjacency standards stated in subsections (b)(3) and in (b)(4) shall not apply where the property is within an adopted center or corridor plan that includes adjacency standards and was prepared in accordance with the cooperative planning process.

d. Wherever, in the opinion of the administrator, a natural barrier (e.g., ridgeline, river, open space, or natural terrain change) buffers the existing built environment or platted lots from the proposed new development, these compatibility and adjacency standards shall not apply.

(2) Site compatibility and adjacency standards for development within 500 feet of existing built environment or platted lots.

a. Applicability and applicable regulations
New development proposed in cooperative planning areas within 500 feet of the existing built environment, or within 500 feet of platted lots shall comply with the standards stated in this subsection (b)(3). In addition, such development shall also comply with the general compatibility standards stated in subsection (b)(4) below, as applicable.

b. Internal density transfers allowed.
To the extent that land in such areas affected by this standard would be buildable under federal, state, or local regulations, the full eligible density may be utilized on other locations on the site.

c. Lot adjacency standards—Large-lot single-family residential (SFR)-to-SFR.
To provide adequate transition between varying sizes of single-family residential parcels designated one dwelling unit per five acres to one dwelling unit per acre, the minimum adjacent lot size shall be one acre.

d. Lot adjacency standards—Single-family residential (SFR)-to-SFR.
To provide adequate transition between varying sizes of single-family residential parcels designated as one unit per acre or greater density, one of the following methods shall be utilized:

1. Parcel size matching.
The minimum lot sizes identified in the land use designation of the immediately adjacent developed subdivision shall be maintained at the edge of the proposed subdivision as depicted in Figure 18.08-11; or
2. **Buffering.**
A "buffer zone" shall be established. When the buffer remains natural vegetation, the buffer zone shall be equivalent to 100 feet or one-half of the average minimum lot depth of the adjoining developed property, whichever is greater (see Figure 18.08-12). The buffer zone may be common open space for the proposed subdivision and may include paths, trails or other subdivision amenities; or
3. **Yard matching.**

The rear yard widths of the proposed development shall match the rear yard widths of the existing development as depicted in Figure 18.08-13.

In addition, lots proposed within a new subdivision that share a common property line with an established subdivision shall not contain structures that exceed the maximum height of the adjacent equivalent zoning district or land use district.
e. **Lot adjacency standards—Multi-family residential (MFR)-to-SFR.**
   To provide adequate transition between multi-family and single-family residential parcels, the development code standards of the closest cooperative planning agency, City of Reno or City of Sparks shall apply.

f. **Lot adjacency standards—Residential (SFR and MFR)-to-nonresidential.**
   To provide adequate transition between nonresidential parcels and MFR parcels, and between nonresidential parcels and SFR the development code standards of the closest cooperative planning agency, City of Reno or City of Sparks shall apply.

g. **Lot adjacency standards—Nonresidential-to-nonresidential.**
   To provide adequate transition between varying uses on parcels designated nonresidential, the side and rear setbacks shall be as required by the Washoe County Code.
Generally applicable site compatibility and adjacency standards.
The following site compatibility and adjacency standards shall apply to all development in the CPA Overlay District, including development that is subject to the special compatibility standards stated in subsection (b)(3) above.

a. Grading adjacency standards.
All grading for subdivision improvements, special use permits, or other discretionary or building permits adjacent to lots up to five acres in size shall:

1. Not result in slopes on fill in excess of, or steeper than, three horizontal to one vertical (3:1).

2. For a distance of 50 feet from the shared common property line with an existing residence (see Figure 18.08.14), fills shall not differ from the natural grade by more than 48 inches and may not exceed a slope of three horizontal to one vertical (3:1).

3. Not result in slopes that differ from the natural grade by more than 20 feet within 500 feet of a shared common property line with existing development.

4. Be limited on cut slopes to equal to, or less than, a slope of three to one (3:1). However, major cut slopes, in excess of 100 lineal feet, shall be permitted when the cut slopes include stepped-back structural containment in the form of benches and terraces that include landscaping on the terraces. Rockery walls used to create benches are limited to a maximum vertical height of six feet. The resulting terraces shall include a minimum horizontal width of six feet to provide for the landscaped bench. An exception may be allowed for cuts into stable rock, supported by a geotechnical report.

5. Utilize a gradual transition or "rounding or contouring" of the manufactured slope at the intersection of a manufactured cut or fill slope and a natural slope.
6. Visually integrate all slope faces (cut or fill) into the natural terrain by a gradual transition or "contouring/rounding" of the manmade land forms into the natural terrain to add sinuosity to the grading of the site.

7. Prohibit the use of riprap and gabions as a mechanical stabilization for cut slopes, except where essential for safe access, for passage within the rights-of-way of public roads and for storm drainage control device(s).

8. Address compatibility with adjacent lots, demonstrate visual impacts to the community, and propose design criteria, landscaping and buffering to mitigate impacts on adjacent property owners and the community's scenic character, if the applicant proposes cut, fills or slopes in excess of the requirements. Alternative materials and procedures supported by adequate engineering documentation may be approved, provided that they meet the aesthetic intent of these requirements and incorporate mitigation. All mitigation shall be reviewed and approved by the administrator.

b. **Ridgelines.**

Visually important ridgelines, as identified on the Washoe County Regional Open Space Program, as amended, and also those significant ridgelines identified in the Washoe County Forest Area Plan, the Washoe County North Valleys Area Plan and the Washoe County Verdi Area Plan, all as amended, shall be considered in applications for master plan and zoning map amendments. Applications for master plan and zoning map amendments shall identify how the project furthers the goal of preserving the aesthetic appearance of important ridgelines and shall include information related to the following issues:

1. Potential developable areas (zero to 30 percent slope) shall be identified;

2. The existing landscape of such slope areas shall be described; and

3. Information shall be provided and provisions shall be made to mitigate the visual impact of the project from developed areas, as follows:

   i. A minimum of three sight-line analyses shall be provided from the existing built environment, generally within one-quarter to one-half mile of the project site. Staff members of the local governments involved in the cooperative plan shall jointly select the locations for the sight-line analyses to represent typical views of the project site from nearby neighborhoods;

   ii. The maximum height, placement, design and coloration of structures shall be identified to minimize visual impacts of areas identified in the sight-line analyses; and
iii. Minimum setbacks and height limits for structures on the back sides of slopes shall be identified to minimize visual impacts of areas identified in the sight-line analyses.

c. **Light and glare.**
This subsection sets forth criteria and standards to mitigate impacts caused by lighting and glare.

1. **Light.**
All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties. The following provisions shall apply to all existing and proposed development:

   i. Any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.

   ii. Light standard in or within 100 feet of residential zones shall not exceed 12 feet in height. Additional standard height may be permitted by the administrator provided such lights are a sharp cutoff lighting system.

   iii. No permanent rotating searchlights shall be permitted in any regulatory zone, except that an administrative permit may be issued by the administrator for a period not to exceed three days for a temporary searchlight. The administrative permit shall be limited to a maximum of three times in any one calendar year.

2. **Lighting design.**
The style and intensity of lighting shall consider not only function and appearance, but shall reflect the existing character of surrounding areas and shall replicate natural light as much as possible.

3. **Glare.**
Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided by incorporating overhangs and awnings, using non-reflective building materials for exterior walls and roof surfaces, controlling angles of reflection, and placing landscaping and screening in appropriate locations.

4. **Interior lighting.**
Where residential uses abut nonresidential uses, interior lighting of the nonresidential uses shall be controlled at night through the use of timers, window blinds, or other acceptable means. This provision shall apply to all existing and proposed development.

5. **Conflict with other portions of Title 18.**
Where another provision of Title 18 may conflict with the provisions of this subsection, the more restrictive provision shall control.
(b) DISTRICT-SPECIFIC STANDARDS FOR PROTECTION OF SIGNIFICANT HYDROLOGIC RESOURCES.

(1) Purpose.
To regulate development activity within and adjacent to perennial streams to ensure that these resources are protected and enhanced. This subsection establishes standards for use of land in "critical stream zone buffer area" and "sensitive stream zone buffer area" to preserve and protect perennial streams to implement a policy of "no net loss" of significant hydrological resource size, function and value. The purpose of requiring perennial stream buffer areas is to recognize that many uses directly adjacent to a hydrologic resource may compromise the integrity of the resource through various negative features endemic to the specific use. Negative activities in the buffer areas may impact the quality or quantity of the existing hydrology, soil characteristics, vegetation communities or topography thereby jeopardizing the resource’s functions. The intent of these regulations is to protect the public health, safety and welfare by:

a. Preserving, protecting and restoring the natural functions of existing perennial streams;

b. Reducing the need for the expenditure of public funds to remedy or avoid flood hazards, erosion, or other situations caused by inappropriate alterations of streams;

c. Ensuring the natural flood control functions of perennial streams including, but not limited to, stormwater retention and slow-release detention capabilities are maintained;

d. Ensuring stormwater runoff and erosion control techniques are utilized to stabilize existing stream banks, reduce downstream sediment loading, and ensure the safety of people and property;

e. Ensuring the natural water quality functions of perennial streams including, but not limited to, pollution filtering, groundwater recharge, nutrient storage, nutrient recycling capabilities, and sediment filtering capabilities are not impacted by existing and proposed developments;

f. Encouraging common open space developments to avoid hazardous or environmentally sensitive areas, protect important habitat and open space areas, and minimize impacts on groundwater recharge areas;

g. Establishing buffer areas around all significant hydrological resource areas to ensure the resource is not jeopardized or degraded by adjacent offsite development activity;

h. Ensuring a no net loss of value, acreage and function of each different significant hydrological resources is adhered to; and

i. Identifying, establishing and managing perennial streams as mitigation sites for destroyed or degraded hydrological resources.
(2) **Applicability.**

The provisions set forth in this Section 18.08.404(c) shall apply as follows:

a. **Area of applicability.**

All properties located in the CPA Overlay District and containing either perennial streams, or an established buffer area surrounding one of the perennial streams, as identified on the map entitled "Map of Significant Hydrologic Resources," Figure 18.08-15 below. All new development that requires permitting or review shall be reviewed for compliance with the significant hydrologic resource standards. No variance to the significant hydrologic resource standards shall be processed or approved; instead, please refer to subsection (c)(9) (Modification of Standards) below.

In determining the location of the above-designated streams, staff shall use:

1. Published United States Geological Service (USGS) topographic maps, either in seven and one-half minute or 15 minute series, to assist in the interpretation of location of significant hydrologic resources.

2. A determination of the location of a perennial stream resulting from a delineation of wetlands and/or waters of the United States made by the United States Army Corps of Engineers under the provisions of Section 404 of the Federal Clean Water Act, shall be considered the perennial stream crossing any parcel of land.

3. Field survey by land surveyor or professional engineer licensed and qualified to perform a survey.

b. **Relationship to other restrictions.**

The requirements established in this Section 18.08.404(c) are not intended to repeal, abrogate, supersede or impair any existing federal, state or local law, easement, covenant, or deed restriction. However, if this subsection imposes greater or more stringent restrictions, the provisions of this subsection shall prevail. Specifically, if an applicant also acquires authorization under Section 404 of the Clean Water Act from the United States Army Corps of Engineers, the applicant shall meet any greater or more stringent restrictions set forth in this subsection in addition to and independent of the restrictions of such permit.

c. **Application of this subsection to the Truckee River.**

The provisions of this Section 18.08.404(c) do not apply for development along the Truckee River from the California/Nevada state line to the terminus in Pyramid Lake.
FIGURE 18.08-15: SIGNIFICANT HYDROLOGIC RESOURCES

Significant Hydrologic Resources

- Perennial Streams (YCDC Article 418)
- Water Bodies
- Parcel Lines
- City of Reno Area

Legend:
- **Significant Hydrologic Resources**
- **Perennial Streams (YCDC Article 418)**
- **Water Bodies**
- **Parcel Lines**
- **City of Reno Area**

Title 18: Annexation and Land Development
Supp. No. 15
RENO, NEVADA

18.08:148
d. Impact on land use designations.
The provisions of this Section 18.08.404(c) shall neither be used as justification for changing a land use designation nor be used to reduce the development density or intensity otherwise allowed by the land use designation of the property, subject to the provisions and limitations of this subsection.

(3) Exemptions.
The following are exempt from the provisions of this Section 18.08.404(c):

a. All existing allowable or permitted use of any single-family, detached, residential structure, including interior renovation, and replacement upon catastrophic damaging event, and all related accessory uses (e.g. garages, barns, corrals, storage sheds) constructed or under construction with a valid building permit prior to the effective date of this ordinance.

b. All projects with an approved special use permit, any map to divide land, design standards handbook and/or development agreement, currently active (not expired) and having obtained approval or having submitted a valid discretionary permit application prior to the effective date of this ordinance.

(4) Perennial streams buffer areas.
Perennial stream buffer areas are established to provide adequate setbacks and land use controls to ensure water quality functions of each perennial stream are not jeopardized through development activity. To limit significant impacts adjacent to hydrological resources, two buffer areas are hereby established-the "critical stream zone buffer area" and the "sensitive stream zone buffer area." All proposals to develop uses within the critical stream zone buffer area and/or the sensitive stream zone buffer area shall submit a site plan with precise dimensions depicting the boundary line for the buffer areas.

a. Critical stream zone buffer area.
The critical stream zone buffer area shall be all land and water surface within 30 feet from the centerline of the perennial stream. The centerline of the stream shall be determined by either survey from a licensed surveyor or by determination of the thalweg (i.e. the line connecting points of maximum water depth) from a topographic survey, or appropriate USGS seven and one-half-minute topographic map covering the site.

b. Sensitive stream zone buffer area.
The sensitive stream zone buffer area shall be all land and water surface between the critical stream zone buffer area boundary of 30 and 150 feet from centerline or thalweg of the perennial stream.

(5) Critical stream zone buffer area development standards.
All development in the critical stream zone buffer area shall be subject to the following standards:

a. Allowed uses.
Uses allowed within the critical stream zone buffer area are limited to those uses necessary for providing community services such as managing and conserving natural resources, and providing recreational and educational opportunities, including:

1. Weed control consistent with state and county laws.
2. Mosquito abatement consistent with state and county laws.
3. Conservation or preservation of soil, water, vegetation, fish and other wildlife habitats.
4. Outdoor recreation activities such as fishing, bird watching, hiking and swimming.
5. Education and scientific research including, but not limited to, water quality monitoring and stream flow gauging.
6. Maintenance of an existing public or private road, driveway, structure or facility, including drainage facilities, water conveyance structures, dams, fences, trails, and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication, or other including individual service connections. Written notice shall be provided to the community development department at least 15 days prior to the commencement of work, and all impacts to the critical stream zone buffer area are minimized and disturbed areas are immediately restored to their natural state.
7. Landscape improvements and maintenance of native vegetation is allowed within an established critical stream zone buffer area including the pruning of trees and the removal of dead vegetation and debris. Ornamental landscaping that would require fertilizer or pesticide applications for growth and maintenance is not permitted within the critical stream buffer zone area.
8. Landscaping area requirements may be satisfied by using the natural, undisturbed or restored critical stream zone buffer area to count towards the required area to be landscaped for new residential, civic, commercial, industrial or agricultural use types. Parking and loading areas on the developed portion of the site shall continue to require landscaping. Open space requirements may be satisfied by using the natural, undisturbed or restored critical stream zone buffer area.
9. Continuation of existing agricultural operations such as the cultivation and harvesting of hay or pasturing of livestock, or change of agricultural practices such as the relocation of an existing pasture fence, which has no greater impact on perennial stream water quality.
10. Perimeter fencing on a property boundary with a valid building permit pursuant to approval by the administrator to ensure that obstruction to stream flows has been avoided.

b. Permitted uses requiring a planning commission approved special use permit.
Subject to the regulatory zone in effect for the property establishing the uses, the following use types may be permitted in the critical stream zone buffer area pursuant to a special use permit being issued by the planning commission and this Section 18.08.404(c). Any construction in the critical stream zone buffer area will require submission of a grading plan showing compliance with applicable best management practices to minimize stream bank and stream bed erosion. The grading plan shall also be designed to prevent construction drainage and materials from increasing sedimentation impacts to the stream environment and to minimize impervious surfaces.
1. Construction or enlargement of any public or private roads, driveway, structure or facility including drainage facilities, water conveyance structures, dams, trails and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication or other services.

2. Civic use types. Civic uses classified under the utility services, nature center, active recreation, passive recreation and safety services use types may be permitted in the critical stream zone buffer area.

c. Prohibited uses.
Due to the incompatible nature of certain uses (i.e. ground disturbance, untreated water discharge, hazardous materials, chemical contamination, scale of use, traffic, etc.) and the potential negative impacts on the perennial stream and adjoining critical stream zone buffer area, all new construction and development uses not listed in either the allowed or permitted section of this Section 18.08.404(c) shall not be established in the critical stream zone buffer area.

1. Residential, civic, commercial, industrial and agricultural use types.
All new residential, civic, commercial, industrial and agricultural use types not listed as allowed or permitted uses are prohibited in the critical stream zone buffer area. Specifically prohibited industrial uses include:

i. Aggregate facilities—Permanent.

ii. Aggregate facilities—Temporary.

iii. Energy production.

iv. General industrial—Heavy.

v. Inoperable vehicle storage.

vi. Mining operations.

vii. Salvage yards.

viii. Wholesaling, storage and distribution—Heavy.

2. Parking and ornamental landscaping.
All new parking and ornamental landscaping areas to fulfill the minimum requirements for new residential, civic, commercial, industrial or agricultural use types shall be prohibited in the critical stream zone buffer area.

3. Fences.
In order to prevent livestock from destroying the stream bank slope, all new perpendicular-oriented fences except as provided in subsection (6)a. below shall be prohibited in the critical stream zone buffer area. Fencing that is parallel to the stream and is designed to keep livestock from access to the water and stream bank may be permitted after review and approval by the community development department.
(6) Sensitive stream zone buffer area development standards.

Development in the sensitive stream zone area shall be subject to the following standards:

a. Allowed uses.

All allowed uses within the critical stream zone buffer area are also allowed in the sensitive stream zone buffer area. Additional allowed uses in the sensitive stream zone buffer area include:

1. Single-family, detached residential uses and all related accessory uses associated with the single-family residence requiring a building permit. Attached or detached accessory dwellings may also be erected within the sensitive stream zone buffer area. New building structures such as storage sheds and gazebos that, due to their minimum floor area, do not require a building permit may also be erected within the sensitive stream zone buffer area.

2. Landscaping area requirements, including ornamental landscape planting, may be satisfied by using the sensitive stream zone buffer area to count towards the required area to be landscaped for new residential, civic, commercial, industrial or agricultural use types. Parking and loading areas on the developed portion of the site shall continue to require landscaping. Open space requirements may be satisfied by using the natural, undisturbed or restored sensitive stream zone buffer area.


b. Permitted uses requiring a planning commission approved special use permit.

Subject to the regulatory zone in effect for the property, all new use types may be permitted in the sensitive stream zone buffer area pursuant to a special use permit being issued by the planning commission. The special use permit requirement is also applicable to construction or enlargement of any public or private roads, driveway, structure or facility including drainage facilities, water conveyance structures, dams, trails, and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication or other services. New residential, commercial and industrial subdivisions shall not require the concurrent processing of a special use permit, as long as the "special review considerations" of this Section 18.08.404(c) are addressed in the tentative subdivision map review. Any construction in the sensitive stream zone buffer area will require submission of a grading plan showing compliance with applicable best management practices. The grading plan shall also be designed to prevent construction drainage and materials from increasing sedimentation impacts to the stream environment and to minimize impervious surfaces.

c. Prohibited uses.

Due to the incompatible nature of certain uses (i.e. ground disturbance, untreated water discharge, hazardous materials, chemical contamination, scale of use, traffic, etc.) and the potential negative impacts on the perennial stream and adjoining sensitive stream zone buffer area, the following uses shall not be established in the sensitive stream zone buffer area:

1. Aggregate facilities—Permanent.
2. Aggregate facilities—Temporary.
4. General industrial—Heavy.
5. Inoperable vehicle storage.
6. Mining operations.
7. Salvage yards.
8. Wholesaling, storage and distribution—Heavy.

(7) Special review considerations.  
In addition to the general special use permit findings, prior to approving an application for development in the critical stream zone buffer area or the sensitive stream zone buffer area, the record at the planning commission shall demonstrate that the specific findings in Section 18.06.405 are addressed.

(8) Cluster development.  
New residential subdivision requests with a protected perennial stream on the property are encouraged to submit in accordance with the provisions of Section 18.08.202(a)(1) (Cluster Development).

(9) Modification of standards.  
Modification of standards, including interpretation of the applicability of the standards in this subsection, shall be set forth as follows:

a. Appeals for errors.  
Appeals shall be processed in accordance with Section 18.06.208 (Appeals).

b. Special exceptions.  
The planning commission shall hear and decide requests for special exceptions from the requirements of this Section 18.08.404(c). In approving such applications, the planning commission shall consider all technical evaluations and all relevant requirements, factors and standards specified in this subsection and shall also consider the provisions of this subsection:

1. The potential degradation of the stream environment.
2. The danger to life and property due to flooding or erosion damage.
3. The loss of critical habitat.

c. Issuance of special exception.  
Special exceptions shall only be issued when in compliance with the provisions of this subsection and the planning commission finds:

1. A showing of good and sufficient cause such as renovation, rehabilitation or reconstruction of the stream environment; or
2. A determination that failure to grant the special exception would result in exceptional hardship to the applicant, such as deprivation of a substantial use of property and that the granting of a special exception will not result in degradation of the stream environment.

d. **Extent of special exception.**
Special exceptions shall only be issued upon a determination that the special exception is the minimum necessary to afford relief.

e. **Conditions of special exceptions.**
Upon consideration of the factors set forth in this Section 18.08.404(c) and the purpose of this section, the planning commission may attach such conditions to the granting of special exceptions as it deems necessary to further the purpose of Section 18.08.404(c).

(c) **MASTER PLAN AMENDMENTS WITHIN COOPERATIVE PLANNING AREAS.**

(1) **Notification.**
The city shall notify the Washoe County Community Development Director in writing of any proposed master plan amendment within the cooperative planning area.

a. The notice shall be sent by standard or electronic mail at least 30 days prior to the first planning commission public hearing.

b. Any written comment from the county must be received by the city at least 14 days prior to the public hearing for inclusion into staff reports.

(Ord. No. 5430, § 1, 2-25-03; Ord. No. 5621, § 1, 10-27-04; Ord. No. 6000, § 8, 1-30-08; Ord. No. 6067, § 2, 12-3-08; Ord. No. 6171, § 15, 1-19-11)

Section 18.08.405. Regional Center and Transit Corridor Overlay Districts.

(a) **DRRC (DOWNTOWN RENO REGIONAL CENTER OVERLAY ZONING DISTRICT).**

(1) **Applicability.**
The standards contained in this section shall apply to all properties identified within the Downtown Reno Regional Center (DRRC) plan area. Standards within specific DRRC districts, as illustrated in the DRRC plan, are outlined below.

(2) **DRRC Standards.**

a. **Minimum Setbacks.**

<table>
<thead>
<tr>
<th>TABLE 18.08-16A: DRRC ENTERTAINMENT, CALIFORNIA AVENUE, WELLS AVENUE AND KEYSTONE AVENUE DISTRICTS - MINIMUM SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front-Virginia Street, Mill Street, and Fourth Street</td>
</tr>
<tr>
<td>Front—All other streets</td>
</tr>
<tr>
<td>Side</td>
</tr>
</tbody>
</table>
b. Streetscape Improvements.

1. Prior to a certificate of occupancy for any development, the applicant shall install streetscape improvements in accordance with the Redevelopment District Streetscape Master Plan, as applicable.

c. Lighting.

1. Street lighting for the DRRC shall be in conformance with the Redevelopment District Streetscape Master Plan, as applicable.

d. Landscaping and Screening.

1. Surface parking areas shall be planted with shade trees at a ratio of one tree for every five spaces.

e. Density and Intensity.

<table>
<thead>
<tr>
<th>TABLE 18.08-16A: DRRC ENTERTAINMENT, CALIFORNIA AVENUE, WELLS AVENUE AND KEYSTONE AVENUE DISTRICTS - MINIMUM SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear</td>
</tr>
<tr>
<td>Alleys</td>
</tr>
</tbody>
</table>

(3) District Specific Standards

a. California Avenue District.

1. For properties located east of Holcomb Avenue, all uses operating between the hours of 12:00 midnight to 6:00 a.m. shall require a special use permit as described in Section 18.06.405(a)(4). For properties located west of Holcomb Avenue, uses operating between the hours of 11:00 p.m. and 6:00 a.m. shall require a special use permit as described in Section 18.06.405(a)(4).

2. Buildings within the California Avenue District shall have a maximum building height of 45 feet. This may be increased with the approval of a special use permit.

<table>
<thead>
<tr>
<th>TABLE 18.08-16A.1: Density and Intensity in DRRC Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRRC District</td>
</tr>
<tr>
<td>California Avenue</td>
</tr>
<tr>
<td>Entertainment District</td>
</tr>
<tr>
<td>Keystone Avenue</td>
</tr>
<tr>
<td>Truckee River District</td>
</tr>
<tr>
<td>Wells Avenue</td>
</tr>
</tbody>
</table>
3. Parking. At the applicant's discretion, parking ratios for the California Avenue District may be modified from the minimum standards listed in Table 18.12-8 (Off Street Parking Requirement Table) to be maximum standards.

b. Entertainment District.
1. Signs in the Entertainment District will meet the same standards as set forth in Table 18.16-1 for the HC zone (Section 18.16.207).

c. Keystone Avenue District.
1. Hotel with nonrestricted gaming operation shall be permitted through the special use permit process in RMC 18.06.405, for specific permitted locations identified in the DRRC Plan.

d. Truckee River District.
1. The document entitled "Downtown Riverfront Design Guidelines" is adopted by reference and included as Appendix A to this Title 18 for the purpose of providing design guidance and standards for development within the Truckee River District of the Downtown Reno Regional Center.

2. The Planning Commission or City Council, on appeal, may approve or deny a special use permit to modify the building setback and envelope-height restrictions, Riverfront Esplanade setbacks, or provisions of the Downtown Riverfront Design Guidelines according to the following findings and those contained in Section 18.06.405 (Special Use Permits) as amended:
   i. The proposed project is consistent with the goals, objectives, and policies of the Downtown Reno Regional Center;
   ii. The proposed structure, building or modification is consistent with the Downtown Riverfront Design Guidelines;
   iii. The proposed project will be compatible with the site and surrounding area both in scale and context; and
   iv. The building has been appropriately designed, or the modification preserves the architectural character of the existing building relative to its scale, mass, building proportion, building height, fenestration and articulation.

3. The Redevelopment Agency shall review and make recommendations to the administrator regarding applications for outdoor dining permits per Section 18.08.203(d)(4) (Sidewalk Cafes).

4. Setbacks shall be as specified in Table 18.08-16A2 (below)

<table>
<thead>
<tr>
<th>TABLE 18.08-16A2: Truckee River District Minimum Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Esplanade-</strong> (Divisions illustrated in FIGURE 18.08-16)</td>
</tr>
<tr>
<td>----------------------------------------------------------</td>
</tr>
<tr>
<td>North and South Esplanade—Building Height 0—20 feet</td>
</tr>
<tr>
<td>North and South Esplanade—Building Height 20—45 feet</td>
</tr>
</tbody>
</table>
TABLE 18.08-16A2: Truckee River District Minimum Setbacks

<table>
<thead>
<tr>
<th></th>
<th>Front Setback</th>
<th>Rear Setback</th>
<th>Side Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Esplanade—Building Height</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>45—100 feet</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>North Esplanade—Building Height</td>
<td>1:1</td>
<td>1:1</td>
<td>1:1</td>
</tr>
<tr>
<td>Exceeding 100 feet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Esplanade—Building Height</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>45—75 feet</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>South Esplanade—Building Height</td>
<td>2:1</td>
<td>2:1</td>
<td>2:1</td>
</tr>
<tr>
<td>Exceeding 75 feet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outside of Riverfront Esplanade</td>
<td>Shall be placed on property line</td>
<td>0</td>
<td>0 or &gt;5</td>
</tr>
</tbody>
</table>

1 Minimum Standard Ratio = Building Height to Setback
2 Side setback areas must be screened from the street and sidewalk by a decorative gateway, grille, fence or wall unless designed for public use.

d. Truckee River District - Riverfront Esplanade.

1. All buildings shall be setback a minimum of 25 feet from the existing face of the river flood wall or top of bank to create the north and south Esplanades (See Figure 18.08-16). The administrator may require dedication of a 25 foot wide minimum esplanade setback from the existing face of the river flood wall or top of bank when the location of the development must provide safe and adequate passage and facilitate police and fire protection.

FIGURE 18.08-16: ESPLANADE/CORE
2. Modifications to the required width of the Esplanade may be considered in situations where there are no alterations to existing footprints and the existing building is less than 25 feet to the face of the flood wall or top of bank. In that instance, the administrator shall determine the appropriate development standard and amenities.

3. A continuous building frontage is desired along the Esplanade. Side setback areas must be improved as pedestrian-oriented spaces (e.g., patios or courtyards) and may exceed the maximum side setback noted above, subject to the administrator’s review and approval after consideration of any recommendation made by the Redevelopment Agency for the City of Reno.

4. Active Ground Level Commercial. Active ground level commercial use is required on the North and South Esplanades between Arlington Avenue and Lake Street and Core Street Frontages. These requirements only apply to frontages. The interior area of the ground floor need not be an "active use"; lobbies and other ancillary uses supporting upper level uses are allowed. Areas where an active ground level commercial use is required include:

   i. North and South Esplanade frontages, between Arlington Avenue and the easterly frontage of Lake Street.
   ii. Sierra Street, north of the Truckee River to the railroad trucks.
   iii. Virginia Street, I-80 to California Avenue.
   iv. North and South sides of First Street, between Arlington Street and Lake Street.
   v. Fourth Street, Keystone Avenue to Wells Avenue.

### TABLE 18.08-17: ADDITIONAL REGULATIONS FOR USES PERMITTED IN THE TRUCKEE RIVER DISTRICT

<table>
<thead>
<tr>
<th>PRINCIPAL USE PERMITTED</th>
<th>DESCRIPTIONS AND ADDITIONAL REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor dining along the esplanade</td>
<td>The Redevelopment Agency may review and make recommendations to the administrator regarding applications for outdoor dining permits in the Esplanade right-of-way per Section 18.08.203(d)(4) (Sidewalk Cafes). The permit must ensure that a minimum of 12 feet is left clear between the dining area and the Esplanade furnishings zone.</td>
</tr>
<tr>
<td>Clubs and lodges.</td>
<td>Not permitted as a ground floor use adjacent to the Esplanade or Core Street Frontages.</td>
</tr>
<tr>
<td>Parking (as a principal or accessory use)</td>
<td>Not permitted as a ground floor use adjacent to the Esplanade or Core Street Frontages.</td>
</tr>
</tbody>
</table>
e. **Truckee River District Design Standards - Outside of the Riverfront Esplanade.**

1. Building masses shall be broken at regular intervals to provide variety and scale. Masses shall be defined by a major notch in the building volume, or by a projecting mass. On average, wall planes shall not be longer than 100 feet, not to exceed a maximum of 150 feet.

2. **Blank walls limitation.**

   i. On General Streets, at least 50 percent of the width of a new or reconstructed first story building wall facing a street shall be devoted to
pedestrian entrances, display windows or windows affording views into retail, office, restaurant, lobby space, public art, or other similar architectural features.

ii. At least 66 percent of the width of a new or reconstructed first story building wall facing a street shall be devoted to pedestrian entrances, display windows or windows affording views into retail, office, restaurant or lobby space along the following frontages:

a. North and South Esplanade frontage, between Arlington Avenue and Lake Street.

b. Sierra Street, north of the Truckee River.

c. Virginia Street, I-80 to California Avenue.

d. Center Street, north of the Truckee River.

e. Fourth Street, Keystone Avenue to Wells Avenue.

f. Exemption - Blank wall limitations shall not apply to historically designated buildings.

3. Site access.

i. Every building and/or first floor use shall have its main entrance on a public street and/or on the Esplanade.

ii. Trash and loading areas shall be centralized wherever possible, and screened from view of adjacent walkways and thoroughfares, side streets, and adjacent properties. Service access shall not be permitted on the riverside of any property. Screening shall match the building in colors and materials.

iii. Curb cuts shall be minimized. Shared lanes, access drives and parking arrangements and turnouts are encouraged to reduce the need for new curb cuts. Where new curb cuts are necessary:

a. Width shall be 12 feet for a one-way driveway and 24 feet for a two-way driveway.

b. Maximum number of curb cuts associated with a single parcel shall be one, two-way curb cut or two, one-way curb cuts.

c. Driveways shall be a minimum of two feet from abutting properties.

iv. The maximum width of recessed entries shall be one-third the length of the building or tenant street frontage, whichever is smaller. Maximum depth shall be eight feet.

4. Exceptions.

i. Parapet walls may extend up to four feet above the height limit; parapet walls may be higher if needed to screen rooftop mechanical equipment, subject to compliance with the Downtown Riverfront Design Guidelines (Appendix A of Title 18).

ii. Special architectural features such as towers (clock, bell, observation), turrets, cupolas, church spires, flagpoles may exceed building height and/or setbacks, subject to compliance with the Downtown Riverfront Design Guidelines.
iii. Rooftop structures such as elevator towers, mechanical equipment enclosures, or roof deck trellises and gazebos may exceed the height limit subject to compliance with the Downtown Riverfront Design Guidelines and provided they are integrated into the overall building design and/or screened by a parapet or a pitched roof.

iv. Modifications in building orientation may occur if designed to optimize the use of publicly accessible areas, to the satisfaction of the administrator.

v. The corner of a corner building may be "cut back" up to eight feet along adjacent street frontages to create a diagonal at the ground level and/or at upper levels.

vi. Bay windows, turrets, decorative roofs, and miscellaneous entry features may project no more than three feet over property lines, and must be no less than 12 feet above the highest point in the sidewalk over which they project.

vii. Flexibility in applying the design guidelines to existing structures shall be afforded in cases where the economic viability or function of the building is improved.

(b) **CRC (CONVENTION REGIONAL CENTER OVERLAY ZONING DISTRICT).**

1. **Applicability.**
   The standards contained in this section shall apply to all properties identified within the Convention Regional Center Plan area. Specific land use designations referenced in this section are identified in Map 1 of the Convention Regional Center Plan.

2. **Allowed non-residential uses on parcels located adjacent to residential Master Plan land use designations shall be permitted through the approval of a site plan review as dictated in RMC 18.06.407. This standard shall not apply to development requiring a special use permit.**

3. **Active ground level commercial uses such as retail, personal service establishments, entertainment, or restaurants are required for building frontages on South Virginia Street and McCarran Boulevard. The interior area of the ground floor need not be an "active use"; lobbies and other ancillary uses supporting upper level uses are allowed.**

4. **In the area located north of McCarran Boulevard and west of Highway 395 all uses operating between the hours of 11:00 p.m. and 6:00 a.m. shall be exempt from the requirement for a special use permit in Section 18.06.405(a)(4), with the exception of parcels located in or adjacent to the Residential Master Plan Land Use designation, or parcels adjacent to multi-family or single-family zoning districts outside the plan area.**

5. **Notwithstanding the requirements of Subsection 7. above, uses operating between the hours of 11:00 p.m. and 6:00 a.m. in the Tourist Commercial Land Use designation shall be exempt from the requirement for a special use permit in Section 18.06.405(a)(4).**
(6) Design Standards.

a. Minimum Setbacks.

<table>
<thead>
<tr>
<th>TABLE 18.08-18: CRC SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front—South Virginia Street</td>
</tr>
<tr>
<td>Front—On McCarran Boulevard, Moana Lane, Kietzke Lane, Neil Road, Del Monte Lane, and Peckham Lane</td>
</tr>
<tr>
<td>Front—All other streets</td>
</tr>
<tr>
<td>Side and Rear—In Transitional Mixed Use, Residential, and Public Facility Master Plan Land Use Designation</td>
</tr>
<tr>
<td>Side and Rear—in Transitional Mixed Use and Residential Master Plan Land Use Designation on projects with 2 or more units</td>
</tr>
</tbody>
</table>

b. Reserved.

c. Parking.

<table>
<thead>
<tr>
<th>TABLE 18.08-19: DISTRICT PARKING REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential in General Mixed Use and Tourist Commercial Master Plan Land Use Designation</td>
</tr>
<tr>
<td>Residential in Transitional Mixed Use and Residential Master Plan Land Use Designation</td>
</tr>
<tr>
<td>Non-residential in General Mixed Use and Public Facility Master Plan Land Use Designation</td>
</tr>
</tbody>
</table>
### TABLE 18.08-19: DISTRICT PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-residential in Transitional Mixed Use and Residential Master Plan Land Use Designation</td>
<td>Not to exceed parking standards required by RMC Off-Street Parking Requirements 18.12.1102 for each specified use, as amended unless provided in the footprint of the structure or parking structure. In no case shall parking be less than 35% of the required parking standard for each specified use. The property owner shall justify the parking reduction to the satisfaction of the administrator.</td>
</tr>
<tr>
<td>Tourist Commercial Master Plan Land Use Designation</td>
<td>Parking may exceed required standards; however 20% of all required parking plus all excess parking for all uses pertaining to non-restricted gaming shall be structured.</td>
</tr>
</tbody>
</table>

**d. Architecture and Site Layout.**

1. On all parcels in the General Mixed Use, Transitional Mixed Use, and Residential Use land use designation at least 25 percent or 18 linear feet, whichever is greater, of the total street frontage, shall be comprised of either building or pedestrian amenities such as but not limited to: plazas, artwork, fountains, seating, landscaping, and walkways.

2. On all parcels in the tourist commercial land use designation with less than 300 linear feet of frontage the following shall apply:
   i. At least 25 percent or 18 linear feet, whichever is greater, of the total street frontage, shall be comprised of either building or pedestrian amenities such as but not limited to: plazas, artwork, fountains, seating, landscaping, and walkways.

3. On all parcels in the tourist commercial land use designation with greater than 300 linear feet of frontage either the above d.2.i shall apply or one of the following shall apply:
   i. A primary pedestrian corridor shall be provided from the street to the building. The primary pedestrian corridor shall include a pedestrian walkway at least 32 feet wide and one or more of the following elements: plazas, artwork, fountains, seating, landscaping, and walkways. The primary pedestrian corridor shall be clearly delineated by using material change and landscaping. If the pedestrian corridor is adjacent to vehicle parking or maneuvering areas then the required corridor shall be increased in width by five feet to include a minimum five foot wide landscaped buffer located between parking or maneuvering areas and 32 feet of primary pedestrian corridor.
   ii. Development of a skyway shall require the approval of a special use permit in accordance with Section 18.06.405(e)(9). The pedestrian skyway shall be accompanied by either: a 13-foot wide at-grade pedestrian walkway located between the street and building consisting of an
eight-foot wide sidewalk and a five-foot wide landscaped buffer; or shall include a pedestrian connection to the skyway at the street. The pedestrian connection shall be located behind the sidewalk, landscaping and other amenities required by other applicable sections of the Reno Municipal Code (e.g., behind the 18 feet of sidewalk, landscaping and other amenities on South Virginia Street).

iii. Development of a pedestrian tunnel/underpass shall require the approval of a special use permit in accordance with Section 18.06.405. The pedestrian tunnel/underpass shall be accompanied by either: a 13 foot wide at-grade pedestrian walkway located between the street and building consisting of an eight-foot wide sidewalk and a five-foot wide landscaped buffer; or shall include a pedestrian connection to the tunnel/underpass at the street. The pedestrian connection shall be located behind the sidewalk, landscaping and other amenities required by other applicable sections of the Reno Municipal Code (e.g., behind the 18 feet of sidewalk, landscaping and other amenities on South Virginia Street).

4. For a corner lot the above requirements shall be oriented to South Virginia Street. If the property does not front South Virginia Street this standard pertains to the street with the higher street classification (e.g., arterial/collector). In instances where both streets have the same classification (e.g., collector) the requirement pertains to the street with the highest traffic volume.

5. The above standards shall apply unless the parcel meets one of the criteria for a shallow or narrow lot in 18.08.301(a)(n):

e. Signs.

(1) With the exception of restaurants, exterior wall signs for individual tenants are not allowed on internal shopping malls unless the individual tenant space exceeds 25,000 square feet.

f. Landscaping.

<table>
<thead>
<tr>
<th>TABLE 18.08-20: DISTRICT MINIMUM LANDSCAPING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>5% for densities of 30 units or greater per acre</td>
</tr>
<tr>
<td>10% for densities of 21 units to 29 units per acre</td>
</tr>
<tr>
<td>15% for densities of 14 units to 20 units per acre</td>
</tr>
<tr>
<td>20% for densities less than 14 units per acre</td>
</tr>
<tr>
<td>Non-residential and mixed use</td>
</tr>
<tr>
<td>5% for nonresidential and mixed use development with a floor area ratio of over 1.25</td>
</tr>
<tr>
<td>10% for nonresidential and mixed use development with a floor area ratio of .33 to 1.24</td>
</tr>
<tr>
<td>15% for nonresidential and mixed use development with a floor area ratio less than .33</td>
</tr>
</tbody>
</table>
The requirement, to screen an internal parking lot from street view with perimeter landscaping shall be eliminated if the building meets or exceeds a floor area ratio of 1.25.

g. Density and Intensity.

1. Tourist Commercial and General Mixed Use land use designation: Minimum residential density shall be 14 dwelling units per acre. The minimum floor area ratio (FAR) for nonresidential and mixed use developments shall be 0.33.

2. Residential and Transitional Mixed Use land use designation: Residential densities shall be between three and 14 dwelling units per acre and no minimum floor area ratio (FAR) shall be required. The maximum dwelling units per acre can be increased with the approval of a special use permit up to 30 units per acre.

3. Public Facility land use designation: There shall be no minimum density or floor area ratio (FAR) requirement.

h. Height.

1. Maximum building height for the properties within the Tourist Commercial land use designation shall be determined by the number of hotel rooms as follows:

<table>
<thead>
<tr>
<th>Number of Hotel Rooms</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>201—399</td>
<td>300 feet</td>
</tr>
<tr>
<td>400—599</td>
<td>400 feet</td>
</tr>
<tr>
<td>600 and above</td>
<td>500 feet</td>
</tr>
</tbody>
</table>

Maximum building height within each room number category may be increased with the approval of a special use permit.

2. Maximum building height for properties within the General Mixed Use land use designation shall be restricted to 100 feet.

3. Maximum building height for properties within the Transitional Mixed Use land use designation shall be restricted to 35 feet.

4. Maximum Building height for properties within the Residential land use designation shall be restricted to 35 feet to the pitch of roof.

5. Maximum Building height for properties within the Public Facilities land use designation shall be restricted to 35 feet.

6. The maximum building height addressed in the above Subsections (h)2.—5. may be increased with the approval of a special use permit. A photo simulation or similar graphic representations of the proposed building and surrounding existing development in the Plan area shall be provided with the special use permit application.
(c) MEDICAL REGIONAL CENTER PLANNING AREA OVERLAY ZONING DISTRICT.

(1) Applicability.
The standards contained in this section shall apply to all properties identified within the Medical Regional Center Plan (MRC).

(2) Use standards.

a. Treatment of existing uses.

1. When an existing legally established "auto repair garage and paint and body shop" is expanded, conditional requirements related to service bay orientation, disabled vehicle storage, and other outdoor storage shall not apply.

(d) RTIARC RENO-TAHOE INTERNATIONAL AIRPORT REGIONAL CENTER PLANNING AREA OVERLAY ZONING DISTRICT.

(1) Applicability.
The standards contained in this section shall apply to all properties identified within the Reno-Tahoe International Airport Regional Center Plan.

(2) Land uses.

a. Operations of the Reno Tahoe International Airport Authority on the east side of Terminal Way are exempt from all the MU (Mixed Use) zoning standards except standards related to sidewalk width and pedestrian connections.

b. All other properties in the plan area shall comply with the following:

1. If the land use is only allowed as identified in the RTIARC column of Table 18.08-6-B "Uses Permitted in Regional Center Base Zoning Districts" the entire project shall comply with all MU (Mixed Use) building and site design standards.

2. If the land use is only allowed in the IC (Industrial Commercial) zoning district, the entire project shall comply with all IC (Industrial Commercial) building and site design standards.

3. If the land use is allowed in both the RTIARC column of Table 18.08-6-B "Uses Permitted in Regional Center Base Zoning Districts" and IC zoning districts, the entire project shall comply with either all MU or all IC building and site design standards, as selected by the applicant.

4. Uses or buildings utilizing IC standards are not allowed within 100 feet of the Truckee River, as defined by Washoe County Record of Survey #1167.

5. All buildings located within 100 feet of an arterial street shall provide building articulation in accordance with 18.12.301(a) on each building façade that faces the arterial street to the satisfaction of the administrator.
6. Temporary asphalt or concrete batch plants are allowed for airport construction for a period not to exceed four years. Temporary asphalt or concrete batch plants shall be located a minimum of 750 feet from residentially zoned property.

7. Communication facilities for purposes of air traffic control and airport operations are allowed without conditions.

8. Stables and farms are allowed by-right subject to all conditions required by Section 18.08.202 (Additional Regulations for Principal Uses) as amended.

9. Prohibited uses include all residential land uses, primary schools, churches, libraries, medical facilities and day care centers. Lodging facilities (including hotels and motels without gaming) are only allowed within one-half mile of the airport terminal, subject to MU District provisions.

10. Secondary and vocational schools are allowed and limited to an enrollment of 200 students maximum.

11. Prohibited Uses for properties in the Airport Critical area General Overlay District are listed in the Section 18.08.402 as amended.

12. Airport operations and airport facilities are allowed within the Airport Core District.

(3) Density.

a. On all properties located north of the north bound U.S. Highway 395 on-ramp loop (Entrance 65, starting at the airport terminal) which front on Terminal Way, the minimum residential density shall be 14 dwelling units per acre. The minimum intensity shall be 0.25 FAR for nonresidential and mixed use developments. Operations of the Reno Tahoe International Airport Authority on the east side of Terminal Way are exempt from the FAR and density standards. There shall be no minimum FAR or density standard for properties within the plan boundary located outside of the area described above.

(4) Landscaping.

a. In cases where required landscaping, such as trees, would interfere with safe airport operations, landscaping features that will not interfere with safe airport operations shall be substituted to the satisfaction of the administrator.

(5) Residential interface.

a. Properties adjacent to the Boynton Slough shall be separated from residentially zoned private property with the Boynton Slough (90 feet minimum width) and shall provide a six-foot tall solid masonry or wood fence. A five-foot wide landscape strip with trees planted at a rate of one tree every 30 feet and six shrubs per tree, shall be installed on the south side of the six-foot wall or fence.

(6) Discretionary Review.
(e) **UNRC UNIVERSITY OF NEVADA REGIONAL CENTER PLANNING AREA OVERLAY ZONING DISTRICT.**

(1) **Applicability.**

a. The standards contained in this section shall apply to all properties identified within the University Regional Center Plan except as noted in Subsection b. If any standards contained in this Subsection (e) are in conflict with the standards in Section 18.08.406(b) WUNP West University Neighborhood Planning Area Overlay District, this Subsection (e) of the Code shall prevail.

b. Properties as designated on the University of Nevada Regional Center Plan Development Concept - Land Use map shall be re-zoned to the MU Mixed Use base zoning district with UNRC University of Nevada Regional Center Overlay Zoning District and subject to the zoning district standards for the land use identified in the University of Nevada Regional Center Plan by action of law when acquired by the University of Nevada, as defined by NRS 396.020.

(2) **Land Use.**

a. In addition to those land uses listed on Table 18.08-6-B: Uses Permitted in the Regional Center Base Zoning Districts for the UNRC/RES, UNRC/AR/HS/R and UNRC/OS zones all properties shown on Figure 18.08-18A are allowed to establish all of the uses listed for the I (Industrial) zone on Table 18.08-5 with the following exceptions:

- Adult Business;
- Automobile and Truck Sales and Mobile Home, RV, Boat and Trailer Sales or Rental;
- Bar;
- Cleaners, Commercial;
- Convenience Store;
- Electric Generating Plant;
- Electrical Substation;
- Public Meal Provider/Homeless Service;
- Asphalt/Concrete Batch Plant;
- Chemical Processing and/or Manufacture;
- Hazardous Waste;
- Transfer Station; Wrecking Yard, Salvage Yard or Junk Yard (outside);
- Truck Stop/Travel Plaza; and
- Medical Marijuana Cultivation, Production and Testing Laboratories west of Valley Road.
b. If the use is only allowed in the I (Industrial) zoning district, then the entire project shall comply with all I building, site design standards, additional use regulations and FAR requirements. This provision includes: special use permits for development and activities as contained in the applicability section of RMC 18.06.405(a), as amended; and site plan review for development applications as contained in the applicability section of RMC 18.06.407(a), as amended.

c. If the land use is allowed in the UNRC/RES, UNRC/AR/HS/R, UNRC/OS columns of Table 18.08-6-B "Uses Permitted in the Regional Center Base Zoning Districts" and the I zoning district, then the entire project shall comply with either all the MU or all the I building, site design standards and additional use regulations, as selected by the applicant.

d. At such time as each property, as shown on Figure 18.08-18A Industrial Zoning Area, is acquired by the University of Nevada the option to utilize the I zone and associated standards shall cease for any new development on the acquired property; and all subsequent uses and development shall be restricted to those uses and standards as designated for the property in accordance with the UNRC Overlay Zoning District. After acquisition by the University of Nevada, existing legally established nonconforming uses would be allowed to continue in accordance with RMC 18.08.501-504, as amended.

Figure 18.08-18A: INDUSTRIAL ZONING AREA

(3) Density.
Minimum residential densities shall be 14 dwelling units per acre. Minimum intensity for nonresidential and mixed-use development shall be .50 FAR.
(4) **Discretionary Approval.**
   a. Uses operating between 11:00 p.m. and 6:00 a.m. shall require a special use permit per Section 18.06.405(a)(4), if adjacent to or within 100 feet from, the building footprint of existing single-family residential uses.
   b. Pedestrian skywalks, sky-buildings and skytrams that do not cross a right-of-way owned by the City of Reno or do not cross Virginia Street shall be exempt from the requirement for a special use permit in Section 18.06.405, provided all other requirements of Article XX "Skyways and Skyway Design Guidelines" are met.

(f) **DRC DANDINI REGIONAL CENTER PLANNING AREA OVERLAY ZONING DISTRICT.**

(1) **Applicability.**
   The standards contained in this section shall apply to all properties identified as being within the Dandini Regional Center plan area. Areas identified as "Map 2 of the DRC plan" refer to the map entitled "DRI, DRP, and TMCC Plan Areas."

(2) **Design Standards.**
   a. **Minimum Setbacks.**
      
      | TABLE 18.08-22: DRC DISTRICT MINIMUM SETBACKS |
      |-----------------------------------------------|
      | MIXED USE                                      |
      | Front on all other streets                     | 10 feet from adjacent street curb, which will include 5 feet for landscaping/trees and 5 feet for sidewalk |
      | Side                                          | 0 or a minimum of 5 feet                       |
      | Rear                                          | 0 or a minimum of 5 feet                       |
      | Alleys                                        | 0                                              |
      | Projects within areas identified in Map 2 of DRC plan. | 20 feet                                         |
      | Front                                         | 20 feet                                        |
      | Side and rear                                 | 5 feet                                         |
   
   b. **Parking.**
      
      | TABLE 18.08-23: DRC DISTRICT PARKING REQUIREMENTS |
      |-----------------------------------------------|
      | Residential                                   | 1 space per unit                              |
      | Projects within areas identified as DRP in Map 2 of DRC plan. | Maximum parking shall be three spaces per 1,000 GSF and minimum parking shall be no less than 1.5 spaces per 1,000 GSF. |
      
      1. Parking lots and parking structures for the Desert Research Institute (DRI) and/or Truckee Meadows Community College (TMCC), and any associated uses shall be situated to support the campus and comply with architecture and site layout standards in this Code, be complementary to adjacent buildings in form and material, and provide a ten-foot wide landscape strip around the perimeter.
      2. Parking located within areas identified as DRP in Map 2 of the DRC plan should be located away from street frontages, where appropriate, but is allowed in the front, side, or rear of buildings. Where parking is located along street frontages, a 20-foot landscape area shall be maintained including a minimum three-foot high berm to mitigate the views directly into the parking lots.
   
   c. **Architecture and Site Layout.**
1. Except for the plan areas identified in Map 2 of the DRC Plan, at least 75 percent of the total street frontage shall be comprised of building. Pedestrian amenities including plazas, artwork, fountains, seating, landscaping, and walkways may be included as part of the 75 percent. For a corner lot this requirement pertains to the street with the higher street classification (e.g. arterial/collector). Instances where both streets have the same classification (e.g. collector) the requirement pertains to the street with the highest traffic volume.

2. TMCC buildings will be oriented and/or clustered to support the campus setting and enhance the pedestrian circulation throughout the site.

3. The following standards apply to areas identified as Dandini Research Park (DRP) in Map 2 of the DRC plan:
   i. Building heights shall not exceed 45 feet or three stories and shall not impede existing viewsheds from DRI and TMCC
   ii. MU building orientation, architecture and site layout standards identified in Section 18.08.301(4), (7) and (10) shall not apply.
   iii. All sides of the building shall include articulation and materials and design characteristics consistent with the front façade unless the public's view from the street is blocked by intervening buildings or topography.
   iv. Public entries shall be located adjacent to outdoor common areas and defined by canopies or roof/façade articulation.
   v. Prefabricated metal buildings are prohibited
   vi. All lighting shall be "dark sky" lighting
   vii. Turf is prohibited.
   viii. Enclosures for service areas shall be integrated with adjacent buildings and be constructed with finishes similar to the construction materials of the primary buildings.
   ix. Large utilities or waste/recycling containers shall be accommodated within the building. If not possible, components shall be clustered and screened from building entries, courtyards, and primary pedestrian paths.
   x. External enclosures shall be used to screen above grade utilities if no other choices exist. These shall be integrated into the surrounding environment by using appropriate scale, materials, and finishes.
   xi. All pedestrian walkways shall be a minimum of six feet in width.

4. **Landscaping**.

<table>
<thead>
<tr>
<th>TABLE 18.08-24: DRC DISTRICT LANDSCAPING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential ≥30 units per acre</td>
</tr>
<tr>
<td>Commercial ≥1.5 FAR</td>
</tr>
<tr>
<td>All other development</td>
</tr>
</tbody>
</table>
e. **Site Density.**
   The minimum residential density shall be 14 dwelling units per acre. The minimum site intensity shall be 0.5 FAR for nonresidential and mixed use developments and 0.25 for areas identified as DRP within Map 2 of the DRC Plan.

f. **Residential Adjacency.**
   Section 18.12.304 Residential Adjacency Standards shall not apply to development in areas identified as DRP within Map 2 of the DRC Plan provided that the proposed development is at least 200 feet from a residential zoning district.

g. **Discretionary Review.**

   1. Special Use Permit requirements in Section 18.06.405 shall apply for grading cuts of 20 feet or more in depth and/or fills of ten feet or more in height, grading within any major drainage way, and within any hillside development.

(g) **RSARC RENO-STEAD AIRPORT REGIONAL CENTER PLANNING AREA OVERLAY ZONING DISTRICT.**

(1) **Applicability.**
   The standards contained in this section shall apply to properties located within the Reno-Stead Airport Regional Center Plan.

(2) **Land uses.**

   a. In addition to uses allowed in the RSARC column of Table 18.08-6-B "Uses Permitted in Regional Center Base Zoning Districts", all primary, accessory, and conditional land uses allowed outright or with a site plan review or special use permit in the I or IC zoning districts are allowed without discretionary review. Applicants may use MU, IC, or I District standards at their discretion, as modified by the RSARC Overlay District. Once a district is selected then the entire project shall be subject to the building and site design standards of that district.

   b. All residential land uses, schools, churches, libraries, medical facilities and day care centers are prohibited. Lodging facilities (including hotels and motels without gaming) are only allowed within one-half mile of the airport terminal, subject to MU District standards.

   c. Existing permitted land uses are allowed to continue to operate, expand and are considered conforming.

   d. Communication facilities for purposes of air traffic control and airport operations are permitted without conditions.

   e. Stables and farms are allowed, subject to all conditions required by Section 18.08.202 (Additional Regulations for Principal Uses) for any zoning district, except that outdoor stables and riding areas are permitted.

   f. Temporary asphalt or concrete batch plants are permitted for airport construction for a period not to exceed four years. Temporary asphalt or concrete batch plants shall be located a minimum of 750 feet from residentially zoned property.

   g. Airport operations and airport facilities are permitted.
CHAPTER 18.08 ZONING
ARTICLE IV: DISTRICT-SPECIFIC STANDARDS - OVERLAY ZONING DISTRICTS

Section 18.08.405. Regional Center and Transit Corridor Overlay Districts.

(h) RRC Redfield Regional Center Planning Area Overlay Zoning District.

(3) Land use intensities.
The minimum land use intensities for the MU District shall not apply.

(4) [Reserved.]

(5) Sidewalks and pedestrian amenities.
The standards in the MU District regarding sidewalks and pedestrian amenities shall not apply except for development adjacent to the North Virginia Street Transit Oriented Development Plan area.

(6) Building orientation.
Building orientation requirements of the MU District shall not apply.

(7) Landscaping.

a. Landscaping requirements for properties adjacent to the North Virginia Street Transit Oriented Development Plan area shall be in accordance with requirements for the MU District.

b. Landscaping requirements for properties that do not qualify under Subsection a. above, but which are located adjacent to a public street or the plan area boundary, shall be in accordance with requirements for the IC District.

c. Landscaping shall not be required for properties that do not qualify under Subsections a. or b. above.

d. In cases where required landscaping would interfere with safe airport operations, landscaping features that will not interfere with safe airport operations shall be substituted.

(h) RRC REDFIELD REGIONAL CENTER PLANNING AREA OVERLAY ZONING DISTRICT.

(1) Applicability.
The standards contained in this section shall apply to properties located within the Redfield Regional Center Plan.

(2) Geothermal Energy.

a. Geothermal energy exploration and development:

1. Applications for development shall provide utility easements for planned geothermal wells and transmission pipeline corridors identified in the Redfield Regional Center Plan, Map 2: Development Concept - Utility Corridors. An agreement between the property owner and geothermal company must be recorded prior to any permit for construction of wells or transmission lines. Easements for geothermal facilities shall not be required if an agreement between the property owner and the geothermal company is not in place.

2. Residential developers shall provide notice of the Geothermal Energy Plan to all homebuyers and tenants.
3. New wells and transmission lines related to geothermal energy production located outside of the Industrial and Open Space districts shall be screened. Screening techniques may include underground installation, berming, strategic placement and/or landscaping. Appropriate screening levels shall be determined by the administrator based on compatibility with existing and planned land uses.

4. As development is proposed, the City of Reno and the Developer shall consult with the Administrator of the Division of Environmental Protection of the State Department of Conservation and Natural Resources and other parties as deemed appropriate to understand fully the effect that industrial facility accidents could have on the health and safety of the public. The Developer, after consultation with the City of Reno and any organizations consulted on this matter, shall mitigate any unreasonable impacts on the public.

(3) Land Use Intensities.

a. The minimum residential densities for properties designated Tourist Commercial and Retail Commercial/Academic districts shall be 14 units per acre.

b. Properties designated Open Space, Transitional Mixed Use, and Industrial shall not have a minimum density.

c. The minimum non-residential and mixed use intensity shall be 0.5 FAR for properties designated Tourist Commercial and 0.25 FAR for properties designated Retail Commercial/Mixed Use. Properties designated Open Space, Industrial and Transitional Mixed Use shall not have a minimum intensity.

d. Property that is retained as open space accessible to the public, dedicated for public roads or reserved for public plazas or recreational amenities is not subject to the density and intensity standards in Sections a., b., and c. above.

e. Development in the Tourist Commercial and Retail Commercial/Academic districts shall be designed to allow future intensification and shall include intensification plans showing how future improvements that would achieve 30 units per acre or 1.5 FAR (or desired density and intensity in the Truckee Meadows Regional Plan, as it may be amended) could be incorporated into the project in the future.

f. The minimum parcel size for projects with non-restricted gaming shall be 50 acres.

g. Minimum project intensities above shall be reduced for hillside developments in accordance with RMC 18.12.1605, as amended.

h. The maximum parcel size for single family detached in the Transitional Mixed Use district shall be 3,500 square feet.

i. A minimum of 30 percent of the gross project area must be dedicated as common open space for single family detached projects in the Transitional Mixed Use district.
(4) Maximum Building Height.

a. The Residential/Mount Rose Interface Area and Open Space sub-land use designations are restricted to 35 feet. The maximum building height can be increased up to 85 feet with the approval of a special use permit.

b. The Industrial sub-land use designation is restricted to 55 feet. The maximum building height can be increased up to 85 feet with the approval of a special use permit.

c. The Transitional Mixed Use sub-land use designation is restricted to 45 feet.

d. The Retail Commercial/Academic sub-land use designation is restricted to 80 feet. The maximum building height can be increased with the approval of a special use permit.

e. The Tourist Commercial sub-land use designation is restricted to 55 feet. The maximum building height can be increased with the approval of a special use permit.

(5) Pedestrian Circulation.

a. Eight-foot wide paved paths and five-foot wide sidewalks shall be provided in accordance with Map 3: Development Concept - Pedestrian Circulation in the Redfield Regional Center Plan. All streets shall have sidewalks or pathways on both sides unless alternative all-weather trail connections are provided between development areas and likely pedestrian destinations on both sides of the street. Additional pedestrian connections shall be provided through sites to provide safe access to transit stations and activity centers.

b. All new streets not shown on Map 4: Development Concept - Transit Circulation shall have either an eight-foot wide paved path and/or five-foot wide sidewalk on each side of the street.

(6) Site Access.

Applications for development shall provide for shared vehicular access and/or through vehicular access as shown on Map 5: Development Concept - Vehicular Circulation in the Redfield Regional Center Plan.

(7) Environmental Protection.

a. No development, grading or tree removal shall occur prior to completion of a tree survey plan identifying all six-inch caliper and larger Ponderosa Pine trees. The tree survey shall be prepared by a licensed arborist or landscape architect. Development applications on any parcel containing these trees shall consider the location of mature healthy trees and shall include design provisions to preserve and incorporate healthy mature trees into development proposals.

b. Public roadways are exempt from the standards listed above.

b. The Steamboat Creek shall not be piped and/or filled and must be maintained as a natural feature of any development. If realignment or disturbance of the creek is necessary, the associated development will be required to reroute or restore the
(8) Archaeological Resources.

a. New development is required to perform an archaeological/historical survey prior to ground disturbing activity. The survey will be developed to the satisfaction of SHPO. An archaeological/historical study is not required, if one has previously been prepared for the area proposed to be disturbed for new development.

(9) Architecture and Site Design.

These standards are in addition to the requirements of the MU Zoning District. Materials not listed below can be used if the administrator determines they conform to the intent of these standards.

a. Tourist Commercial, Retail Commercial/Academic, and Transitional Mixed Use.

1. The exterior siding shall be non-glaring, excluding windows. Use of local stone is encouraged for foundations, low walls and chimneys. Other appropriate masonry materials include stucco, brick, painted brick and textured concrete, stucco, horizontally or vertically applied wood boards, wood shingles, or exterior insulation and finishing system (EIFS) with a finished appearance resembling an allowed siding material.

2. Appropriate materials for pitched roofing include: clay tile, concrete tile, slate or simulated slate, standing seam metal. Roofs shall be of fire resistant materials. Shiny metal roofs and primary colors on roofs shall be prohibited. Flat roofs shall be screened.

3. The use of color shall be limited to tones, shades and hues that match the surrounding on-site soil and vegetation, so that the color blends in with natural surroundings. Primary colors are prohibited.

b. Industrial.

1. The use of color shall be limited to tones, shades and hues that match the surrounding on-site soil and vegetation, so that the color blends in with natural surroundings.

2. Roofs shall be of fire resistant materials and limited to tones, shades and hues that match the surrounding soil and vegetation. Shiny metal roofs shall be prohibited.

3. Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental storage areas are considered parking lots and shall not be located in the front of the building.

4. Perimeter walls and fences topped with barbed wire is prohibited.
(10) Setbacks.

### TABLE 18.08-25: RRC DISTRICT SETBACK STANDARDS

<table>
<thead>
<tr>
<th>Location</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front on Virginia Street</td>
<td>18 feet</td>
</tr>
<tr>
<td>Front on Mount Rose Highway</td>
<td>30 feet</td>
</tr>
<tr>
<td>All sides adjoining I-580</td>
<td>18 feet</td>
</tr>
<tr>
<td>All sides adjoining residentially zoned property</td>
<td>A 1:8 height/setback ratio from residential property line</td>
</tr>
<tr>
<td>New development in Industrial areas adjacent to Tourist Commercial areas</td>
<td>30 feet</td>
</tr>
</tbody>
</table>

a. Setback shall be measured from parcel line or planned right-of-way edge.

b. Wells and transmission lines related to geothermal energy exploration and development are not considered new development.

(11) Signs.

a. All development shall comply with the following outdoor sign design standards.
   1. Sign structures (e.g. supports, poles, sign boxes, etc.) shall be covered and trimmed with wood, stone or other natural materials consistent with the design of the associated development.
   2. Illumination, if any, shall be of diffused light that is stationary and of constant intensity.
   3. Exterior signage design for individual businesses within a building or a business complex shall be consistent.
   4. All projecting building signs shall not exceed six square feet and shall be located between ten and 12 feet in height.
   5. Exterior sign illumination sources shall be shielded from view.
   6. Street-front signs shall be monument style with a maximum height of ten feet and a maximum surface area per side of 60 square feet.
   7. Only one freestanding sign is allowed per project.
   8. Wall signs shall be limited to one square foot per linear foot of business frontage with a maximum of 100 square feet per sign.
   9. Wall signs for businesses in multi-tenant buildings shall be restricted limited to the business frontage.
   10. Allowed sign area for each business frontage shall not be combined into a larger sign or relocated to other façades.

b. Notwithstanding the above, projects over 20 acres in size may vary from the above standards through the Special Use Permit process as defined in RMC 18.06.405 Special Use Permit, as amended.
(12) Residential/Mount Rose Interface Area.

a. The standards of this subsection apply within Residential/Mount Rose Interface areas identified in the Redfield Regional Center Plan, Map 1: Development Concept - Land Use.

b. Truck loading areas, dumpsters and outdoor storage areas are prohibited between buildings and residentially zoned properties if they would be visible from adjacent residentially zoned properties.

c.  
   i. All development in the Residential/Mount Rose Interface area shall comply with one of the following adjacency requirements:
   
   ii. Development shall be limited to three stories in height; or
   
   iii. Development shall provide a 20-foot landscaped buffer adjacent to residentially zoned property.

(13) Discretionary Review.

a. *Operation between 11:00 p.m. and 6:00 a.m.*

   1. Uses operating between 11:00 p.m. and 6:00 a.m. on properties designated Industrial, Open Space, or Transitional Mixed Use shall require a special use permit per Section 18.06.405(a)(4) as amended

   2. Uses operating between 11:00 p.m. and 6:00 a.m. on properties designated Tourist Commercial and Retail/Commercial/Academic that are within 100 feet from existing single family residential zones shall require a special use permit per Section 18.06.405(a)(4) as amended.

b. *Hillside Development.*

   1. Grading cuts of 20 feet or more in depth or fills of ten feet or more in height shall require a special use permit unless the administrator determines they are consistent with "Map 7: Grading," in the Redfield Regional Center Plan and meet the findings set forth in 18.06.405 Special Use Permit (e)(3)

c. *Sensitive Stream Environment.*

   1. No discretionary review shall be required for development of land uses within the sensitive stream environment zone, as outlined in RMC Subsection 18.08.404(c) (Cooperative Planning Area Overlay District - District Specific Standards for Protection of Significant Hydrologic Resources) if said land uses are otherwise permitted by the underlying land use and zoning designations and the development meets all standards of 18.08.404(d) (District Specific Standards for Protection of Significant Hydrologic Resources), as amended.
(i) **WESTERN GATEWAY REGIONAL CENTER PLANNING AREA OVERLAY ZONING DISTRICT.**

(1) [Reserved.]

(j) **SVTC SOUTH VIRGINIA STREET TRANSIT CORRIDOR OVERLAY ZONING DISTRICT.**

(1) **Applicability.**

The standards contained in this section shall apply to all properties identified within the South Virginia Street Transit Oriented Development Corridor Plan area.

(2) **Design Standards.**

a. **Minimum Setbacks and building height.**

<table>
<thead>
<tr>
<th>TABLE 18.08-27: SVTC DISTRICT MINIMUM SETBACKS &amp; BUILDING HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front on South Virginia Street and Cadillac Place</td>
</tr>
<tr>
<td>18 feet from adjacent street curb - meeting standards specified in Section 18.08.301 Non-residential and Mixed Use Base Zoning Districts, Figure 18.08-3. Plumb Lane Crossing (PLC) Mixed Use or Commercial Development- Front less than 45 feet in building height 0 feet. Front between 45 feet &amp; 90 feet in building 15 feet. Front greater than 90 feet in building height 30 feet. Midtown District - 10 feet, maximum 18 feet, from adjacent curb</td>
</tr>
<tr>
<td>Front on arterials</td>
</tr>
<tr>
<td>Midtown District 10 feet from adjacent curb and not more than 5 foot variation in front setback from development on adjacent property with existing structures</td>
</tr>
<tr>
<td>Residential Development Front on Lymberry and Hillcrest (PLC)</td>
</tr>
<tr>
<td>Front to porches and stairs 0 feet.</td>
</tr>
<tr>
<td>Front to main structure 5 feet.</td>
</tr>
<tr>
<td>Side 5 feet.</td>
</tr>
<tr>
<td>Rear to interior streets 3 feet.</td>
</tr>
<tr>
<td>Rear 5 feet.</td>
</tr>
<tr>
<td>Front on all other streets</td>
</tr>
<tr>
<td>10 feet, which will include 5 feet for landscaping/trees/street furniture and 5 feet for sidewalk</td>
</tr>
<tr>
<td>Midtown District Residential Section, if an existing landscape parkway exceeds the requirement the larger landscape parkway shall be maintained. New development requires a 10 foot setback from curb for landscape parkway and sidewalk that but must not vary by more than 3 feet from adjacent development meeting the minimum 10 foot setback, Maximum 20 foot setback from curb for new development.</td>
</tr>
</tbody>
</table>
TABLE 18.08-27: SVTC DISTRICT MINIMUM SETBACKS & BUILDING HEIGHT

<table>
<thead>
<tr>
<th>Side</th>
<th>0 or greater than 5 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear</td>
<td>PLC Mixed Use or Commercial Development fronting on South Virginia Street or Cadillac Place 0 or 10 feet. Adjacent to residential land use 10 feet. Midtown District Residential Section 5 feet</td>
</tr>
<tr>
<td>Alleys</td>
<td>0</td>
</tr>
<tr>
<td>Height</td>
<td>South Section of SVTC - 45 ft. More than 45 ft. requires a SUP Midtown District - parcels located in the Commercial District, adjacent to Virginia Street 5 stories (75 feet), more than 5 stories requires approval of a Site Plan Review; Other locations in commercial section 2 stories (35 feet), more than 2 stories requires approval of a Site Plan Review. Midtown District - Residential, 2 stories (35 feet)</td>
</tr>
</tbody>
</table>

b. Parking.

TABLE 18.08-28: SVTC DISTRICT PARKING REQUIREMENTS

| Residential and non-residential (see below for specific restaurant and retail standards)—North Section | Parking standards required by RMC Off-Street Parking Requirements in Title 18.12 for each specified use, as amended. Uses in existing structures issued a building permit before January 1, 2007: a 50% reduction of the required parking standard for each specified use shall be granted upon request. New buildings, additions increasing FAR or building footprint, and any permitted uses in structures issued a building permit after January 1, 2007, parking standards outlined in Section 18.08.301(a) (Nonresidential and Mixed Use Base Zoning Districts, MU Mixed Use District) shall apply. |
TABLE 18.08-28: SVTC DISTRICT PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Minimum # of On-Site Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant, bar and retail uses—North Section</td>
<td>New development must demonstrate compliance with the &quot;Minimum Downtown Reno Regional Center Requirement As Defined In 18.08.101&quot; column of Table 18.12-8: Off-Street Parking Requirement Table. Provided parking shall not exceed the Minimum City-Wide Requirement of Table 18.12-8. Parking for existing structures issued a building permit before January 1, 2007 shall be determined by the property owner.</td>
</tr>
<tr>
<td>Residential—South Section</td>
<td>A minimum of 1 space/unit.</td>
</tr>
</tbody>
</table>

Residential parking requirements in the Midtown District with no possibility of reduction as outlined in 18.08.301(a) (Mixed Use District)

Off-street parking shall be provided as follows:

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Minimum # of On-Site Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom or studio unit</td>
<td>1 space/residential unit</td>
</tr>
<tr>
<td>2 bedroom unit</td>
<td>1.25 spaces/residential unit</td>
</tr>
<tr>
<td>3 or more bedroom unit</td>
<td>1.75 spaces/residential unit</td>
</tr>
<tr>
<td>Senior citizen housing</td>
<td>0.5 per bedroom plus 1 per employee for the largest shift</td>
</tr>
<tr>
<td>Guest parking</td>
<td>1 space per 9 dwelling units</td>
</tr>
</tbody>
</table>

c. Architecture and Site Layout.

1. On all parcels at least 25 percent or 18 linear feet, whichever is greater, of the total street frontage, shall be comprised of either building or pedestrian amenities such as but not limited to: plazas, artwork, fountains, seating, landscaping, and walkways. For a corner lot this requirement pertains to the street with the higher street classification (e.g. arterial/collector). Instances where both streets have the same classification (e.g. collector) the requirement pertains to the street with the highest traffic volume. Shallow or narrow lots, as defined in the Section 18.08.301(a) "MU Mixed Use District parking requirements, are not required to meet this requirement if the parcel meets all of the parking requirements.

2. Parcels that are 300 feet in width or more shall provide one, ten-foot wide or two, six-foot wide pedestrian walkway(s) through the site to properties or right-of-way located to the rear of the site, as determined by the administrator.
d. Lighting.

1. Dark sky design alternatives are required in the South Section.

e. Landscaping.

f. Density and Intensity.
The minimum residential density, on parcels located adjacent to South Virginia Street, shall be 18 dwelling units per acre. The maximum density on parcels that are not located adjacent to South Virginia Street and not located within the Midtown District shall be 30 dwelling units per acre. The minimum intensity for nonresidential development in the North Section which is located on the same block and the same side of the street of a rapid transit station shall be 0.75 FAR. The minimum intensity for all other nonresidential development in the North Section shall be 0.25 FAR. There is no minimum density or intensity in the South Section.

g. Discretionary Review.

1. A special use permit is required when grading results in cuts of 20 feet or more in depth and/or fills of ten feet or more in height and/or grading in any major drainageway, on any hillside development.

2. Development entailing operation between 11:00 p.m. and 6:00 a.m. shall require a special use permit per Section 18.06.405(a)(4) unless the property fronts on South Virginia Street and is not adjacent to residentially zoned property.

(6) PLC Plumb Lane Crossing District.

a. PLC Applicability.
The district consists of all properties located within the Plumb Lane Crossing area, as identified in the South Virginia Street Transit Oriented Development Plan.

1. PLC Off-Street Parking:

<table>
<thead>
<tr>
<th>TABLE 18.08-30: PLC DISTRICT PARKING REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Guest Parking for Residential</td>
</tr>
<tr>
<td>Restaurant</td>
</tr>
<tr>
<td>Office/Medical/Commercial/Retail</td>
</tr>
</tbody>
</table>

i. Any other land uses not listed above shall comply with the parking standards in effect at the time of development. Parking requirements may be reduced by 25 percent. All required parking spaces shall be provided on site.

2. PLC Architecture and Site Layout:

i. Screening between different land uses shall be achieved through the use of either a solid fence or wall with a minimum five-foot wide landscape strip adjacent to the fence or wall or a minimum ten-foot wide landscaped strip.
ii. Pedestrian connections shall be constructed throughout the site. The primary pedestrian connection shall be located between the transit station on South Virginia Street and Virginia Lake.

3. PLC Landscaping:

<table>
<thead>
<tr>
<th>TABLE 18.08-31: PLC DISTRICT LANDSCAPING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Mixed Use/Commercial 0—.50 FAR</td>
</tr>
<tr>
<td>Mixed Use/Commercial .51—1.0 FAR</td>
</tr>
<tr>
<td>Mixed Use/Commercial ≥1.1 FAR</td>
</tr>
</tbody>
</table>

4. PLC Discretionary Review.
The following buildings and uses shall require the approval of a special use permit:

i. Any building over 65 feet in height; and

ii. Any hotel containing over 60 units.

(7) Midtown District.

a. Midtown Applicability.
The District consists of all properties located within the Midtown District, as identified in the South Virginia Street Transit Oriented Development Plan within the City of Reno Master Plan. The Plan identifies two Sections within the District; the Commercial Section is oriented on Virginia Street and the Residential Section is located west of the Commercial Section and extending to the western District boundary.

Standards are intended to promote a safe and active pedestrian-scale and bicycle friendly area that enhances the convenience, ease and enjoyment within and around the neighborhood. The overarching goal is to encourage interesting and attractive new development that promotes pedestrian activity.

Building Orientation throughout the District primary buildings shall be oriented to promote the pedestrian and bicycle experience and defining neighborhood character.

1. General Standards.

i. Parking:

Parking shall be accessed from the alley or side of the primary structure and shall be located behind the front façade of the primary structure. The provision of bicycle parking is encouraged.

ii. Prohibited Materials:

The following materials shall be prohibited as primary exterior building materials; however, the creative incorporation of these or similar materials in a non-traditional form is allowed.

A. Metal siding;
B. Concrete panels; and
C. Smooth-faced concrete block.

**iii. Architectural Character.**
Due to the wide range of architectural styles found in the neighborhood, use of more specific architectural styles is not mandated. However, infill development and major renovations to existing structures shall be designed to complement the established framework of the neighborhood in terms of its streetscape quality, block pattern, and overall urban neighborhood character. These general standards are not intended to promote the replication of historic styles found in the neighborhood, but rather to encourage a range of architectural styles that reflect the diversity of the neighborhood.

**iv. Relationship to surrounding development.**

A. Blocky, multi-story building forms devoid of articulation or architectural features shall be prohibited. Residential development over 21 units per acre in the Residential District shall incorporate all five of the following design criteria. All other development shall incorporate three of the following design criteria:
- Graduating building height and mass in the form of building step-backs a minimum of ten feet in depth, or other techniques, so that new structures have a comparable scale with existing structures;
- Orienting windows, porches, balconies, and other outdoor living spaces away from shared property line to protect the privacy of adjacent residents where applicable;
- Installing trees 20 feet on center within the side yard to help break up the appearance of the taller structure;
- Utilizing a roof pitch and overhang of similar to that of the adjacent structures; or
- Utilizing dormers and sloping roofs to accommodate upper stories for major renovations and new construction.

B. In order to satisfy the above standard, one of the following techniques for alley homes shall be provided:
- A graduated building height and mass in the form of building step-backs a minimum of ten feet in depth; or
- Similar techniques, so that the new structure has a comparable scale with the existing home located along the primary street frontage.

**v. Lighting.**

A. **Lighting Standard:** Lighting from a non-residential or mixed-use property shall not create greater than 0.50 foot candle of spillover light at an adjacent residentially zoned property line.
B. Redirecting/screening of light sources: All sources of light, including security lighting, illuminated signs, vehicular headlights and other sources shall be directed away from adjacent residentially-zoned properties or screened so that the light level stated in standard 1. (above) is not exceeded.

C. Height of light sources: Light fixtures and standards shall not exceed 20 feet in height.

b. Commercial Section.
The following standards shall apply to all parcels located within the boundaries of the Midtown District Commercial Section.

1. Building Orientation/Site Configuration:

Purpose: Clear, obvious and publicly accessible connections between the primary street and primary uses within the neighborhood must be provided. A clear, safe and attractive pedestrian system should enhance the pedestrian experience and encourage walking, shopping and public gathering, which will be accomplished through one of the following methods.

i. Storefronts.

Storefronts must provide a clear, obvious, publicly accessible entrance from the primary street to the primary uses within the building. The entrance shall be in a:

- Door in the front façade of the building;
- An entrance recessed no more than 15 feet from the front façade of the building; or
- A corner entrance located at the corner of the building at approximately 45 degrees, primarily on corner parcels.

ii. Entry Features.

An entry feature must signal the connection between the primary street and the primary uses within the building, and shall be located on the primary street or visible from the primary street. An entry feature shall be one of the following:

- Door
- Gate
- Front Porch
- Front Stoop
- Front Terrace
- Canopy
iii. Pedestrian Connections.
A pedestrian connection must provide a clear, obvious, publicly accessible connection between the primary street and the primary uses within the building. The pedestrian connection shall comply with the following:
- Fully paved and maintained surface not less than five feet in width;
- Unit pavers or concrete distinct from the surrounding parking and drive lane surface;
- Separated from parking or vehicle traffic to protect pedestrians; and
- No more than a length of 25 feet of the pedestrian connection may cross drive lanes within parking areas.

2. Density:
Minimum density within the Commercial Section within one block of Virginia shall be 18 DUA. Maximum 30 DUA in other areas within the Commercial Section, including all areas within the District east of Center Street and any properties between St. Lawrence and Taylor streets not adjacent to South Virginia Street.

The Floor Area Ratio (FAR) shall be determined through the South Virginia Street Transit Oriented Development Corridor Plan.

3. Building Transparency:

i. General:
A minimum 20 percent of the total street facing area of each ground floor shall be comprised of transparent window openings, to:
- Activate the street for pedestrian use;
- Enhance safety; and
- Establish scale, variation, and patterns on building facades.

   ii. Measuring transparency:
For the purposes of the above standard, all percentages shall be measured using elevation views of the building plan and "ground floor" shall be measured from floor plate to floor plate (ground floor heights are assumed to be a minimum of ten feet).

   iii. The use of highly reflective glass should be minimized to avoid glare and reflections onto neighboring streets and properties.

4. Hours of Operation:

i. Businesses fronting on South Virginia Street may operate 24 hours per day without approval of a Special Use Permit.

ii. For businesses fronting on a side street within one block of the intersection with Virginia Street but not fronting on South Virginia Street may
operate between 5:00 a.m. to 1:00 a.m. Operating hours extending beyond these hours shall only be through the approval of a Special Use Permit.

iii. New businesses not adjacent to South Virginia Street or on a side street within the first block of an intersection with South Virginia Street may have operating hours between 6:00 a.m. and 11:00 p.m., operating hours beyond these shall only be allowed through the approval of a Special Use Permit.

c. Residential Section.
The following standards apply to all properties located within the Residential Section of the Midtown District, as identified in the South Virginia Street Transit Oriented Development Corridor Plan within the City of Reno Master Plan. The character of the Section is currently defined by a mix of retail shops, offices, and residential properties. Single-family homes have been converted to non-residential uses over time, contributing to the quaint, residential character of this area. Design standards are intended to reinforce the distinction between the Residential and Commercial Sections and encourage low-scale, small-lot development projects that reinforce and enhance the eclectic, urban character and pedestrian scale.

1. Building Orientation:
   Entrances of primary buildings shall give prominence to pedestrian activity as a defining element of the neighborhood character and create human scale through the use of detail contracts, form, window and door placement, color and materials. As such, primary entrances shall face a primary street.

2. Density:
The maximum density shall be 30 units per acre.

3. Signs:

   i. General: Signs shall be designed to reflect the residential scale and appearance of the Residential Section.

   ii. Materials: Signs shall be constructed of durable materials that are compatible with the building that they serve. The use of cardboard, fabric, scrap wood, and other non-durable materials is prohibited. Letters and symbols on a sign may be internally lit.

   iii. Prohibited signs: The following signs shall be prohibited:

       A. Flashing or animated;
       B. Temporary hand-painted or hand-written signs; and
       C. Internally lit cabinet signs.

   iv. Maximum height: No freestanding sign shall exceed four feet in height.

   v. Number of signage types: No more than two distinct signage types (e.g. window sign and a hanging sign) shall be permitted per tenant.
Only one monument sign is allowed per parcel/development. Monument signs shall be no more than four feet in height above finish grade and six feet in total length.

4. Hours of Operation:
New businesses in the area shall be day-oriented operations with hours of operation between 7:00 a.m. and 7:00 p.m.

(k) MSTC MILL STREET TRANSIT CORRIDOR.

(1) Applicability.
The standards contained in this section shall apply to all properties located within the Mill Street Transit Corridor Plan.

(2) MSTC Design Standards.

a. MSTC Minimum Setbacks.

<table>
<thead>
<tr>
<th>TABLE 18.08-32: MSTC DISTRICT MINIMUM SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>MIXED USE OR COMMERCIAL DEVELOPMENT:</td>
</tr>
<tr>
<td>Front (less than 45 feet in building height)</td>
</tr>
<tr>
<td>Front (between 45 feet &amp; 90 feet in building height)</td>
</tr>
<tr>
<td>Front (greater than 90 feet in building height)</td>
</tr>
<tr>
<td>Rear or Side adjacent to residential land use</td>
</tr>
</tbody>
</table>

b. MSTC Architecture and Site Layout.

1. Articulation standards must conform to Section 18.12.301 (Generally Applicable Site and Building Design Standards) of this chapter.

c. MSTC Landscaping.

d. MSTC Residential Adjacency.

1. Residential Adjacency standards in Section 18.12.304 shall apply when adjacent to existing residential homes within the Reno-Sparks Indian Colony.

e. Density.

1. Outside of the secondary corridor and the station area the minimum residential density shall be 18 units per acre with a minimum FAR of 0.25 for mixed use and nonresidential development. Within the station area the minimum FAR shall be 0.75 for mixed use and nonresidential development.

(3) RLM River Landing at Mill.

a. Applicability.
The District consists of all properties located within the Mill Street Transit Corridor in the River Landing at Mill area.
b. Design Standards.

1. **RLM Minimum Setbacks**:

<table>
<thead>
<tr>
<th>TABLE 18.08-35: RLM DISTRICT MINIMUM SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Development on the Truckee River:</td>
</tr>
<tr>
<td>Mill Street</td>
</tr>
<tr>
<td>Second Street/Glendale</td>
</tr>
<tr>
<td>US Highway 395</td>
</tr>
</tbody>
</table>

   i. There shall be no minimum setback from property lines that do not abut the Truckee River, Mill Street, Second Street/Glendale or US Highway 395.

2. **Parking**:

<table>
<thead>
<tr>
<th>TABLE 18.08-36: RLM DISTRICT PARKING REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential - 1 Bedroom</td>
</tr>
<tr>
<td>Residential - 2 or more Bedrooms</td>
</tr>
<tr>
<td>Guest Parking for Residential</td>
</tr>
<tr>
<td>Hotel Condominium</td>
</tr>
<tr>
<td>Casino Area/Amusement Park</td>
</tr>
<tr>
<td>Office/Commercial/Retail</td>
</tr>
</tbody>
</table>

   i. All required bicycle parking spaces shall be sheltered and placed near employee entrances, in the Transit Station, or as otherwise approved by the administrator.

3. **Architecture and Site Layout**:

   i. Articulation shall conform to the standards contained in Section 18.12.301(a)(3) (Building Articulation Requirements).
   
   ii. Pedestrian connections shall be constructed throughout the site. The primary pedestrian connection shall be between the Truckee River and Mill Street.

4. **Landscaping**.

5. **Discretionary Review**.

   i. Pedestrian skywalks, sky-buildings and skytrams that do not cross a right-of-way owned by the City of Reno shall be exempt from the requirement for a special use permit in Section 18.06.405(a)(12).
(4) **Optional Development Standards.**

Development located east of Highway 395, excluding River Landing at Mill, may be developed under IC zoning standards. All requirements for development and allowed land uses under the IC zoning shall apply.

(I) **E4TC EAST 4TH STREET TRANSIT CORRIDOR OVERLAY ZONING DISTRICT.**

(1) **Applicability.**

   a. The standards contained in this section shall apply to all properties identified within the East 4th Street Transit Corridor plan area.

(2) **Design Standards.**

   a. **Minimum Setbacks.**

      TABLE 18.08-38: E4TC DISTRICT MINIMUM SETBACKS

      | MIXED USE                                      |                                                                 |
      |-----------------------------------------------|-----------------------------------------------------------------|
      | Front on East 4th and East 6th Street          | Minimum of 10 feet and a maximum of 18 feet from adjacent street curb - meeting standards specified in Section 18.08.301 Nonresidential and Mixed Use Base Zoning Districts, Figure 18.08-6 |
      | Front on all other streets                     | 10 feet, which will include 5 feet for landscaping/trees and a 5 foot sidewalk |

   b. **Parking.**

      TABLE 18.08-39: E4TC DISTRICT PARKING REQUIREMENTS

      | Residential                                  | 1 space/unit |
      | Non-residential                              | No new parking spaces shall be required for existing development for any change of use. |

   c. **Architecture and Site Layout.**

      1. For parcel frontages located adjacent to East 4th Street a minimum of 75 percent and for all other parcels a minimum of 50 percent of the total street frontage shall be comprised of building. For the parcels with frontages which are not adjacent to East 4th Street pedestrian amenities including plazas, artwork, fountains, seating, landscaping, and walkways can be included in the 50 percent dedicated for building. For a corner lot this requirement pertains to the street with the higher street classification (e.g. arterial/
Instances where both streets have the same classification (e.g. collector) this requirement pertains to the street with the primary public access.

d. **Signs.**  
Prior to restoration or removal, any historic sign shall be reviewed by the Historical Resources Commission.

e. **Lighting.**  
Street lighting installed along East 4th Street shall be the green candy cane lights identified in the Redevelopment District Streetscape Master Plan.

f. **Landscaping.**

g. **Density.**  
Outside of the secondary corridor, the minimum residential density shall be 18 dwelling units per acre and the minimum mixed use intensity shall be 0.25 FAR.

h. **Discretionary Review.**  
Uses operating between the hours of 11:00 p.m. and 6:00 a.m. on properties that do not abut East 4th Street, East 6th Street, or Wells Avenue shall require a special use permit per Section 18.06.405(a)(4) as amended.

(m) **NVTC (North Virginia Street Transit Corridor Overlay Zoning District).**

(1) **Applicability.**  
The standards contained in this section shall apply to all properties identified within the North Virginia Street Transit Oriented Development Corridor plan area.

(2) **Design Standards.**

a. **Minimum Setbacks.**

<table>
<thead>
<tr>
<th>TABLE 18.08-41: NVTC DISTRICT MINIMUM SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>MIXED USE</td>
</tr>
<tr>
<td>Front</td>
</tr>
<tr>
<td>10 feet, which will include 5 feet for landscaping/trees and a 5 foot sidewalk</td>
</tr>
<tr>
<td>Side or rear adjoining residentially zoned property</td>
</tr>
<tr>
<td>A 1:2 height/setback ratio from residential property line</td>
</tr>
<tr>
<td>Side</td>
</tr>
<tr>
<td>5 feet</td>
</tr>
<tr>
<td>Rear</td>
</tr>
<tr>
<td>5 feet</td>
</tr>
</tbody>
</table>

b. **Parking.**

1. Front loaded garages are allowed when associated with Single Family, Detached land uses.
c. Site Layout.

1. At least one direct pedestrian entrance shall be provided from the public street and sidewalk to the building with a minimum five-foot wide walkway that is separated by curb and/or landscaping.

d. Landscaping.

e. Discretionary Review.

1. A special use permit is required when grading results in cuts of 20 feet or more in depth and/or fills of ten feet or more in height, grading in any major drainageway, or any hillside development.

2. Uses operating between 11:00 p.m. and 6:00 a.m. shall require a special use permit per Section 18.06.405(a)(4) as amended, unless the property line fronts on North Virginia Street or Stead Boulevard.

(n) W4TC WEST 4TH STREET TRANSIT CORRIDOR OVERLAY ZONING DISTRICT.

(1) Applicability.
The standards contained in this section shall apply to all properties identified within the West Fourth Street Transit Oriented Development Corridor Plan.

(2) Design Standards.

a. Minimum Setbacks.

<table>
<thead>
<tr>
<th>TABLE 18.08-43: W4TC DISTRICT MINIMUM SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
</tr>
<tr>
<td>Truckee River Setback</td>
</tr>
<tr>
<td>Height</td>
</tr>
<tr>
<td>Side</td>
</tr>
<tr>
<td>Rear</td>
</tr>
</tbody>
</table>

b. Architecture and Site Layout.

1. Front loaded garages are allowed in association with Single Family, Detached land uses, as long as the front of the living portion of the house is located at least 10 feet in front of the garage door.

c. Signs.

1. Flashing/animated signs are permitted on parcels that front streets with four lanes or more.
d. Lighting.

1. Low-pressure Sodium (LPS) lamps or other dark sky alternatives are required throughout the plan area.

e. Landscaping.

f. Site Density.

Outside of the secondary corridor the minimum residential density shall be 18 dwelling units per acre and the minimum intensity shall be 0.25 FAR for nonresidential and mixed use developments.

g. Discretionary Review.

1. A special use permit is required when grading results in cuts deeper than 20 feet and/or fills greater than ten feet and/or grading in any major drainageway, on any hillside development, or within the Open Space Zoning District.

2. Development entailing operation between 11:00 p.m. and 6:00 a.m. shall require a special use permit per Section 18.06.405(a)(4), unless the property line fronts on West 4th Street.

Section 18.08.406. Neighborhood Planning Area Overlay Districts.

(a) WUNP West University Neighborhood Planning Area Overlay District.

(1) Applicability.

a. Except where noted, these standards apply to development on all parcels within the West University Neighborhood Plan which have the master plan designations
of (1) University Regional Center and Transit Corridor, excluding those parcels included in the University of Nevada Regional Center Plan, and (2) Traditional Neighborhood, as set forth in the West University Neighborhood Plan, an element of the City of Reno Master Plan.

b. Development on lands within the West Seventh Street Business Corridor shall comply only with the district-specific use standards stated in subsection (2) below.

c. These standards shall not apply to work on the site which involves parking lots, fences, landscape walls, interior renovations, uncovered or covered patios, or any other improvements that do not expand the building footprint or change the roof pitch.

d. These standards shall not apply to properties owned by the University of Nevada, Reno.

(2) District-specific use standards.
The following modifications to the citywide Summary Land Use Tables in Section 18.08.201 apply within the following applicable districts of the West University Neighborhood Plan:

a. Supplemental use standards for the Traditional Neighborhood Plan District:

1. Animal clinics, shelters, hospitals and boarding kennel are prohibited in the NC Zoning District;
2. Art galleries are allowed in conjunction with a residential use, subject to approval of a special use permit, in the SF6, MF14, MF21 and MF30 Zoning Districts;
3. Car wash facilities are prohibited in the NC Zoning District;
4. Cluster developments are prohibited in the SF6 Zoning District;
5. Commercial child care facilities are prohibited in the SF6, MF14, MF21 and MF30 Zoning District;
6. Convents and monasteries are allowed, subject to approval of a special use permit, in the SF6, MF14, MF21 and MF30 Zoning Districts;
7. Fitness centers are prohibited in the MF21 and MF30 Zoning Districts;
8. Fraternity and sorority houses are prohibited in the MF21 Zoning District;
9. In-home child care (7—12 children) facilities are prohibited on lots less than 10,000 square feet in the SF6 and MF14 Zoning Districts;
10. Libraries are allowed, subject to approval of a special use permit, in the SF6, MF14, MF21 and MF30 Zoning Districts;
11. Mini-warehouses are prohibited in the SF6 and MF14 Zoning Districts;
12. Multi-family developments are prohibited in the SF6 Zoning District;
13. Museums are allowed, subject to approval of a special use permit, in the SF6, MF14, MF21 and MF30 Zoning Districts;
14. Night clubs are prohibited in the NC Zoning District;
15. Private dorms are prohibited in the MF21 and MF30 Zoning Districts;
16. Gas stations are prohibited in the NC Zoning District;
17. Showrooms are prohibited in the NC Zoning District;
18. Single-family, condominium, townhouse and multi-family developments are allowed in the NC Zoning District and are not required to be located on above-ground floors or be accessory to a nonresidential use;
19. Video arcades are prohibited in the NC Zoning District.

b. **Supplemental use standards for the University Regional Center and Transit Corridor Plan District:**

1. Automobile and truck sale and mobile home, RV, boat and trailer sale or rental facilities are prohibited in the AC and CC Zoning Districts;
2. Automobile rental facilities are prohibited in the AC Zoning District;
3. Drive-through facilities are prohibited in the AC and CC Zoning Districts;
4. Multi-family developments are prohibited in the AC, CC and NC Zoning Districts unless the multi-family use is confined to above ground floor levels of multi-story buildings and nonresidential uses are located on the ground floor;
5. Multi-family developments in excess of 30 units per acre are allowed in the MF30 Zoning District;
6. Rental stores with outdoor storage and truck rental facilities are prohibited in the AC and CC Zoning Districts;
7. Single-family, attached/condominium/townhouse developments are prohibited in the AC, CC and NC Zoning Districts unless the residential use is confined to above ground floor levels of multi-story buildings and nonresidential uses are located on the ground floor;
8. Restaurants with alcohol service are allowed in the MF30 Zoning District on properties fronting on Virginia Street, Center Street, Sierra Street, Ninth Street and Eighth Street;
9. Restaurants without alcohol service are allowed in the MF30 Zoning District;
10. Single room occupancy facilities are allowed in the AC and CC Zoning Districts;

c. **Supplemental use standards for the West Seventh Street Business Corridor:**

1. Drive-through facilities are allowed in the NC Zoning District on properties fronting on Keystone Avenue and within the block bounded by I-80, Keystone Avenue, West Seventh Street and Alvaro Street.

(3) **Exemption from General Infill Development Standards.**
Provisions established by Section 18.12.303 for residential infill development do not apply to the West University Neighborhood Planning Area Overlay District.

(4) **District-specific standards for development of Single-Family or Two-Family Residences.**

a. **Front setbacks.**
1. Structures shall be constructed so that the front setback is within the range of the front setbacks for the two nearest structures on either side of the new structure on the same side of the street (see Figure 18.08-19);
2. In the case of new construction on a corner lot, the front setback may not be outside of the range of the front setbacks of the nearest single or two-family structures located within 100 feet of the new structure as on the same side of the street (see Figure 18.08-20).

3. If the allowable front setback range is less than five feet, development with front setbacks up to five feet outside of the allowable range shall be allowed.
if the administrator finds that significant site features, such as trees, will be preserved or existing development on the site prevents placement of the proposed structural expansion within the allowable front setback range.

b. **Permitted setback encroachments for expansions.**
Expansion of the footprint or exterior modifications to structures more than 50 years old shall be allowed to encroach on required rear setback(s) or a front setback for lots with two front yards, if the administrator finds the expansion or modifications comply with Chapter 18.18 of this title, as applicable, concerning historic preservation and the building code in effect in the city, and as may be amended, concerning fire protection.

c. **Maximum building coverage on parcel.**
A building or combination of buildings, including any covered rear or side porch or stairs, but excluding any balcony, driveway, walkway, uncovered deck, or covered front porch must not cover more than 40 percent of the lot area; however, development of structures listed in the city’s Register of Historic Places, may cover 50 percent of the lot area.

d. **Roofs.**
A minimum of 80 percent of the building footprint must be covered by a roof with a minimum pitch of 4:12. Flat roofs are not allowed on any building section. Roof pitch will be evaluated from a plan view perspective.

e. **Front door orientation.**
The front door of the dwelling closest to the street must face a street.

f. **Motor vehicle access.**
1. If the site is served by an alley, access for motor vehicles must be from the alley, not from a street frontage (see Figure 18.08-21). Access from a street frontage shall be allowed to continue upon approval of a structural addition if the structural addition is less than 500 square feet and access was previously achieved from a street frontage.
2. When access is from a street frontage, the maximum driveway width in front of a building is 12 feet for properties with garages or carport openings less than 12 feet and 20 feet for properties with garages and/or carport openings equal to or greater than 12 feet.
3. Excluding driveways, parking is not allowed in front setback areas and in areas between a front property line and a building.
4. When parking is provided in a garage or carport and the garage door(s) or carport opening faces a street, garage and carport opening areas must not be more than 30 percent of the length of the building elevation that faces the street except when detached garages are located on or within five feet of a rear yard setback line.

g. **Buildings.**
1. Modifications to any structure on a parcel which increases the building footprint or construction of new structures shall include two of the following:
   i. The exterior finish is constructed with materials compatible with the existing main structure building materials. The new materials shall be either identical or similar to the original building materials. For example, details of synthetic siding should match that of traditional wood siding.
ii. Contemporary interpretations of architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood or metal work found on the existing main structure are used.

iii. The roof pitch is the same or within the range of the roof pitches on the existing main structure.

2. If the height of a proposed structure would exceed the height of an existing building that faces the street on the same lot, the rear and side-yard setbacks shall be increased by five feet for every eight feet that the new structure exceeds the height of the existing building.

(5) **District-specific standards for development of Multi-Family Residential containing three or more dwelling units.**

a. **Setbacks.**

   Multi-family development on half-blocks that contain parcels zoned either single-family residential or multi-family residential of 14 units or less is subject to the following setback standards.

   1. Structures shall be constructed so that the front setback is within the range of the front setbacks for the two nearest structures on either side of the new structure on the same side of the street (see Figure 18.08-19).

   2. In the case of new construction on a corner lot, the front setback may not be outside of the range of the front setbacks of the nearest single or two-family structures located on the same side of the street (see Figure 18.08-20).

   3. If the allowable front setback range is less than five feet, development with front setbacks up to five feet outside of the allowable range shall be allowed if the administrator finds that significant sites features, such as trees, will be preserved or existing development on the site prevents placement of the proposed structural expansion within the allowable front setback range.

b. **Roofs.**

   A minimum of 80 percent of the building footprint must be covered by a roof with a minimum pitch of 4:12. Flat roofs are not allowed on any building section. Roof pitch will be evaluated from a plan view perspective.

c. **Motor vehicle access.**

   1. If the site is served by an alley, access for motor vehicles shall be from the alley, not a street frontage (see Figure 18.08-21). Access from a street frontage shall be allowed to continue upon approval of a structural addition if the structural addition is less than 500 square feet and access was previously achieved from a street frontage.

   2. When access is from a street frontage, the maximum driveway width is 12 feet for properties with garages or carport openings less than 12 feet and 20 feet for properties with garages and/or carport opening equal to or greater than 12 feet.
3. Excluding driveways, parking is not allowed in front setback areas and in areas between a front property line and a building.

d. Buildings.

1. Modifications to any existing structure on a parcel which increases a building footprint or construction of new structure shall include two of the following:

   i. The exterior finish is constructed with materials compatible with the existing main structure building materials. The new materials shall be either identical or similar to the original building materials. For example, details of synthetic siding should match that of traditional wood siding.

   ii. Contemporary interpretations of architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood or metal work found on the existing main structure may be used.

   iii. The roof pitch on an addition or new structure shall be the same or within the range of the roof pitches on the existing main structure.

2. For every 35 feet of building length facing a street, each story shall have an individual dwelling entrance, private balcony, or patio. Each required balcony or patio shall be at least six feet wide and four deep, accessible from an interior room, and unenclosed except ground level patios may be enclosed by a six-foot fence.

3. Dwelling and main entrances shall be delineated by the use features such as recesses, additional detailing, overhangs, columns, and change in volume and form (see Figure 18.08-22).
4. If entrances to all units do not face a street, a main entrance shall be provided which includes either a covered front porch at least nine feet wide and six feet deep or an arcade which has the following characteristics (see Figure 18.08-23):

i. Is between six feet and ten deep;

ii. Extends the length of the building to which it is attached;

iii. Intersects with an on-site pedestrian path and individual unit entrances or stairwells;

iv. Is at least 14 feet in height;

v. Contains openings of not less than six feet in width;

vi. Is at least 25 percent solid but no more than 50 percent solid;

vii. Is open to the air on three sides; and

FIGURE 18.08-21: MOTOR VEHICLE ACCESS IN WUNP DISTRICT

IF A SITE IS SERVED BY AN ALLEY, ACCESS FOR MOTOR VEHICLES MUST BE FROM THE ALLEY NOT FROM A STREET FRONTAGE.
viii. Has no blocked street facings or end openings, in part or in full, with walls, glass, lattice, glass block or any other material.
e. **On-site pedestrian path.**
   A hard-surface path of not less than four feet in width shall be provided to a building entrance from each street frontage or from a street corner.

f. **Gathering space.**
   If a project has six or more units, there shall be a gathering space which:
   1. Has at least 100 square feet provided for each street the project faces;
   2. Is visible from the street(s) for which it was provided;
   3. Corresponds to at least 50 percent of the required usable open space for the project, as required in Section 18.12.103(i) and
   4. Contains one of the following amenities for each 100 square feet:
      i. Bench or other seating;
      ii. Tree which is not included in the minimum landscape requirements;
      iii. Kiosk;
      iv. Water feature such a pond or a fountain;
      v. Landscape planter or planning bed of at least 20 square feet; or
      vi. Fixed recreational apparatus.

**g. Residential buffers.**
1. The building height for a 15-foot portion of a lot abutting a parcel zoned single-family is limited to the maximum building height allowed by the single-family residential zoning district (see Figure 18.08-24).
2. The building height for a 15-foot portion of a lot abutting a parcel zoned multi-family residential, 14 units or less is limited to the maximum building height allowed by the multi-family residential, 14 units or less zoning district.

3. A five-foot landscape area shall be installed along any lot line that abuts a parcel zoned single-family or multi-family residential, 14 units or less.

(6) District-specific standards for development of nonresidential uses and residential units with nonresidential use on the ground-floor.

a. Front zero lot-line setbacks are required when:
   1. A structure on one of the abutting parcels on the same side of the street is built to the zero-lot line; or
   2. In the case of new construction on a corner lot, the nearest existing commercial structure located within 100 feet of the new structure on the same side of the street is built to zero-lot line.

b. Roofs.
   1. A minimum of 80 percent of the building footprint must be covered by a roof with a minimum pitch of 4:12; or
   2. Be flat with either a decorative parapet that surrounds the building and is at least 18 inches in height or have three distinct roof planes with a minimum 18-inch overhang over the two other planes.

c. Ground floor windows.
   Windows shall be at least 50 percent of the length and 25 percent of the area of all exterior ground level building walls within 20 feet of a street lot line, sidewalk, plaza or other public open space (see Figure 18.08-25). Ground floor walls are equal to all exterior wall area up to nine feet above the finished grade. This requirement does not apply to the walls of parking garages and residential units. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances or display windows set into the wall. Display cases attached to the outside of the wall do not qualify. The bottom of the windows shall be no more than four feet above the adjacent exterior grade.

d. Ground floors.
   Ground floor shall be visually distinct from upper levels by:
   1. A cornice above the ground level;
   2. An arcade;
   3. Changes in material or texture; or
   4. A row of clerestory windows on a building's street facing elevation.

e. Corner reinforcement.
   The structure with the greatest ground level square foot area shall be within ten feet of both street lot lines on at least one corner on corner lots where two sidewalks or public pedestrian ways meet.
FIGURE 18.08-24: RESIDENTIAL BUILDING HEIGHT BUFFER IN WUNP DISTRICT

THE BUILDING HEIGHT FOR A 15-FOOT PORTION OF A LOT ABUTTING AN SF OR MF14 ZONING DISTRICT DEVELOPED WITH SINGLE-FAMILY RESIDENCES IS LIMITED TO THE BUILDING HEIGHT OF THE LESSER INTENSITY RESIDENTIAL ZONING DISTRICT.
f. Parking. Parking is not permitted between a building and a street unless a property is bound by two or more roadways, has parking between the building and street on no more than one street frontage, and contains a ten-foot landscaped area between the street and the parking area which is in addition to the minimum landscape area requirements.

g. Residential buffers.  
1. The building height for a 15-foot portion of a lot abutting a parcel zoned single-family is limited to the maximum building height allowed by the single-family residential zoning district (see Figure 18.08-24).

2. The building height for a 15-foot portion of a lot abutting a parcel zoned multi-family residential, 14 units or less is limited to the maximum building height allowed by the multi-family residential, 14 units or less zoning district.

3. A ten-foot wide landscaped area shall be installed along any lot area which abuts residentially zoned parcels.

h. On-site pedestrian path system. The development shall include on-site pedestrian path systems that:

1. Provide direct pedestrian paths from all adjacent streets or street corners to main entrances, ground level stairwells, and elevator landings;
2. Connect all buildings, bicycle and parking areas, recreational areas, and gathering spaces;
3. Are hard-surfaced;
4. Are at least four feet wide;
5. Are clearly identifiable, through the use of elevation changes, speed bumps, different paving material, or by other similar methods, but not striping, where the pedestrian path crosses driveways, parking areas, and loading areas;
6. Are raised or separated from automobile travel lanes by raised curbs with curb ramps, bollards, landscaping or other physical barrier when parallel and adjacent to an automobile travel lane.

(7) On-premises advertising display.
On-premises advertising display shall not be internally illuminated when visible from residentially zoned properties within 600 feet of the display.

(b) PL PLUMAS NEIGHBORHOOD RESIDENTIAL CORE PLANNING AREA OVERLAY DISTRICT.

(1) Applicability.
This zoning district's standards shall apply to properties in the Plumas Neighborhood Residential Core Area, as identified in Figure 18.08-1 in Section 18.08.101(k)(2).

(2) Height limitation.
The maximum height shall be 25 feet, with a maximum of two stories.

(3) Architectural treatment.
New primary structures shall have a minimum roof pitch of four-foot rise in 12-foot run.

(4) Off-street parking.
No off-street parking spaces shall be permitted between the front facade of any primary building and an adjacent street.

(c) MQ MCQUEEN NEIGHBORHOOD PLANNING AREA OVERLAY DISTRICT.

(1) Applicability.
This zoning district's standards shall apply to properties in the McQueen Neighborhood Plan.

(2) Freeway Corridor development standards.
If any portion of a property is within this 500 feet of the Interstate 80 right-of-way line, these standards will apply to new development:
   a. Development shall be clustered away from the freeway. Buildings shall be setback a minimum of 30 feet from the freeway right-of-way line. Landscaped and irrigated buffers with a minimum width of ten feet and one tree every 30 linear feet shall be provided between development and the freeway. Blank wall building facades adjacent to the freeway are prohibited.

(3) Hillside Development Standard.
Within the McQueen Neighborhood, any development that meets the definition of hillside development as outlined in Chapter 18.12, Article XVI (Hillside Development) will be required to meet the following:
   a. Open view fencing will be required for yards that face open space areas, and drainageways.
(d) GF Greenfield Neighborhood Planning Area Overlay District.

(1) Applicability.
This zoning district’s standards shall apply to the plan area identified in the Greenfield Neighborhood Plan.

(2) GFSF Greenfield Single-Family District.

a. Applicability.
These standards shall apply to all properties designated as GFSF in the Greenfield Neighborhood Plan.

b. Land uses.
1. Permitted land uses shall be:
   i. Single Family, detached; and
   ii. Accessory Dwelling Unit.
2. Permitted land uses with the approval of a special use permit:
   i. Child Care Center, as accessory use only;
   ii. Churches/House of Worship;
   iii. Utility Box/Well House, Back-up Generator, Pumping Station or Booster Station;
   iv. Utility Installation other than listed; and
   v. Communication Facility, Equipment Only

c. Accessory buildings.
1. Shall not be located closer than three feet to any main building on the same lot;
2. One of the following:
   i. If the building is 120 square feet or less in size and has a building height of seven feet or less, and the highest point of the roof does not exceed ten feet, the minimum side and rear setback will be five feet; or
   ii. If the building is greater than 120 square feet in size or over seven feet in building height, or the highest point of the roof exceeds ten feet, the minimum side and rear setback will be ten feet;
3. Shall not exceed two stories or 25 feet in building height as defined in this title; and
4. Shall not occupy more than 1,200 square feet of any lot nor be located in the front yard area.

d. Setbacks.
Minimum setbacks shall be:
1. Front: 30 feet.
2. Side: 12 feet.
3. **Rear**: 30 feet.

e. **Height limitation.**
   Two stories.

f. **Required area and width.**
   A one acre minimum area with a 120-foot average width is required. Lots that are less than one acre in size at the time of enactment of these regulations shall be considered to conform to these standards. Existing lots that do not meet the minimum lot size/average lot width shall not be further divided/reduced in size and/or width.

g. **Parking.**
   One off-street parking space is required per bedroom.

h. **Fencing.**
   Open rail fencing of five feet or less in height may be erected on the lot line in front yards, except within 20 feet of the primary driveway.

(3) **GFPO Greenfield Professional Office District.**

a. **Applicability.**
   These standards and regulation shall apply to all properties designated GFPO in the Greenfield Neighborhood Plan.

b. **Land uses.**
   1. Permitted land uses shall be:
      i. Single Family, detached; and
      ii. Accessory Dwelling Unit.
   2. Permitted land uses with the approval of a site plan review (SPR):
      i. Medical Facility, Day Use only; and
      ii. Office, Other than listed;
   3. Permitted land uses with the approval of a special use permit:
      i. Utility Box/Well House, Back-up Generator, Pumping Station or Booster Station;
      ii. Utility Installation other than listed; and
      iii. Communication Facility, Equipment Only.

c. **Setbacks.**
   Minimum setbacks shall be:
   1. **Front**: 20 feet.
   2. **Side**: Ten feet.
   3. **Rear**: 15 feet.

d. **Maximum building height.**
   Main buildings shall not exceed two stories or 35 feet whichever is greater.

e. **Required parcel width.**
   No parcel may be less than 100 feet wide.

f. **Minimum office development.**
   1. The minimum parcel size is one acre.
2. In the case of business condominiums and business common interest communities, where the pre-project parcel and building size meets the minimum parcel size and setbacks of the GFPO Zoning District, deviations in parcel size as necessary to effectuate the business condominium or business common interest community are allowed when consistent with the purpose and intent of Chapters 18.08 and 18.10.

3. The maximum building footprint coverage, including all buildings and accessory structures, excluding covered patio areas, gazebos, enclosed trash receptacles, and enclosed utilities, is 25 percent of the gross parcel area.

g. **Building separations.**
   There shall be a minimum separation of 20 feet between buildings on the same parcel.

h. **Traffic generation.**
   Traffic generation shall not exceed 25 average daily trips per 1,000 square feet of gross floor space.

i. **Parking.**
   Chapter 18.12, Article XI (Off-Street Parking and Loading) is applicable to off-street parking in the Professional Office Zoning District with the following exceptions:
   1. No more than 30 percent of required parking shall be permitted in the front yard of a building;
   2. No surface parking spaces shall be located within 50 feet of the Plumas Street right-of-way;
   3. Parking in excess of five percent of the amount required by Article XI's requirements regarding parking is prohibited;
   4. Excess parking shall not be counted toward future development needs; and
   5. A minimum of ten percent of the required parking for two-story structures shall be enclosed within the structure or located within a detached garage.

j. **Minimum landscape area.**
   A minimum of 30 percent of the site shall be landscaped in accordance with Chapter 18.12, Article XII (Landscaping and Screening) with the following exceptions:
   1. A maximum of 20 percent of the required landscape area may be decorative hardscape, such as, decorative sidewalks, walkways, fountains, and covered patio areas;
   2. The first 15 feet adjacent to any exterior property line of a development shall contain 50 percent evergreen and 50 percent deciduous trees and within these ratios there shall be the following mixes:
      i. There shall be a mix of 50 percent six-foot tall trees, 25 percent eight-foot tall trees, and 25 percent ten-foot tall evergreen trees;
      ii. There shall be a mix of 50 percent two-inch caliper trees and 50 percent three-inch caliper deciduous trees;
iii. A minimum of one tree shall be planted for every 250 square feet of
landscape area; and

iv. Six shrubs shall be planted for each tree. The shrubs shall be a minimum
50 percent five-gallon or larger and 50 percent one gallon or larger with
a minimum of 50 percent of all required shrubs evergreen.

k. Landscaping of yards.

1. Front yards shall be landscaped except for curb cuts, sidewalks, and driveways; and
2. Side and rear yards must be landscaped except for sidewalks and driveways.

l. Sign regulations.

On-premise signs are allowed with the following exceptions:

1. No signs shall be allowed on Plumas Street;
2. Signs shall only face or front onto Moana Lane;
3. Heights of monument signs shall be limited to an overall height of six feet
including pedestals;
4. Only indirect lighting is allowed;
5. Sign lights shall be turned off daily between the hours of 7:00 p.m. and 6:00
a.m.;
6. Sign design shall be compatible with and complementary to the building
architecture; and
7. No other signs whatsoever shall be allowed.

(e) SE SOUTHEAST NEIGHBORHOOD PLANNING AREA OVERLAY ZONING DISTRICT.

(1) Applicability.

This zoning district’s standards shall apply to the areas specified in the Southeast
Neighborhood Plan.

(2) District-specific standards.

a. Conformities.

1. Any existing land uses legally established prior to the adoption of the SENP
zoning overlay district are allowed to continue to operate and expand.
2. Expansion of existing and legally established uses at the time of the
adoption of this ordinance, that are not allowed by the SENP zoning overlay
district shall require a special use permit (SUP) if the proposed development
expands the site, building or business area by more than 100 percent.
3. Any expansion of existing land uses that were non-conforming prior to the
plan and are still non-conforming in the SENP zoning overlay district, shall
apply for a special use permit (SUP) to expand.
4. Changing land use from one non-conforming land use to another non-conforming land use is not allowed.

b. **Land uses.**
   The following additional land uses are permitted with the approval of a special use permit (SUP) for areas zoned CC (Community Commercial):
   1. Cluster development;
   2. Farm;
   3. Hospital, Acute and Overnight Care;
   4. Hotel (without Non-restricted Gaming Operation);
   5. Indoor Manufacturing, Processing, Assembly or Fabrication;
   6. Maintenance, Repair or Renovation Business;
   7. Single Family, detached;
   8. Single Family, Zero Lot-Line;
   9. Sports Arena, Stadium, or Track
   10. Warehousing/Distribution Center;
   11. Welding Repair, as an accessory use;
   12. Wholesale of Construction Materials; and
   13. Wholesale of Products Manufactured or Assembled On-Site.

c. The following additional land uses are permitted with the approval of a site plan review (SPR) for areas zoned CC (Community Commercial):
   1. School, Primary (Public or Private).

d. **Setbacks.**

   1. For parcels zoned SF6 the rear yard setback is 15 feet; and
   2. For parcels zoned SF6 the minimum lot size is 5,000 square feet.

(f) **WANP WELLS AVENUE NEIGHBORHOOD PLANNING AREA OVERLAY DISTRICT.**

(1) **General applicability.**
   These standards shall apply to all development within the WANP boundaries. The overlay contains two layers of applicability, as described below. Regulations applicable to parcels with the Urban Residential/Commercial or Public Facility land use designation shall be limited to those contained in the underlying zoning regulations.

(2) **General standards.**
   The following standards shall apply to all parcels located within the boundaries of the WANP, with the exception of those designated as Urban Residential/Commercial or Public Facility.
**a. Parking requirements.**

Off-street parking shall be provided as follows:

Wells Avenue-Mixed Use (WA-MU) restaurant, bar and retail uses: These uses shall demonstrate compliance with the "Minimum Downtown Reno Regional Center Requirement As Defined In 18.08.101" column of Table 18.12-8: Off-Street Parking Requirement Table. Provided parking shall not exceed the Minimum City-Wide Requirement of Table 18.12-8.

Wells Avenue-Mixed Use (WA-MU) non residential uses excluding restaurant, bar and retail uses: Building permits for the establishment of these uses shall demonstrate compliance with the "Minimum City-Wide Requirement" column of Table 18.12-8: Off-Street Parking Requirement Table. A 50% reduction may be granted by the administrator. Provided parking shall not exceed the Minimum City-Wide Requirement of Table 18.12-8.

Parking for existing structures issued a building permit before April 1, 2017 shall be determined by the property owner.

---

<table>
<thead>
<tr>
<th>Residential Uses</th>
<th>Minimum # of On-Site Parking Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom or studio unit</td>
<td>1 space/residential unit</td>
</tr>
<tr>
<td>2 bedroom unit</td>
<td>1.25 spaces/residential unit</td>
</tr>
<tr>
<td>3 or more bedroom unit</td>
<td>1.75 spaces/residential unit</td>
</tr>
<tr>
<td>Senior citizen housing</td>
<td>0.5 per bedroom plus 1 per employee for the largest shift</td>
</tr>
<tr>
<td>Guest parking</td>
<td>1 space per 9 dwelling units</td>
</tr>
</tbody>
</table>

**b. On-street parking.**

Up to 50 percent of the required off-street parking, may be substituted with on-street parking, subject to Section 18.12.1103.

**c. Building orientation.**

Primary buildings shall be oriented towards and accessed from the front yard and street with the main entrance located on the front façade of the building.

**d. Prohibited materials.**

1. The following building materials shall be prohibited as primary building materials when used in their traditional form (e.g., a commercial or industrial “warehouse” context); however, the creative incorporation of these or similar materials in a non-traditional form is permitted.
   
i. Sheet metal siding;
   
ii. Tilt-up concrete panels; and
   
iii. Smooth-faced gray concrete block.
(3) General residential standards.

a. Applicability.

1. The following standards shall apply to all parcels located within the boundaries of the following land use designations, as defined on the Land Use Framework Map contained in the Wells Avenue Neighborhood Plan.
   i. Mixed-Residential 14 (MR-14);
   ii. Mixed-Residential 30 (MR-30); and
   iii. Mixed-Use Residential (MUR).

b. Compatibility findings.

The Compatibility Findings contained in Section 18.12.303(d) of the City’s Code shall be replaced by the Architectural Character standards that follow.

![Figure 18.08-26: Wells Avenue Neighborhood Plan General Residential Architectural Character](image)

Figure 18.08-26: Wells Avenue Neighborhood Plan General Residential Architectural Character

c. Architectural Character.

Due to the wide range of architectural styles found in the neighborhood’s residential areas (Figure 18.08-26), the use of one or more specific architectural styles is not mandated. However, infill development and major renovations to existing structures shall be designed to complement the established framework of the neighborhood in terms of its streetscape quality, block pattern, and overall urban neighborhood character (Figure 18.08-27). These general residential standards are not intended to promote the replication of historic styles found in the neighborhood, but rather to encourage a range of architectural styles that reflect the diversity of the neighborhood.
Figure 18.08-27: Examples of Infill Development - These examples (Denver, CO) demonstrate respect for the established neighborhood framework while still incorporating a range of architectural styles. This is accomplished through the use of similar setbacks, continuation of established streetscape character and compatible height and building massing.
d. **Building massing and form.**

1. Multi-family buildings shall incorporate one of the following techniques:
   
i. Facades of multi-family buildings developed on combined lots on the interior of the block (not on a corner) shall be articulated so that they appear from the street to be separate homes. This shall be accomplished by "stepping back" the front facade a minimum of ten feet at the traditional side yard setback to provide a visual transition along the street frontage (Figure 18.08-28).

   ii. Multi-family buildings of four units or less shall be designed so that the massing and use of exterior materials gives each building the appearance of a large single-family home. This includes duplexes (Figure 18.08-28), but is not intended to apply to townhomes in which the unique individualism of each unit is expressed.

---

Figure 18.08-28: Multi-family Housing Design - Multi-family units on an interior lot articulated so as to appear as separate homes from the street (left), Multi-family building designed to appear as a large single-family home (right).

---

e. **Relationship to surrounding development.**

---

Figure 18.08-29: Relationship to surrounding Development - Building height and mass should be graduated so that new structures have a comparable scale with existing structures.
1. Blocky, multi-story building forms devoid of articulation or architectural features shall be prohibited. Infill homes (single-family or multi-family) that exceed the height of adjacent existing homes by one or more stories in height and/or are significantly larger in terms of their overall mass shall provide a transition using at least two of the following techniques (Figures 18.08-29 and 18.08-30):

   i. Graduating building height and mass in the form of building step-backs a minimum of ten feet in depth, or other techniques, so that new structures have a comparable scale with existing structures;

   ii. Orienting windows, porches, balconies, and other outdoor living spaces away from the shared property line to protect the privacy of adjacent residents where applicable;

   iii. Installing canopy trees 20 feet on center within the side yard to help break up the appearance of the taller structure. Trees must be installed to the satisfaction of the city's landscape architect;

   iv. Utilizing a roof pitch and overhang similar to that of the adjacent structures; or

   v. Utilizing dormers and sloping roofs to accommodate upper stories for major renovations and new construction.

![Figure 18.08-30: Relationship to Surrounding Development 2 - Use of required techniques to ensure compatibility of infill development with existing neighborhood context.](image)

2. In order to satisfy the above standard, one of the following techniques for alley homes shall be provided:

   i. A graduated building height and mass in the form of building step-backs a minimum of ten feet in depth, or;
ii. Similar techniques, so that the new structure has a comparable scale with the existing home located along the primary street frontage.

f. **Maximum building length.**

The maximum allowable building length of a multi-family building shall be 80 feet (Figure 18.08-31).

![Figure 18.08-31: Maximum Allowable Length of a Multi-family Building.](image)

Figure 18.08-31: Maximum Allowable Length of a Multi-family Building.

g. **Garage and parking location and design.**

1. Aside from driveways, off-street parking is prohibited within the front yard setback.

2. Required parking shall be provided behind the primary structure and/or on-street.

3. Garages shall be oriented towards and accessed from the alley or detached from the primary structure and located in the rear yard, as traditionally found in this area of the neighborhood (Figure 18.08-32).

4. Surface parking lots shall be internalized in building groupings and located away from street frontages.

5. When access to a rear garage or surface parking is provided from a street frontage, the maximum driveway width within the front and side yard setback is 12 feet.
h. Building variety.

1. For new construction, no one housing type shall occupy more than 40 percent of the total length of a block face (Figure 18.08-33).

2. Development parcels encompassing more than two and one-half acres, shall incorporate a minimum of two housing types. Development parcels larger than five acres shall incorporate a minimum of three housing types.

3. The following housing types may be used to satisfy the above building variety standards:
   i. Duplexes;
   ii. Townhomes;
   iii. Apartments;
   iv. Condominiums; or
   v. Single-family homes.

Figure 18.08-32: Residential Garage Design - Garages should be oriented towards and accessed from an alley (left) or detached from the primary structure and located in the rear yard, as traditionally found in this area of the neighborhood (right).
i. **Architectural Character - Renovation Guidelines.**

1. The renovation of homes within the Wells Avenue Neighborhood constructed prior to 1950 should be conducted in accordance with the following guidelines.

**Windows**

i. The character, proportion, size, and general appearance of original windows should be preserved during renovation.

ii. Original window openings should not be enclosed, enlarged, or otherwise modified.

iii. Replacement windows should have a similar appearance as the original window’s design in terms of their materials, dimension, profile, and finish; however, improving energy efficiency should also be considered.

**Materials**

iv. Original building materials should be repaired rather than replaced to the maximum extent feasible.

v. To the maximum extent feasible, original masonry building materials should not be altered or otherwise covered with new building materials, such as stucco or vinyl siding, or painted.

**Architectural Detailing**

vi. Character-defining features that are original to the home, such as stone retaining walls, steps, and foundations should be preserved to the maximum extent feasible.

vii. Enclosure of or other significant alterations to decks or balconies that were not originally enclosed should be prohibited.

---

Figure 18.08-33: Building Variety - No one housing type shall occupy more than 40% of the total length of a block face.
(4) **Single-Family Land Use Designation (SF).**

a. **Applicability.**
The following standards shall only apply to parcels designated as SF on the Land Use Framework map contained within the Wells Avenue Neighborhood Plan. Design Standards for the SF designation are intended to preserve the predominantly detached, single-family character of the area.

b. **Prohibited uses.**
The following lists of prohibited uses modify to the citywide Summary Land Use Tables in Section 18.08.201 shall apply to all parcels located within the SF area of the Wells Avenue Neighborhood Plan:

1. Multi-family;
2. Single-family attached/condominium townhouse;
3. Single-family zero lot-line;
4. Mobile home subdivisions;
5. Mini-warehouses.
6. Convenience store.

c. **Maximum building height.**
Maximum building height shall be two stories or 30 feet.

d. **Maximum driveway width.**
Maximum driveway width within the front and side yard setback is 20 feet.

e. **Maximum building coverage.**
Maximum allowable building coverage for areas designated SF by the Wells Avenue Neighborhood Plan shall not exceed 20 percent above that of the existing lot or 30 percent, whichever is less.

f. **Garage design.**

1. Garages that protrude towards the street in front of the primary facade of the primary structure shall not be permitted. Garage doors on all front loading (street oriented) garages shall be either (Figure 18.08-34):
i. Recessed a minimum of ten feet behind the front facade of the dwelling portion of the structure (including side-loading garages) or a front porch that is a minimum of five feet wide by eight feet long, or

ii. Recessed a minimum of two feet beneath a second floor bay.

2. **Length.** Front-loading (street oriented) garage doors shall not comprise more than 40 percent of the total length of the front facade (Figure 18.08-35).

---

**Transitions.**

1. New, multi-story homes and major renovations to existing homes shall incorporate a transition in height and scale (Figure 18.08-36) through two or more of the following techniques:

   i. "Stepping-down" to meet the approximate height of the adjacent structure. Step-downs shall be a minimum of ten feet in depth.

   ii. Utilizing dormers and sloping roofs to accommodate upper stories for major renovations and new construction.
iii. Utilizing a roof pitch and overhang similar to that of the adjacent structures.

iv. Installing canopy trees 20 feet on center within the side yard to help break up the appearance of the taller structure. Trees must be installed to the satisfaction of the city’s landscape architect.

![Image of SF Transition](image)

Figure 18.08-36: SF Transition

(5) **WANP - Mixed-Residential 14 Land Use Designation (MR-14).**

**a. Applicability.**

The following standards shall only apply to parcels designated as MR-14 on the Land Use Framework map contained within the Wells Avenue Neighborhood Plan, with the exception of those designated as Public Facility. Design Standards for the MR-14 area are intended to allow for the accommodation of a range of residential housing types through infill and redevelopment while protecting the traditional, single-family character of the area.

**b. Prohibited uses.**

The following list of prohibited uses modify the citywide Summary Land Use Tables in Section 18.08.201 and shall apply to all parcels located within the MR-14 area of the Wells Avenue Neighborhood Plan:

1. Mobile home parks and subdivisions
2. Mini-warehouses
3. Convenience store

**c. Maximum building coverage.**

1. Maximum allowable building coverage shall be 45 percent (Figure 18.08-38).
2. Maximum allowable building coverage may be increased to 65 percent if height is limited to one and one-half stories or 30 feet.
d. **Maximum building height.**

Maximum building height shall be two stories or 35 feet.

(6) **WANP - Mixed-Residential 30 Land Use Designation (MR-30).**

a. **Applicability.**

The following standards shall apply to all parcels designated as MR-30 on the Land Use Framework map contained within the Wells Avenue Neighborhood Plan. Design Standards for the MR-30 area are intended to allow for the accommodation of a range of residential housing types through infill and redevelopment while protecting the traditional neighborhood character of the area.

b. **Prohibited uses.**

The following list of prohibited uses modify the citywide Summary Land Use Tables in Section 18.08.201 and shall apply to all parcels located within the MF-30 area of the Wells Avenue Neighborhood Plan:

1. Mobile home parks.
3. Copy center.
5. General personal services.
6. General retail store or commercial use.
7. Laundry. Drop off/pickup.
8. Convenience store.

c. **Maximum building coverage.**

1. Maximum allowable building coverage shall be 50 percent (Figure 18.08-38).

2. Maximum allowable building coverage may be increased to 70 percent if height is limited to 35 feet and the required minimum side yard setback is increased from ten feet to 12 feet.

![Figure 18.08-38: MR-30 Building Coverage - Three alternative lot configurations that comply with the Maximum Building Coverage of 50%—Lot A illustrates a single-family home and attached rear garage; Lot B illustrates a multi-family building on a combined lot with a shared rear garage; Lot C illustrates a single-family home with an alley home incorporated in the rear yard.](image)

d. **Maximum building height.**

Maximum building height shall be three stories or 45 feet.
(7) **WANP - Wells Avenue Mixed-Use (WA-MU) Land Use Designation.**

**a. Applicability.**

The following standards shall apply to all parcels designated as WA-MU on the Land Use Framework map contained within the Wells Avenue Neighborhood Plan, with the exception of those designated as Public Facility. Design Standards for the WA-MU area are intended to reinforce its distinction as a pedestrian-oriented "main street" that serves the neighborhood and the surrounding community.

**b. Permitted/prohibited uses.**

The following modifications to the citywide Summary Land Use Tables in Section 18.08.201 shall apply to all parcels located within the WA-MU area of the Wells Avenue Neighborhood Plan:

**The following uses shall be prohibited:**

1. Auto repair garage and paint and body shop;
2. Automobile and truck sales and mobile home, RV, boat and trailer sales or rental;
3. Building landscape material/lumber yard;
4. Laboratory;
5. Indoor gun range;
6. Commercial stables or riding academy;
7. Motels;
8. Food processing/wholesale;
9. Mini-warehouse; and
10. Truck rentals.

**The following principal uses shall be permitted by right:**

1. Restaurant with Alcohol Service.
2. Restaurant without Alcohol Service.

**The following principal uses shall be permitted with a Special Use Permit:**

1. Drive-through facility.
2. Convenience store.

c. Maximum building height.  
Maximum building height shall be three stories or 45 feet.

d. Maximum building footprint.  
The maximum footprint for a single-use commercial building shall be 30,000 square feet.

e. Building placement.  
Buildings shall be "built to" the back of the sidewalk or the supplemental zone (if one is approved) as described in subsection j. "Supplemental Zone."

f. Building massing and form.  
New developments that are significantly larger than adjacent existing development in terms of their height and/or mass, as determined by the administrator, shall provide a development transition using an appropriate combination of the following techniques:

1. Wrapping the ground floor with a building element or integrated architectural feature (e.g., pedestrian arcade) that is the same height as the adjacent structure; or

2. Graduating building height and mass in the form of building step-backs or other techniques so that new structures have a comparable scale with existing lots (Figure 18.08-39); and

3. Orienting porches, balconies, and other outdoor gathering areas away from the shared property line to protect the privacy of adjacent residents where applicable.
g. **Building transparency.**

**General:** A minimum percentage of the total area of each ground floor building facade which faces a street, plaza, park, or other public space, shall be comprised of transparent window openings to allow views of interior spaces and merchandise, to enhance the safety of public spaces by providing direct visibility to the street, and to create a more inviting environment for pedestrians. Minimum percentages vary according to use as follows:

1. **Wells Avenue:**
   - *Non-Residential and Mixed Uses:* Forty percent minimum
   - *Residential Uses:* Twenty-five percent minimum.

2. **Non-Wells Avenue:**
   - *Non-Residential Uses:* Thirty-five percent minimum.
   - *Residential Uses:* Twenty percent minimum.

3. **Measuring transparency:**
   For the purposes of the above standard, all percentages shall be measured using elevation views of the building plan and “ground floor” shall be measured from floor plate to floor plate (Ground floor heights are assumed to be a minimum of ten feet).

4. **Ground floor windows:**
   The following standards shall apply to all ground floor windows:
   - *Non-residential uses:* Glazing on all ground floor windows shall be transparent.
   - *Residential uses:* Glazing on ground floor windows shall be transparent to...
allow views into common hallways, foyers, or entryways, but may be translucent or opaque when necessary to protect the privacy of ground-floor spaces used for dwelling purposes.

- Black or mirrored glass is prohibited.

**h. Street Tree/Furniture Zone.**

A continuous street tree/furniture zone a minimum of eight feet in width shall be provided adjacent to the curb (Figure 18.08-40). Street trees shall be provided in accordance with Section 18.12.1204. In addition, the zone is intended for the placement of street furniture, street lights, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public utility equipment, and similar site elements.

![Figure 18.08-40: Relationship between street tree/furniture zone, sidewalk, and optional supplemental zone.](image)

**i. Sidewalks.**

A continuous sidewalk shall be provided adjacent to the Street Tree/Furniture Zone that is a minimum of eight feet in width. The sidewalk shall remain unobstructed by any permanent or nonpermanent element for a minimum width and height of eight feet.

**j. Supplemental Zone (optional).**

A supplemental zone may be provided at the option of the applicant between the street-facing facade line and the required clear zone. Supplemental zones shall be a maximum of 20 feet in width. The following elements may be located within a supplemental zone:

1. Accessory outdoor dining, provided that the dining area is separated from the sidewalk by planters, shrubs, or ornamental metal fencing with a maximum height of 42 inches;
2. Landscaping;
3. Plazas, urban parks, or other outdoor gathering spaces;
4. Incidental display and sales; and
5. Terraces provided they have a maximum finished floor height of 24 inches above the sidewalk grade and shall be surrounded by a guardrail that meets city specifications.

**k. Spillover lighting.**

1. **Lighting standard:**
   Lighting from a non-residential or mixed-use property shall not create greater than 0.50 foot candle of spillover light at an adjacent residentially zoned property line.

2. **Redirecting/screening of light sources:**
   All sources of light, including security lighting, illuminated signs, vehicular headlights and other sources shall be directed away from adjacent residentially-zoned properties or screened so that the light level stated in standard i. (above) is not exceeded.

3. **Height of light sources:**
   Light fixtures and standards shall not exceed 20 feet in height.

**l. Pedestrian amenities.**

1. **Pedestrian amenities required:**
   A minimum of 25 percent of the required landscaped area of the site shall be devoted to pedestrian amenities that are visible and accessible from Wells Avenue.

2. **Approved pedestrian amenities:**
   Pedestrian amenities used to satisfy the above standards shall include three or more of the following:
   - Benches or seating areas;
   - Raised landscape planters;
   - Decorative trash receptacles;
   - Historic markers as provided in accordance with a property’s acceptance on a local, State, or National historic register;
   - Outdoor dining area;
   - Shade structures;
   - Public art (e.g., sculptures, murals, water elements, carvings, frescos, mosaics, and mobiles);
   - Decorative transit shelters as approved by RTC and the city; or
   - Similar features to the satisfaction of the zoning administrator.

3. **Location of pedestrian amenities:**
   Pedestrian amenities shall be located in the supplemental zone (if one is provided) or within the Street Tree/Furniture Zone, as appropriate.

**m. Signage.**

1. **Materials.**
• Signs shall be constructed of durable materials that are compatible with the building that they serve. The use of cardboard, fabric, scrap wood, and other non-durable materials is prohibited.

2. Prohibited signs:
The following signs shall be prohibited:
• Temporary hand-painted or hand-written signs; and
• Reader board, electronic reader board and video display signs.

3. Preferred signage types (Figure 18.08-41).

• All sign design shall be complimentary to the style of the building on which it is placed and be an integral part of the building façade and shall be oriented to pedestrians with legible and easy to read messages.
• The creative use of symbols or other images indicative of the use contained within the building in the design of signs is strongly encouraged.
• The use of permanent window signs or hanging signs is encouraged to reinforce the pedestrian-oriented scale of the Wells Avenue Corridor. Window signs shall not exceed ten percent of the window area. Hanging signs shall not exceed 24 inches in height and three feet in length. All signs projecting from the building shall not exceed six square feet and shall be located between eight and 12 feet in height.

4. Number of signage types.

• No more than two distinct signage types (e.g., window sign and a hanging sign) shall be permitted per single tenant building.
n. Parking.

1. Shared parking is recommended for commercial, residential and mixed use development to maximize available parking. Shared parking may be considered and granted by the administrator based on submittal of a parking study justifying alternative parking rates.

2. A convenient and safe pedestrian access shall be provided from parking/transit areas to the building entrances.

3. All bicycle parking spaces, as required by this Code, shall be located adjacent to the building or inside the building.
(8) **WANP - Mixed-Residential (MUR) Land Use Designation.**

_a. Applicability._
The following standards shall only apply to parcels designated as MUR on the Land Use Framework map contained within the Wells Avenue Neighborhood Plan, with the exception of those designated as Public Facility. The character of the MUR is currently defined by a mix of retail shops, offices, and single-family homes. Single-family homes have been converted to non-residential uses over time, contributing to the quaint, residential character of this area. Design standards are intended to reinforce the distinction between the MUR area and the more commercial character of the WA-MU area.

_b. Prohibited uses._
The following uses are prohibited within the MUR area:

1. Auto repair garage/paint and body shop;
2. Automobile, truck, mobile home, RV, boat, and trailer sales and/or rental;
3. Building landscape material/lumber yard;
4. Laboratory;
5. Drive-through facility;
6. Indoor gun range;
7. Commercial stables or riding academy;
8. Tennis courts;
9. Motels;
10. Food processing/wholesale; and
11. Mini-warehouse.

d. **Maximum building coverage.**

1. Maximum allowable building coverage shall be 40 percent (Figure 18.08-42).
2. Maximum building coverage may be increased to 60 percent if height is limited to 35 feet.
Building Height:

Maximum building height shall be three stories or 45 feet.

e. Signs.

1. General.

• Signs shall be designed to reflect the residential scale and appearance of the Mixed-Use Residential area (Figure 18.08-43).

Figure 18.08-42: Three alternative lot configurations that comply with the Maximum Building Coverage of 40%—Lot A illustrates a single-family home with a detached rear garage; Lot B illustrates a multi-family/office/retail building on a combined lot with a shared rear garage; Lot C illustrates a single-family home or office/retail business with an alley home incorporated in the rear yard.

Figure 18.08-43: Preferred signage types along Vasar.

Building Height:

Maximum building height shall be three stories or 45 feet.

e. Signs.

1. General.

• Signs shall be designed to reflect the residential scale and appearance of the Mixed-Use Residential area (Figure 18.08-43).
• The creative use of symbols or other images indicative of the use contained within the building in the design of signs is strongly encouraged.

2. **Materials.**
   • Signs shall be constructed of durable materials that are compatible with the building that they serve. The use of cardboard, fabric, scrap wood, and other non-durable materials is prohibited.

3. **Prohibited signs.**
   The following signs shall be prohibited:
   • Temporary hand-painted or hand-written signs;
   • Reader board, electronic reader board and video display signs; and
   • Internally lit cabinet signs (individual letters and symbols on a sign may be internally lit.)

4. **Maximum height.**
   • The maximum freestanding sign height shall be six feet.

(g) **RESERVED.**

(h) **CCAN COUNTRY CLUB ACRES NEIGHBORHOOD PLANNING AREA OVERLAY DISTRICT.**

(1) **Applicability:**
This zoning district's standards shall apply to properties located within the Country Club Acres Neighborhood Plan.

(2) **CCAN/RD Country Club Acres Neighborhood Plan/Residential District.**

a. **Land uses.**
   1. The following land uses shall be prohibited:
      i. Accessory Dwelling Units;
      ii. Mini-Warehouse;
      iii. Mobile Home Subdivisions;
      iv. Multi-Family;
      v. Single Family, attached Condominium/ Townhouse; and

b. **Setback requirements.**
   In addition to those setback requirements contained in the Reno Municipal Code Title 18, the following shall prevail:
   1. Maximum building coverage is 40 percent, which includes the primary residential structure and all detached structures.

(i) **MORTENSEN-GARSON OVERLAY DISTRICT.**

(1) **Applicability.**
The MGOD encompasses the plan areas as defined in the Western Gateway Regional Center Plan and the Mortensen-Garson Neighborhood Plan on approximately 2,723.9 acres as illustrated in Table 18.08-46 and Figure 18.08-44.
### TABLE 18.08-46 PARCEL DATA

<table>
<thead>
<tr>
<th>APN's</th>
<th>Total Acreage</th>
<th>APN's</th>
<th>Total Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>038-090-34</td>
<td>±563.29 ac</td>
<td>038-190-14</td>
<td>±491.69 ac</td>
</tr>
<tr>
<td>038-100-12</td>
<td></td>
<td>038-200-05</td>
<td></td>
</tr>
<tr>
<td>038-100-19</td>
<td></td>
<td>038-200-11</td>
<td></td>
</tr>
<tr>
<td>038-100-26</td>
<td></td>
<td>038-260-15</td>
<td></td>
</tr>
<tr>
<td>038-100-27</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>038-120-03</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>038-120-08</td>
<td></td>
<td>038-010-05</td>
<td>±999.78 ac</td>
</tr>
<tr>
<td>038-120-10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>038-120-12</td>
<td></td>
<td>038-100-10</td>
<td></td>
</tr>
<tr>
<td>038-120-13</td>
<td></td>
<td>038-100-11</td>
<td></td>
</tr>
<tr>
<td>038-120-14</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>038-132-25</td>
<td></td>
<td>038-830-02</td>
<td></td>
</tr>
<tr>
<td>038-430-02</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>038-430-03</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>038-430-04</td>
<td></td>
<td>038-030-10</td>
<td>±669.23 ac</td>
</tr>
<tr>
<td>038-430-20</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>038-430-21</td>
<td></td>
<td>038-120-04</td>
<td></td>
</tr>
<tr>
<td>038-430-22</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>038-430-24</td>
<td></td>
<td>038-190-37</td>
<td></td>
</tr>
<tr>
<td>038-430-28</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
(2) **Uses.**

Uses permitted within each zoning district shall be those identified in Reno Municipal Code with the exception of the following uses which shall be prohibited:

a. Auto repair garage, paint and body shop (does not include quick lube or vehicle maintenance associated with service station);

b. Single room occupancy;

c. Adult business;

d. Towing and impound yard;

e. Blood plasma donor center

f. Outdoor manufacturing, processing, assembly or fabrication;


g. Outdoor storage;

h. Salvage or reclamation products (indoors);

i. Tattoo parlor, body painting and similar uses;
(3) **Land Use Plan.**

Zoning for the plan area was developed in the Mortensen-Garson Development Standards Handbook and adopted into Reno Municipal Code as base zoning established on parameters outlined in Tables 18.08.47 and 18.08.48. Adjustments to the total numbers and types of development allocated to each planning area may only be made as allowed in Section 18.08.406(h)(15) entitled “Administration/Amendments.”

**TABLE 18.08.47 DEVELOPMENT POTENTIAL BY LAND USE DESIGNATION**

<table>
<thead>
<tr>
<th>Designation</th>
<th>Abbreviation</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Lot Residential</td>
<td>LLR1</td>
<td>±31</td>
</tr>
<tr>
<td>Single-family Residential (15,000 sq. ft.)</td>
<td>SF15</td>
<td>±26</td>
</tr>
<tr>
<td>Single-family Residential (9,000 sq. ft.)</td>
<td>SF9</td>
<td>±476.3</td>
</tr>
<tr>
<td>Single-family Residential (6,000 sq. ft.)</td>
<td>SF6</td>
<td>±523</td>
</tr>
<tr>
<td>Multifamily (14 units per acre)</td>
<td>MF14</td>
<td>±13</td>
</tr>
<tr>
<td>Industrial Commercial</td>
<td>IC</td>
<td>±136.1</td>
</tr>
<tr>
<td>Public Facility</td>
<td>PF</td>
<td>±14</td>
</tr>
<tr>
<td>Hotel Casino</td>
<td>HC</td>
<td>±56.6</td>
</tr>
<tr>
<td>Arterial Commercial</td>
<td>AC</td>
<td>±85</td>
</tr>
<tr>
<td>Neighborhood Commercial</td>
<td>NC</td>
<td>±15</td>
</tr>
<tr>
<td>Open Space</td>
<td>OS</td>
<td>±1,344</td>
</tr>
</tbody>
</table>

**TABLE 18.08.48 RESIDENTIAL DEVELOPMENT POTENTIAL BY PLANNING AREA**

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Residential Designation</th>
<th>Land Use Designation</th>
<th>Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Area 1</td>
<td>Single-family (SF6)</td>
<td></td>
<td>676 units</td>
</tr>
<tr>
<td>Planning Area 2</td>
<td>Single-family (LLR1)</td>
<td></td>
<td>13 units</td>
</tr>
<tr>
<td></td>
<td>Single-family (SF6)</td>
<td></td>
<td>270 units</td>
</tr>
<tr>
<td></td>
<td>Multifamily (MF14)</td>
<td></td>
<td>242 units</td>
</tr>
<tr>
<td>Planning Area 3</td>
<td>Single-family (LLR1)</td>
<td></td>
<td>14 units</td>
</tr>
<tr>
<td></td>
<td>Single-family (SF15)</td>
<td></td>
<td>76 units</td>
</tr>
<tr>
<td></td>
<td>Single-family (SF9)</td>
<td></td>
<td>943 units</td>
</tr>
<tr>
<td></td>
<td>Single-family (SF6)</td>
<td></td>
<td>594 units</td>
</tr>
<tr>
<td></td>
<td>Multifamily (MF14)</td>
<td></td>
<td>172 units</td>
</tr>
</tbody>
</table>
CHAPTER 18.08 ZONING
ARTICLE IV: DISTRICT-SPECIFIC STANDARDS - OVERLAY ZONING DISTRICTS

Section 18.08.406. Neighborhood Planning Area Overlay Districts.

(i) Mortensen-Garson Overlay District.
(4) Traffic studies.
Each development application will include a traffic analysis identifying the roadway improvements necessitated by that particular development. This will assure that improvements are planned to coincide with the need to maintain level of service C, with the exception of freeways and freeway ramps.

a. Trip reduction.
In order to facilitate trip reduction, a park and ride facility will be provided when determined feasible by the City of Reno and Regional Transportation Commission (RTC). Such a facility will be placed at the southern end of the employment center located south of I-80. RTC has indicated that 50 parking spaces will be adequate for this facility. An area of approximately 6,000 square feet should accommodate this facility.

A temporary parking area will be provided prior to construction of the fire station at this location. With construction of the fire station, a permanent parking area will be provided if warranted.

b. Connection to Somersett.
Access from Planning Area 1 to the east (i.e. Somersett) shall be limited to emergency access only. In no way shall this preclude pedestrian or bicycle access.

c. Traffic studies for individual projects shall evaluate the cumulative impacts of development.

d. Traffic studies for Planning Area 1 will include an assessment of impacts to the on-ramp for the Highway 40/I-80 interchange.

(5) Hillside Development.

a. Purpose.
The purpose of this subsection is to regulate hillsides in a manner different from regulation of flat terrain. This subsection establishes provisions for developing, preserving and protecting hillsides and ridgelines with the intent of protecting the public health, safety and welfare by:

1. Minimizing use of slopes subject to instability, erosion, landslide, flood hazards or drainage problems;
2. Minimizing the careless alteration of and disruption to the natural topography and landscape;
3. Providing safe and adequate vehicular and pedestrian access to and within hillside areas, including emergency access;
4. Establishing stormwater runoff and erosion control techniques to minimize adverse water quality impacts resulting from non-point runoff;
5. Encouraging innovative grading techniques and building design which respond to the hillside terrain and natural contours of the land;
6. Minimizing impacts on existing trees and vegetation which reduce erosion, stabilize steep hillsides, enhance visual quality, protect water quality and preserve critical water-shed recharge areas;
7. Encouraging the transfer of density to avoid hazardous areas and to protect environmentally sensitive and open space areas; and

8. Minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.

b. Applicability.

The provisions set forth in this subsection shall apply as follows:

1. **Hillside and Ridgeline Development.**

   This article applies to all new development that requires tentative maps or special use permits by the City of Reno and containing slopes in excess of 15 percent or greater on 20 percent or more of the site.

c. **Application requirements and procedures.**

   In place of the application requirements found in the Hillside Development article of Reno Development Code, the following submittals shall be required for all hillside development:

1. **Site analysis.**

   A site analysis, prepared by a qualified engineer, planner, landscape architect or architect shall be submitted. This analysis shall provide the basis for assessing the opportunities and constraints of the site for development and shall be in the form of a design standards handbook incorporating both textual and graphical representations of the requested action. At a minimum, a site analysis shall indicate:

   i. Major topographic conditions including ridgelines, ravines canyons and knolls;

   ii. Preliminary geological conditions including major rock outcroppings, slide areas and areas underlain with faults that have been active during the Holocene epoch of geological time;

   iii. Preliminary soil conditions including soil type, expansiveness, slumping, erodibility and permeability;

   iv. Significant surface hydrological conditions including natural drainage courses, perennial streams, floodplains, wetlands and ponding area;

   v. The location and types of significant vegetation including known rare and endangered plant species and general plant communities;

   vi. Habitat areas for rare or endangered animal species;

   vii. Preliminary viewshed analysis including cross sections of views to and from the development site from all major roadways within one mile of the project site, and from major focal points on the project site;

   viii. How the development responds to the unique conditions of the hillside and;

   ix. A slope analysis, submitted on a topographic map with contour intervals of at least five feet for planning purposes. This analysis shall indicate the location and amount of land included within the following slope categories, tabulated in acres:

   - 0—15 percent
15—20 percent
20—25 percent;
25—30 percent; and
Greater than 30 percent.

2. **Developable area map.**
A developable area map, prepared pursuant to the following subsection entitled "Determination of Developable Area."

3. **Constraint and mitigation analysis.**
A detailed analysis of how the identified constraints will be mitigated and incorporated into the project's design.

4. **Detailed contour analysis.**
A topographic map with more or less detailed contour intervals may be required by the zoning administrator for design purposes.

d. **Determination of developable area.**
To determine the location and amount of land suitable to support development, a developable area analysis is required on a hillside property.

1. **Purpose.**
The purpose of identifying the developable area of a hillside is to designate those areas suited for development and construction as evidenced by soils, geotechnical, biological and hydrological investigations and studies. A developable area analysis is required to ensure that the proposed project complies with the intent, standards and requirements of the MGOD.

2. **Developable area map.**
The developable area analysis shall be in the form of a developable area map; shall be drawn at a scale appropriate to the project; shall identify the location and amount of total land area suitable for development pursuant to the standards outlined in "Determination of Developable Area" (below); and shall be prepared by a qualified engineer, planner, landscape architect or architect.

3. **Determination of developable area.**
Areas considered less suitable for development include:
   i. Slopes greater than 30 percent, based on a slope analysis;
   ii. Areas of landslides or landslide potential;
   iii. Areas underlain with faults that have been active during the Holocene epoch of geological time;
   iv. Habitat area of known rare or endangered plant or animal species; and
   v. Significant streams, ravines and drainage ways.

4. **Exceptions.**
Development shall be permitted within areas of a hillside property considered less suitable for development by the zoning administrator due to extenuating circumstances, provided the applicant can demonstrate that:
   i. The purpose of this article will not be compromised;
ii. Unstable slopes proposed for development will be sufficiently stabilized;

iii. Areas of landslide or landslide potential proposed for development will be stabilized;

iv. Earthquake resistant structures will be constructed on development sites proposed on potential earthquake areas;

v. Areas of rare and endangered animal or plant habitat proposed for development will be relocated and mitigation measures adhered to; and

vi. Significant ridgelines, rock outcroppings, canyon and landforms will be protected to the greatest extent possible.

e. Protected open space areas.

Any portion of a hillside development which has been deemed unsuitable for development pursuant to this subsection shall be designated as permanent open space and shall be subject to the following provisions:

1. Permitted uses.

Uses permitted within the permanent open space areas shall be those that are directly related to the open space function of the land, are necessary to provide community services, or are necessary for the health, safety or welfare of the public. The following uses and facilities shall be permitted in the permanent open space area:

i. Paved and unpaved pedestrian, equestrian and bicycle paths and trails;

ii. Outdoor recreational uses and facilities such as skiing, fishing, boating, swimming, horseback riding, nature observation, community parks and picnic areas;

iii. Roads, bridges and culverts for vehicles, pedestrians, bicyclists or equestrians used to provide access to permitted open space uses or to developable areas;

iv. Installations, maintenance and operation of typical utilities; and
v. Dams, swales, detention ponds and impoundments areas, wetlands and wetlands mitigation sites, and other structures necessary to prevent flooding and erosion and to protect water quality.

2. Land restriction.
A deed restriction, easement, offer of dedication, or other conveyance describing limitations placed on the permanent open space areas of the property shall be recorded concurrent with the issuance of a development permit. The restriction shall include provisions for the management and maintenance of the property. Where appropriate, open space shall be dedicated to a public agency.

f. Site development standards.
This subsection sets forth development standards to address the physical and technical conditions unique to hillside and ridgeline property within the MGOD. In case of conflict between the provisions of this subsection and those of any other portion of Reno Municipal Code, the provisions of this subsection shall prevail unless otherwise determined by the director of community development, city engineer, or designated staff from the appropriate fire protection agency.

1. Building location.
The following standards are intended to encourage compatibility between development and the existing hillside and vegetation character:

i. Structures should be located on the natural slope of the land rather than on man-made pads and terraces;

ii. Structures should be located in such a manner so as to retain or enhance views, particularly views from public places as identified in the required viewsshed analysis and individual residential dwelling units;

iii. Development clusters shall be permitted, where appropriate, to preserve natural features, reduce grading and impervious surface area, increase usable open space areas, and preserve views of the hillsides;

iv. The character and profile of the hillside should be preserved by using existing disturbed areas for building envelopes rather than undisturbed areas; and

v. For projects with multiple buildings, structures should be sited in staggered arrangements and height variation to minimize a "walled" effect.

2. Building design.
The following standards are intended to encourage building design that is compatible to the character of hillsides and ridgelines and minimize alteration of the natural landforms:

i. Split-pad and stepped foundations will be used where appropriate;

ii. The use of decks and small patios shall be encouraged to reduce the amount of grading;

iii. Structures shall be designed to blend into the natural character of the hillside by reducing the visual bulk through landscaping, terraced building forms and height variations; and
iv. A series of smaller, visually distinct roofs, specifically pitched, gabled and hipped roofs, shall be encouraged to reflect the visual diversity of the natural hillsides.

3. **Building height.**
Buildings shall not exceed the maximum allowable height standards established for the zoning district in which the structure is located.

4. **Yards.**
The following standards are intended to ensure sloped yards are adequately maintained by the dwelling unit physically and visually accessing them:

i. Cut or fill slopes should be designed such that they are visible from the residence on the property in which they are located. This will encourage property owners to stabilize, maintain and treat slopes to prevent erosion.

ii. Slopes adjacent to a roadway should be designed and maintained in a uniform manner.

iii. To promote creative site planning design, residential yard requirements and building placement standards may be reduced by the zoning administrator with a tentative map or special use permit provided the applicant can demonstrate that the reduction:

   • Does not diminish solar access to the primary living space or yard area of an adjoining residence;

   • Does not block views from adjoining lots and streets beyond that which would have occurred without the reduced yard allowance; and

   • Is consistent with the natural hillside character.

5. **Parking and sidewalks.**
The following standards are intended to ensure safe and adequate access to residential hillside development areas and to minimize the width of hillside roadways where feasible and as appropriate:

i. On lots fronting a street with on-street parking prohibited on both sides of the street, one additional off-street parking space shall be provided per unit;

ii. The width of a driveway at curb cut shall not exceed 24 feet, and the distance between two or more curb cuts on the same property shall be at least 20 feet;

iii. To reduce the number of curb cuts, amount of grading impervious surface area, and site disturbance, use of common driveways shall be encouraged by the zoning administrator, provided that a common easement maintenance agreement is secured; and
iv. Tandem parking may be permitted by the zoning administrator provided that the applicant can demonstrate that such configuration will reduce the amount of grading.

6. **Lot configuration.**
The following standards are intended to ensure platting of new lots which reflect the natural character of hillside properties:

i. Stable and sufficiently usable areas of land for development shall be provided for each lot;

ii. Building envelopes, disturbed areas and areas to remain undisturbed for each created lot shall be shown on the tentative and final maps;

iii. Reasonably safe and adequate access from public streets without requiring massive grading or substantial vegetation removal shall be required for each created lot; and

iv. Lot patterns which offer a variety of configurations shall be encouraged.

7. **Fences and walls.**
The following standards are intended to minimize the visual effect of excessive fencing and retaining walls in hillside and ridgeline development:

i. Multiple retaining walls shall be separated horizontally by a distance equal to at least the height of the lower retaining wall and include appropriate landscaping between walls (see also the Community Design subsection standards below), and;

ii. A series of smaller retaining walls shall be encouraged rather than one large, uninterrupted wall.

8. **Significant natural features.**
Significant natural features shall be protected and preserved where appropriate and feasible including, but not limited to, ridgelines, canyons, ravines, streams and creeks, natural drainages and rock outcroppings.

9. **Open space and recreational trails.**
Open space areas and recreational trails provided as part of a hillside development shall be consistent with Figure 18.08-48.

**g. Grading and drainage standards.**
This section sets forth development standards for grading of hillside and ridgeline properties.

1. **Grading.**
These grading standards are applicable to hillside and ridgeline development only if a special use permit for grading is required pursuant to Reno Municipal Code. The following standards are intended to preserve natural topographic features, foster resource preservation and minimize degradation of the visual character of hillsides:

i. Grading shall relate to the natural topography with the natural topography maintained to the greatest extent possible. Mass grading in areas of
30 percent or greater slope shall be avoided unless associated with necessary access, utilities or is in an isolated area not a part of a larger hillside, or significant ridgeline;

ii. Where alteration to the natural topography is necessary, graded slopes shall be contoured to provide a smooth and gradual transition of grading and natural slopes, while maintaining the basic character of the terrain;

iii. Standard pad grading or terracing which results in grading outside the building footprint and access area shall be discouraged;

iv. Grading of knolls, ridgelines or toes of slopes shall be rounded to conform with the natural grades and to provide a smooth transition to the natural slope;

v. Grading shall create varying gradients in order to avoid a "manufactured" appearance;

vi. Grading in environmentally sensitive habitat areas shall occur only when necessary to protect, maintain, enhance or restore the habitat; and

vii. A slope stability and scarring mitigation plan, certificated by the project engineer, shall be reviewed and approved by the zoning administrator prior to initiation of grading.

2. **Drainage and erosion control.**
   All hillside development shall satisfy current Reno Municipal Code for drainage and erosion control.

**h. Vegetation preservation and restoration standards.**
This section sets forth development standards to ensure maximum preservation and restoration of existing trees and vegetation on hillsides and ridgelines, reduce damage from sediment and runoff, improve wildlife habitat, and retain the desirable qualities of hillsides.

1. **Existing native trees and vegetation.**
   Existing native trees and vegetation shall be retained and integrated into the site development plan to the maximum extent feasible so as to maintain the natural surface drainage system, protect and preserve ecological communities, and enhance the natural scenic and visual quality.

2. **Disturbed areas.**
   Where existing trees or plants have been removed from hillside or ridgeline properties, the following standards shall apply;

   i. Existing vegetation shall not be destroyed, removed or disturbed more than 15 days before grading is scheduled to begin; and

   ii. All graded or disturbed area, exposed slopes and areas of soil or land form disturbance not designated for development shall be revegetated
and replanted immediately after grading in order to mitigate adverse visual impacts, improve soil conditions, minimize erosion and stabilize necessary cut and fill slopes with plant roots.

i. **Street standards.**
This subsection sets forth development standards to ensure streets and roadways are adequate for serving the unique conditions of hillside areas.

1. **Applicability.**
Street standards for hillside and ridgeline properties shall be subject to the provisions of Reno Municipal Code, and be in accordance with a detailed geotechnical engineering investigation that provides recommendations for the following:
   i. Design of cut and fill slopes;
   ii. Design of roadway drainage systems;
   iii. Protection of slopes from erosion;
   iv. Pavement and structural design; and
   v. Construction procedures and methods to be used during site grading and roadway construction.

2. **Standards waiver.**
The street standards in Reno Municipal Code, Street Design Standards, may be modified for hillside development if the geotechnical investigation indicates that other roadway cross sections are more suitable for the proposed development. Any modifications to the standards must be designed in accordance with Reno Municipal Codes and to the satisfaction of the zoning administrator, city engineer and staff from the appropriate fire protection agency.

j. **Fire safety standards.**
This section sets forth development standards to minimize the potential of fire spread and ensure fire safety to hillside areas through the provision of adequate water supply and sources, fuel breaks and fire-resistant landscaping.

1. **Water provisions.**
The applicant shall demonstrate that adequate fire line water supply, flow and pressure are available and consistent with standards established by the appropriate fire protection agency, and that all applicable fire hydrant requirements have been fulfilled.

2. **Building materials.**
Fire retardant roofing and decking shall be required.

3. **Fuel breaks.**
Fuel breaks shall be provided to reduce the risk of spread of wildfire and the opportunity of ignition, and to assure emergency access to the hillside development. The fuel breaks shall be established around all buildings and community facilities, and at appropriate intervals and locations within a hillside development in order to provide safer access for fire fighting and to reduce the rate of fire spread, as follows:
   i. The perimeter of all buildings shall be cleared of underbrush and excess vegetation;
ii. Lot size and building placement shall allow adequate clearance of hazardous flammable vegetation; and

iii. Fuel breaks shall allow safe access for fire-fighting personnel and equipment.

4. **Fire-resistant planting.**
   In high-risk fire areas, the following standards shall apply:
   
i. Existing fire-resistant and fire-retardant plants shall be retained where feasible;

   ii. The use of fire-resistant and fire-retardant plants shall be encouraged, and the use of highly flammable plants shall be prohibited;

   iii. New trees shall be planted at least 15 feet from existing and proposed structures. Where this setback is infeasible due to yard requirements or other physical constraints, the use of fire-resistant trees shall be required;

   iv. Trees shall be pruned such that no dead branches or foliage extend lower than six feet above finished grade within ten feet of a chimney; and

   v. Yard areas shall be regularly maintained to remove excessive dry wood, debris, weeds and other highly flammable materials.

(6) **Significant hydrologic resources.**

   a. **Purpose.**
      The purpose of this subsection, Significant Hydrologic Resources, is to regulate development activity within and adjacent to perennial streams to ensure that these resources are protected and enhanced. This subsection establishes standards for use of land in "critical stream zone buffer areas" and "sensitive stream zone buffer areas" preserving and protecting perennial streams to implement a policy of "no net loss" of significant hydrological resource size, function and value. The purpose of requiring perennial stream buffer areas is to recognize that many uses directly adjacent to a hydrologic resource may compromise the integrity of the resource through various negative features endemic to the specific use. Negative activities in the buffer areas may impact the quality or quantity of the existing hydrology, soil characteristics, vegetation communities or topography thereby jeopardizing the resource's functions. The intent of these regulations is to protect the public health, safety and welfare by:

      1. Preserving, protecting and restoring the natural functions of existing perennial streams in Washoe County;

      2. Reducing the need for the expenditure of public funds to remedy or avoid flood hazards, erosion, or other situations caused by inappropriate alterations of streams;

      3. Ensuring the natural flood control functions of perennial streams including, but not limited to, stormwater retention and slow-release detention capabilities are maintained;
4. Ensuring stormwater runoff and erosion control techniques are utilized to stabilize existing stream banks, reduce downstream sediment loading, and ensure the safety of people and property;

5. Ensuring the natural water quality functions of perennial streams including, but not limited to, pollution filtering, groundwater recharge, nutrient storage, nutrient recycling capabilities, and sediment filtering capabilities are not impacted by existing and proposed developments;

6. Encouraging common open space to avail hazardous or environmentally sensitive areas, protect important habitat and open space areas, and minimize impacts on groundwater recharge areas;

7. Establishing buffer areas around all significant hydrological resource areas to ensure the resource is not jeopardized or degraded by adjacent offsite development activity;

8. Ensuring a no net loss of value, acreage and function of each different significant hydrological resources is adhered to; and

9. Identifying, establishing and managing perennial streams as mitigation sites for destroyed or degraded hydrological resources.

b. Applicability.

The provisions set forth in this subsection shall apply as follows:

1. Area of applicability:

The provisions of this subsection shall apply to the properties identified on Figure 18.08-45, Significant Hydrologic Resources. All new development that requires permitting or review by the city shall be reviewed for compliance with the significant hydrologic resource standards contained herein.
2. **Relationship to other restrictions.**
The requirements established in this subsection are not intended to repeal, abrogate, supersede or impair any existing federal, state or local law, easement, covenant or deed restriction. However, if this article imposes greater or more stringent restrictions, the provisions of this article shall prevail. Specifically, if an applicant also acquires authorization under Section 404 of the Clean Water Act from the United States Army Corps of Engineers, the applicant shall meet any greater or more stringent restriction set forth in this article in addition to and independent of the restrictions of such permit.

3. **Application of this article to the Truckee River.**
The provisions of this article do not apply for development along the Truckee
River.

4. **Impact on land use designations.**
The provisions of this subsection shall neither be used as justification for changing a land use designation nor be used to reduce the development density or intensity otherwise allowed by the land use designation of the property, subject to the provisions and limitations of the section.

c. **Perennial streams buffer areas.**
Perennial stream buffer areas are established to provide adequate setbacks and land use controls to ensure water quality functions of each perennial stream are not jeopardized through development activity. To limit significant impacts adjacent to hydrological resources, two buffer areas are hereby established - the "critical stream zone buffer area" and the "sensitive stream zone buffer area". All proposals to develop uses within the critical stream zone buffer area and/or the sensitive stream zone buffer area shall submit a site plan with precise dimensions depicting the boundary line for the buffer areas.

1. **Critical stream zone buffer area.**
The critical stream zone buffer area shall be all land and water surface within 30 feet from the centerline of the perennial stream. The centerline of the stream shall be determined by either survey from a licensed surveyor or by determination of the thalweg (i.e. the line connecting points of maximum water depth) from a topographic survey, or appropriate USGS 7.5 minute topographic map covering the site.

2. **Sensitive stream zone buffer area.**
The sensitive stream zone buffer area shall be all land and water surface between the critical stream zone buffer area boundary of 30 and 150 feet from centerline or thalweg of the perennial stream.

d. **Critical stream zone buffer area development standards.**
All development in the critical stream zone buffer area shall be subject to the following standards:

1. **Allowed uses.**
Uses allowed within the critical stream zone buffer area are limited to those uses necessary for providing community services such as managing and conserving natural resources, and providing recreational and educational opportunities, including:
   i. Weed control consistent with state and local laws.
   ii. Mosquito abatement consistent with state and local laws.
   iii. Conservation or preservation of soil, water, vegetation, fish and other wildlife habitats.
   iv. Outdoor recreation activities such as fishing, bird watching, hiking and swimming.
   v. Education and scientific research including, but not limited to, water quality monitoring and stream flow gauging.
vi. Maintenance of an existing public or private road, driveway, structure or facility, including drainage facilities, water conveyance structures, dams, fences, trails, and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication, or other including individual service connections. Written notice shall be provided to the zoning administrator at least 15 days prior to the commencement of work, and all impacts to the critical stream zone buffer area are minimized and disturbed areas are immediately restored to their natural state.

vii. Landscape improvements and maintenance of native vegetation is allowed within an established critical stream zone buffer area including the pruning of trees and the removal of dead vegetation and debris. Ornamental landscaping that would require fertilizer or pesticide applications for growth and maintenance is not permitted within the critical stream buffer zone area.

viii. Landscaping area requirements in accordance with Reno Municipal Code may be satisfied by using the natural, undisturbed or restored critical stream zone buffer area to county towards the required area to be landscaped for new residential, civic, commercial, industrial or agricultural use types. Parking and loading areas on the developed portion of the site shall continue to require landscaping.

ix. Continuation of existing agricultural operations such as the cultivation and harvesting of hay or pasturing of livestock, or change of agricultural practices such as the relocation of an existing pasture fence, which has no greater impact on perennial stream water quality.

x. Perimeter fencing on a property boundary with a valid building permit pursuant to approval by the zoning administrator to ensure that obstruction to stream flows has been avoided.

2. Permitted uses requiring a planning commission approved special use permit.
Subject to the regulatory zone in effect for the property establishing the uses, the following use types may be permitted in the critical stream zone buffer area pursuant to a special use permit being issued by the City of Reno according to the provisions of the Reno Municipal Code, Special Use Permits, and this subsection. Any construction in the critical stream buffer zone area will require submission of a grading plan showing compliance with applicable best management practices as defined by the City of Reno to minimize stream bank and stream bed erosion. The grading plan shall also be designed to prevent construction drainage and materials from increasing sedimentation impacts to the stream environment and to minimize impervious surfaces.

i. Construction or enlargement of any public or private roads, driveway, structure or facility including drainage facilities, water conveyance structures, dams, trails and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication or other services.
ii. Civic Use Types. Civic uses such as a nature center, active recreation, passive recreation and safety services use types may be permitted in the critical stream zone buffer area.

3. Prohibited uses.
Due to the incompatible nature of certain uses (i.e. ground disturbance, untreated water discharge, hazardous materials, chemical contamination, scale of use, traffic, etc.) and the potential negative impacts on the perennial stream and adjoining critical stream zone buffer area, all new construction and development uses not listed in either the allowed or permitted portions of this subsection shall not be established in the critical stream zone buffer area.

i. Residential, civic, commercial, industrial and agricultural use types. All new residential, civic, commercial, industrial, and agricultural use types not listed as allowed or permitted uses are prohibited in the critical stream zone buffer area. Specifically prohibited industrial uses include:
   • Aggregate facilities—Permanent.
   • Aggregate facilities—Temporary.
   • Energy production.
   • General industrial—Heavy.
   • Inoperable vehicle storage.
   • Mining operations.
   • Salvage yards.
   • Wholesaling, storage and distribution—Heavy.

ii. Parking and ornamental landscaping. All new parking and ornamental landscaping areas to fulfill the minimum requirements for new residential, civic, commercial, industrial or agricultural use types shall be prohibited in the critical stream zone buffer area.

iii. Fences. In order to prevent livestock from destroying the stream bank slope, all new perpendicular-oriented fences shall be prohibited in the critical stream zone buffer area. Fencing that is parallel to the stream and is designed to keep livestock from access to the water and stream bank may be permitted after review and approval by the zoning administrator.

e. Sensitive stream zone buffer area development standards.
All development in the sensitive stream zone area shall be subject to the following standards:

1. Allowed uses.
All allowed uses within the critical stream zone buffer area are also allowed in the sensitive stream zone buffer area. Additional allowed uses in the sensitive stream zone buffer area include:

i. Single-family, detached residential uses with the approval of a tentative map. All related accessory uses associated with the single-family residence requiring a building permit. Attached or detached accessory dwelling may also be erected within the sensitive stream zone buffer
area with the approval of a tentative map. New building structures such as storage sheds and gazebos that, due to their minimum floor area, do not require a building permit may also be erected within the sensitive stream buffer area.

ii. Landscaping area requirements in accordance with Reno Municipal Code, including ornamental landscape planting, may be satisfied by using the sensitive stream zone buffer area to count towards the required area to be landscaped for new residential, civic, commercial, industrial or agricultural use types. Parking and loading areas on the developed portion of the site shall continue to require landscaping.


2. **Permitted uses requiring a planning commission approved special use permit.**
   Subject to the regulatory zone in effect for the property establishing the uses, all new use types may be permitted in the sensitive stream zone buffer area pursuant to a special use permit being issued by the City of Reno. The special use permit requirement is also applicable to construction or enlargement of any public or private roads, driveway, structure or facility including drainage facilities, water conveyance structures, dams, trails, and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication or other services. New residential, commercial and industrial subdivisions processed with a tentative subdivision map, shall not require the concurrent processing of a special use permit, as long as the "Special Review Considerations" of this subsection (below) are addressed in the tentative subdivision map review. Any construction in the sensitive stream zone buffer area will require submission of a grading plan showing compliance with applicable best management practices as defined by the City of Reno to minimize stream bank and streambed erosion. The grading plan shall also be designed to prevent construction drainage and materials from increasing sedimentation impacts to the stream environment and to minimize impervious surfaces.

3. **Prohibited uses.**
   Due to the incompatible nature of certain uses (i.e. ground disturbance, untreated water discharge, hazardous materials, chemical contamination, scale of use, traffic, etc.) and the potential negative impacts on the perennial stream and adjoining sensitive stream zone buffer area, the following uses shall not be established in the sensitive stream zone buffer area;
   
i. Aggregate facilities—Permanent.
   ii. Aggregate facilities—Temporary.
   iii. Energy production.
   iv. General industrial—Heavy.
   v. Inoperable vehicle storage.
   vi. Mining operations.
   vii. Salvage yards.
viii. Wholesaling, storage and distribution—Heavy.

f. Special review considerations.
In addition to the findings required by Reno Municipal Code, Special Use Permits, prior to approving an application for development in the critical stream zone buffer area or the sensitive stream zone buffer area, the record at the planning commission shall demonstrate that the following special review considerations are addressed:

1. Conservation of topsoil;
2. Protection of surface water quality;
3. Conservation of natural vegetation, wildlife habitats and fisheries;
4. Control or erosion;
5. Control of drainage and sedimentation;
6. Provision for restoration of the project site to predevelopment conditions;
7. Provision of a bonding program to secure performance of requirements imposed; and
8. Preservation of the hydrologic resources, character of the area and other conditions as necessary;

g. Modification of standards.
Modification of standards, including interpretation of the applicability of the standards in this subsection, shall be set forth as follows:

1. Appeals for errors.
The city council shall hear and decide appeals when it is alleged there is an error in any requirement, decision or determination. Appeals shall be processed under the provision of Reno Municipal Code, Appeals.

2. Special exceptions.
The city council shall hear and decide requests for special exceptions from the requirements of this subsection. In passing upon such applications, the city council shall consider all technical evaluations and all relevant requirements, factors and standards specified in the MGOD and shall also consider the following provisions:

i. The potential degradation of the stream environment.
ii. The danger to life and property due to flooding or erosion damage.
iii. The loss of critical habitat.

3. Issuance of special exception.
Special exceptions shall only be issued when in compliance with the provisions of this section and the city council finds:

i. A showing of good and sufficient cause such as renovation, rehabilitation or reconstruction of the stream environment; or
ii. A determination that failure to grant the special exception would result in exceptional hardship to the applicant, such as deprivation of a substantial use of property and that the granting of a special exception will not result in degradation of the stream environment.

4. **Extent of special exception.**
   Special exceptions shall only be issued upon a determination that the special exception is the minimum necessary to afford relief.

5. **Conditions of special exceptions.**
   Upon consideration of the factors set forth in this section and the purpose of this subsection, the city council may attach such conditions to the granting of special exceptions as it deems necessary to further the purpose of this article.

h. **Wetlands.**
   Preliminary wetland delineations for the properties included in the MGOD have been prepared by JBR Environmental Consultants, Inc., and Huffman and Associates, Inc. These studies have been included in Supporting Studies Book 2, associated with the Mortensen-Garson Development Standards Handbook. Figure 18.08-46 depicts the general location and extent of potential wetlands and potential Waters of the U.S. within the project boundaries.
   Each tentative map, parcel map and special use permit must show the wetlands and waters of the U.S. Wetlands within the project will be protected and mitigated according to Reno Municipal Code, Wetlands and Stream Environments. Wetlands will be avoided and retained as open space unless the location of the wetland and or the physical characteristics of the site necessitate modification of a wetland. In this instance, the wetland must be replaced at a minimum 2:1 ratio of as required by the U.S. Army Corps of Engineers, whichever is more restrictive.
FIGURE 18.08.46: WETLANDS MAP

CHAPTER 18.08 ZONING
ARTICLE IV: DISTRICT-SPECIFIC STANDARDS - OVERLAY ZONING DISTRICTS
Section 18.08.406. Neighborhood Planning Area Overlay Districts.
(i) Mortensen-Garson Overlay District.
(7) **Ridgelines.**

Figure 18.08-47 defines the significant ridgelines that are found within the MGOD. Development immediately adjacent to these ridgelines shall provide the following treatments to minimize visual impact to I-80:

a. Minimum structure setback of 45 feet from the ridgeline; or

b. Single story building height limitation and landscape treatments consisting of the use of existing or additional evergreen trees and shrubs for screening of structures. Landscaping shall consist of plant material that is either identical or similar to existing plant material; or

c. Structures stepped into the hillside and landscape treatments consisting of the use of existing or additional evergreen trees and shrubs for screening of structures. Landscaping shall consist of plant material that is either identical or similar to existing plant material.
FIGURE 18.08-47: RIDGELINES
(8) **Edge matching.**

New development adjacent to the existing developments of Blue Heron, Verdi Bluffs and Canyon Ranch Estates subdivisions shall provide an edge density and lot size for edge lots equal to or less dense than the above-referenced subdivisions, or shall provide an open space buffer equal to at least one lot depth of the above-referenced subdivisions. This standard in no event requires an edge lot size of buffer in excess of one acre in size.

(9) **Exterior lighting.**

The purpose of this section is to provide outdoor lighting standards that will improve safety, minimize glare and light trespass, and conserve energy for businesses and the residents of the Verdi area. Lighting will vary from larger scale roadway lighting to more intimate pedestrian scale lighting. Lighting will be used to create mood and reinforce the character of distinct areas within the project. Lighting will also be designed to be minimal, from the perspective of nurturing "dark sky" in most project areas. Lighting will be designed according to City of Reno standards and modified for the nurturing of "dark skies", to the approval of the city.

**a. Light.**

All exterior light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties. All light fixtures shall be located, aimed or shielded so as to minimize light trespass across property boundaries. Where applicable, all commercial installations shall utilize house-side shielding to minimize light trespass on residential properties. The following provisions shall apply to all existing and proposed development:

1. Any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.

2. Light standard in or within 100 feet of residential zones shall not exceed 12 feet in height. Additional standard height may be permitted by the City of Reno Zoning Administrator provided such lights are a sharp cutoff lighting system.

3. No permanent rotating searchlights shall be permitted in any regulatory zone, except that an administrative permit may be issued by the Reno Zoning Administrator for a period not to exceed three days for a temporary search light. The administrative permit shall be limited to a maximum of three times in any one calendar year.

**b. Shielding.**

Full Cutoff lighting is strongly recommended. Where Full Cutoff fixtures are not utilized, acceptable outdoor light fixtures shall include those which:

1. Are provided with internal and/or external glare control louvers and installed so as to minimize uplight and offsite light trespass, and
2. Are installed and maintained with aiming angles that permit no greater than five percent of the light emitted by each fixture to project above the horizontal.

c. **Lighting design.**
The style and intensity of lighting shall consider not only function and appearance, but shall reflect the existing character of surrounding areas and shall replicate natural light as much as possible.

d. **Glare.**
Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided by incorporating overhangs and awnings, using non-reflective building materials for exterior walls and roof surfaces, controlling angles or reflection, and placing landscaping and screening in appropriate locations.

e. **Reduced lighting levels.**
Lighting levels shall be reduced to security levels within 60 minutes after the close of business or the end of the business activity.

f. **General lighting standards.**

1. Lighting levels should be limited to effect "dark skies’;
2. Fixture scale and illumination levels will be consistent with the specific use;
3. Fixtures will employ cutoff features, refractors, or housing shields to eliminate lighting spillover onto adjoining uses where the light would be a nuisance; and
4. Use energy efficient lighting design.

g. **Streetlighting.**

1. Locate streetlights to provide safe illumination of roadways and to minimize glare. At a minimum, streetlights will be located at all intersections, pedestrian crossings, bus stops, and traffic circles;
2. The scale and spacing of streetlights will reflect the street hierarchy;
3. Care will be taken to ensure the project’s street lighting is unobtrusive and optimized to afford views of the night sky;
4. Streetlights will be submitted for approval and inclusion in the Sierra Pacific Power Company streetlight program prior to approval of the applicable Final Map; and
5. Streetlights will have individual photocontrol units.

h. **Pedestrian lighting.**
Pedestrian lighting will reflect the level of activity intended for the specific area. Higher light levels are appropriate in intensive use areas such as hotel casino, shopping districts or plazas. Low light levels are appropriate in more natural areas. Where little or not light will be provided in adjacent areas, low lighting levels will be used to prevent "blind spots" at the interface between lit and unlit areas.

i. **Residential lighting standards.**

1. Exterior fixtures mounted on buildings will be no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade and shall be shielded to reduce spillover on adjacent properties.

j. **Commercial lighting standards.**

1. Commercial area lighting will coordinate with the associated building architecture;
2. Building lighting will clarify pedestrian routes and highlight building entries;
3. At a minimum, commercial areas will provide parking lot lighting and lighting at all pedestrian routes;
4. Building lighting will be integrated with the architectural design of the building with no exposed bulbs;
5. Building illumination and architectural lighting will be indirect in character. Overhead down lighting or interior illumination, which spills outside is encouraged. Architectural lighting will accent and animate the building in addition to providing functional lighting for safety;
6. Service area lighting will be contained within the service area boundaries and enclosure walls;
7. Locate lighting fixtures to reduce shadow or interference from trees and other objects in the landscape;
8. Parking lot lights will clarify vehicular and pedestrian circulation routes; and
9. Parking lot light standards will not exceed 25 feet in height unless the zoning administrator determines that a higher light standard will result in an overall reduction in lighting impact.

(a0) Parks and trails.
Figure 18.08.48 depicts the parks and trails plan of the MGOD and shall be implemented with tentative maps and special use permits. Trails in addition to those shown in Figure 18.08-48 may be required with tentative maps. The MGOD shall include:

a. Public access through the MGOD to connect with U.S. Forest Service lands to the south and north of the Overlay District;

b. A 30-foot wide trail shall be established along the entirety of the Steamboat Ditch within the MGOD. This trail will be dedicated or easement granted, as determined by the City with the first tentative map in Planning Area 3;

c. Five Trailheads to be generally located as follows:
   1. At the southern edge of Planning Area 1 to access the trail network through the Planning Area 1 and provide access to the Bull Ranch Road trailhead proposed within the Somersett PUD;
   2. At the north end of Planning Area 2, providing pedestrian access to a trail that currently extends to the Truckee River;
   3. At the northern edge of Planning Area 3 adjacent to Steamboat Ditch;
   4. At the southeast edge of Planning Area 3 adjacent to USFS land; and
   5. At the southwest edge of Planning Area 3 adjacent to Steamboat Ditch and an existing trail.

d. Trails will be designed to address their physical setting, intensity of use and proposed interconnection to offsite trails.

e. Minimum of six parking spaces will be provided at each trailhead. Trailhead parking lots shall be designed such that no home will lie within 75 feet of any parking lot.

f. Pedestrian and bicycle access will be provided within the Business Park (IC) area located along the southwest portion of Planning Area 3.
g. Three parcels in Planning Area 2 (APN's 038-100-10, 11 & 12) will be dedicated to the City of Reno with the first Final Map associated with Planning Area 1.

FIGURE 18.08-48: PARKS & TRAILS PLAN
h. Three new parks shall be constructed and shall be open to the public. Parks shown are approximately three to five acres in size, for a minimum total of 15 acres. Exact park details including size, timing, location and amenities/features to be included in each park will be subject to the approval of the director of parks, recreation and community services and the community development director. Specific size and location of parks will be shown with individual tentative maps. Smaller pocket parks maintained by a Homeowner's Association may be built to supplement the parks shown on Figure 18.08-48. Timing of construction and details of park tax crediting may be addressed in parks agreements between the property owner and the city. Unless an alternate timeframe is approved by the director of parks, recreation and community services and the community development director, park land shall be dedicated as follows:

1. Park 1—With the first final map for residential development in Planning Area 1.
2. Park 2—With the first final map for any development adjacent to the park site.
3. Park 3—With the first final map for any development adjacent to the park site.

(11) Community design.

The following community design standards have been established to compliment the character of the Verdi community.

a. Building height.

Figure 18.08-49 depicts properties that will have unique height limitations.

Parcel A—Two stories.
Parcel B—40 feet.
Parcel C—110 feet.
Parcel D—35 feet.
b. **Access.**

1. Other than gated emergency or utility maintenance access as may be required by the City of Reno, no development adjacent to Blue Heron/Belli Ranch subdivisions or Verdi Bluff may create anew roadway that connects to these existing subdivision.

2. All existing access to USFS lands shall be maintained during construction and upon completion.

3. Motorized access to USFS lands will be provided in the locations generally shown on Figure 18.08-48, Parks and Trails Plan.

c. **Grading.**

For residential development abutting Blue Heron/Belli Ranch and Verdi Bluff, the following grading standards shall apply:

Grading for subdivision improvements, special use permits or other discretionary approvals or building permits shall:

1. When grading occurs adjacent to an existing residence, fills shall not be placed within an area that exceeds a projected slope or four to one (4:1) for a distance of 40 feet from the common property line. Refer to Figure 18.08-50, Typical Setback at Existing Residence.

2. Be limited on cut slopes to equal to, or steeper than, three to one (3:1) and may include a rockery or manufactured masonry retaining wall with a maximum height of eight feet. If necessary, one additional retaining wall set back eight feet from the west wall will be allowed.

Or,
3. If the applicant proposes cuts, fills or slopes in excess of the standard, the applicant shall address compatibility with adjacent lots and visual impacts to the community and proposed design criteria, landscaping and buffering to mitigate impacts of adjacent property owners and the community’s scenic character. The mitigation shall be reviewed by the zoning administrator prior to any ground-disturbing activities.

FIGURE 18.08-50: TYPICAL SETBACK AT EXISTING RESIDENCE

\[\text{Figure showing setback at existing residence.}\]

\[\text{Diagram showing setback at existing residence.}\]

d. **Fencing (see also the Hillside Development portion of MGOD).**
   The following shall apply to all residential areas within the MGOD:
   1. Each tentative map application shall include a fencing plan detailing the type, materials and location of all fencing proposed within the project; and
   2. Fencing adjacent to all open space shall be limited to "open view fencing".
   3. Solid fencing shall be minimized while still providing for privacy within individual lots.

e. **Wildlife corridors.**
   Wildlife corridors for each planning area will be identified with the first tentative map for each planning area. Wildlife corridors will be developed in consultation with Nevada Division of Wildlife (NDOW) and will include:
   1. Creation of as much open space as possible next to culverts;
   2. Establishment of continuous corridors;
   3. Creation of natural rock check dams to create natural water resources consistent with hydrologic considerations with approval by the City of Reno and NDOW;
   4. Landscaping in or near corridors will place a priority on use of native vegetation species. Secondary priority will be given to those non-native species that provide good wildlife habitat and food value;
   5. Areas adjacent to or within these corridors that are disturbed during development shall be restored to as natural a condition as possible by utilizing native plant species; and
6. Minimal fencing or fencing that allows wildlife to pass.

f. **Community character.**
The architectural character of the existing Verdi area may best be described as "varied". The following design standards will apply to the MGOD:

1. **Residential development:**
   i. Varied setbacks;
   ii. Mix of building heights;
   iii. Mix of larger and smaller houses;
   iv. Curvilinear streets and culs-de-sac; and
   v. Use of natural elevation changes.

2. **Business Park located at the southwest edge of Planning Area 3:**
   i. Architectural Development Standards will be approved by Reno City Council prior to issuance of the first building permit for the Business Park;
   ii. Architectural treatments will include earth tones compatible with the natural setting, use of non-reflective materials, extensive use of native landscape, vehicle parking screened from the west, and freestanding signs limited to monument type signage; and
   iii. Building height will be limited to two stories.

**Schools.**
The land use plan within the Mortensen-Garson Development Standards Handbook identifies a ten acre elementary school site located in Planning Area 3 and is reflected in the adopted base zoning as Public Facility zoning. This exact site will be identified with the first final map in Planning Area 3 with the aid of Washoe County School District. This site will be offered for purchase by Washoe County School District at the current acquisition price for a period of five years from the approval of the overlay district. The following standards will apply to schools within the MGOD;

a. The developer will be responsible for installing safety/school zone signage;

b. Development of the elementary school site shall assure separate access for buses and parent drop-off areas; and

c. Washoe County School District reserves the right to require school sites with tentative maps.

**Utilities.**
A preliminary water plan was prepared by Capital Engineering for the MGOD. As identified in the preliminary plan, surface water shall provide the primary source of water supply. Groundwater shall supplement the surface water supply in peak times and as approved by the State Water Engineer. The city shall require the water supplier to follow the plan above.

Community water systems will be extended to the property lines in those areas adjacent to the existing subdivisions of Blue Heron and Verdi Bluff.
(14) **Fire services.**

The 2.9 acre public facility site located in Planning Area 3 will be dedicated to the City of Reno with the first final map in Planning Area 3.

(15) **Administration/amendments.**

a. **Amendments.**

The base zoning for each parcel in the MGOD will be consistent with the designations and standards of the Reno Municipal Code Title 18.06. The maximum density for each property may only exceed or change from those shown in and Table 18.08-47 and 48 and implemented through adopted base zoning, consistent with the following:

1. The total amount of development resulting from any change in density shall not exceed 3,000 dwelling units and 300 commercial acres cumulatively for all the properties in the MGOD.

2. No density increases are permitted along the exterior of the property for the areas immediately adjacent to Verdi Bluff, Blue Heron and the Canyon Ranch Estates unless the zoning/land use designations on these abutting properties are increased.

3. Density increases by a maximum of ten percent may be approved by the zoning administrator or through the tentative map and/or special use permit process.

4. Density increases of up to 25 percent may be allowed subject to a public hearing process with a tentative map or special use permit provided the planning process includes a review of any such application by the Verdi Township CAB and Northwest NAB.

5. Density increases beyond 25 percent will require a zoning map amendment application and be processed in the same manner as the original overlay district or development standards handbook (i.e. procedures established in the Settlement Agreement).

6. Properties owned by Boomtown and zoned HC may be converted to AC and still be considered consistent with this overlay provided such rezoning occurs through the City of Reno zoning amendment public hearing process.

b. **Archaeological studies.**

Tentative maps will include archaeological surveys.

c. **Verdi Township Citizens Advisory & Northwest Neighborhood Advisory Board Review.**

All tentative maps, special use permits or zone change applications shall be presented to the Verdi Township Citizen's Advisory Board and the Northwest Neighborhood Advisory Board for comment prior to City of Reno public hearing.

d. **Project management.**

At the City’s discretion, the developers of the project will fund a project inspector. (Ord. No. 5431, § 2, 2-25-03; Ord. No. 5478, § 1, 6-16-03; Ord. No. 5591, § 1, 9-8-04; Ord. No. 5702, § 1, 5-13-05; Ord. No. 5957, § 3, 7-11-07; Ord. No. 6037, § 2, 6-25-08; Ord. No. 6039,
§ 2, 7-16-08; Ord. No. 6054, § 3, 9-10-08; Ord. No. 6108, § 2, 6-24-09; Ord. No. 6137, § 1, 2-10-10; Ord. No. 6171, § 17, 1-19-11; Ord. No. 6285, § 5, 3-13-13; Ord. No. 6324, § 6, 4-16-14; Ord. No. 6428, § 1, 4-12-17; Ord. No. 6441, § 1, 12-6-17)

Section 18.08.406. Neighborhood Planning Area Overlay Districts.

Section 18.08.407. Reserved.

Section 18.08.408. Reserved.

Editor's note—Ord. No. 6171, § 18, adopted January 19, 2011, repealed § 18.08.408, which pertained to Scenic Corridor Planning Area Overlay Districts. See also the Table of Amendments.
ARTICLE V: NONCONFORMITIES

Section 18.08.501. General Provisions.

(a) INTENT. Within the zoning districts established by this chapter, there may exist lots, structures, and uses of land which were lawful before the adoption of this title or chapter and any other previous chapter and which would be prohibited, regulated, or restricted under the terms of this title or chapter. It is the intent of this article to permit these nonconformities to continue until they are removed or abandoned, but not to encourage their survival. It is further the intent of this article that nonconforming lots, buildings, or uses shall not be enlarged, expanded or extended, except as specifically provided in this article. In addition, nonconforming lots, site improvements, or uses may not be used as justification for adding other lots, buildings or uses prohibited elsewhere in the same zoning district. Nonconforming uses are declared by this chapter to be incompatible with permitted uses in the same zoning districts.

(Ord. No. 5189, § 1, 9-26-00)

(b) APPLICABILITY. The provisions of this section shall apply to the following types of situations, all of which are collectively referred to as "nonconformities":

(1) Nonconforming uses.

a. General rule. A "nonconforming use" is use of land or a building that was legally established but which, as of the effective date of this Title 18 or subsequent amendments thereto, no longer complies with this Chapter 18.08's use regulations that apply within the zoning district (base and/or overlay district) in which the use is located. For purposes of this provision, "use regulations" mean any standard that allows or limits principal or accessory land uses as stated in Articles II, III, and IV of this Chapter 18.08.

b. Exception for conforming uses without required use permit. Except as otherwise limited by this Article V, a use legally established without a special use permit is deemed to have a special use permit, and shall not be nonconforming solely because this chapter now requires a special use permit for the subject use.

(2) Nonconforming lots. A "nonconforming lot" is a lot of record legally established but which, as of the effective date of this Title 18 or subsequent amendments thereto, no longer complies with the dimensional standards of the applicable base and/or overlay zoning district(s). For purposes of this provision, "dimensional standards" mean any standard stated in this Chapter 18.08 or in Chapter 18.12 regulating lot area, lot width (or frontage), or lot depth.

(3) Nonconforming signs. See Chapter 18.16 (Signs) for specific provisions related to nonconforming signs.
Nonconforming site improvements.
A nonconforming site improvement is a site improvement, other than a sign, that does not comply with current requirements of this title.

(c) AUTHORITY TO CONTINUE.
Nonconformities may be continued only according to the provisions of this Article V and other provisions of this title.
(Ord. No. 5189, § 1, 9-26-00)

Section 18.08.502. Nonconforming Uses.
Nonconforming uses shall be subject to the following standards.

(a) CONTINUANCE OF A NONCONFORMING USE OF LAND OR BUILDING.
A lawful nonconforming use of land or buildings may be continued, except as provided in this article.

(b) CHANGING A USE TO BE IN CONFORMANCE.
(1) Any nonconforming use of land or building may be changed to bring such use into conformity with this chapter and title.
(2) The administrator may permit nonconforming uses to be modified if:
   a. A nonconforming use is being brought into closer conformity with the code; and
   b. The administrator makes a determination that the public is better served.

(c) ABANDONMENT OF A NONCONFORMING USE OR BUILDING.
A lawful use of nonconforming land or buildings which are abandoned or discontinued for a period of six consecutive months or more may only be resumed with a special use permit reviewed by the planning commission and approved by the city council. A special use permit for nonconforming gaming in the HC District shall meet the findings in Section 18.08.502(d)(2) below.

(d) EXPANSION OF NONCONFORMING USES.
(1) Special use permit required.
Except as provided in this section, within an overlay district, or as permitted in Section 18.08.301 "Nonresidential and Mixed Use Base Zoning Districts," no nonconforming use of land or building shall be enlarged, extended, or changed to a different nonconforming use, unless an application for a special use permit for the enlargement, extension, or change has first been approved in accordance with Section 18.06.405 (Special Use Permits). A special use permit may be approved subject to the findings in Section 18.06.405(e).

(2) Nonconforming gaming use or hotel casino.
a. If the application for a special use permit is in conjunction with the proposed resumption or expansion of a nonconforming gaming use or nonconforming hotel casino, then the planning commission and city council shall make the following finding in addition to the findings required in Subsection (d)(1) above:
   1. The expansion of the nonconforming gaming use or nonconforming hotel casino is proposed in a manner which will bring the use into closer confor-
mance with the purpose, operational characteristics, and site development standards of the HC (Hotel Casino) District, or the MU/DRRC (Downtown Reno Regional Center Overlay District), as applicable.

b. A legally established nonconforming gaming use or hotel casino displaced (forced to relocate or close) as a result of a redevelopment project may relocate pursuant to NRS 463.1605 within the MU/DRRC, subject to the following conditions:

1. The property on which the business will relocate is located in the Entertainment District of the Downtown Reno Regional Center Overlay District;
2. No nonconforming aspect of the business is increased;
3. Business square footage is not increased more than ten percent; and
4. Where site conditions allow, the use shall be brought into closer conformity with other sections of the title (parking, landscaping, public space).
5. The property/business shall be considered conforming under current codes when 1.—4. above are met.
6. Any rights perceived to accrue by virtue of 1.—5. above, above and beyond rights generally held by nonconforming properties terminate after one relocation.

(3) Nonconforming property or business displaced by ReTRAC.
A legally established nonconforming use of land or a building displaced (forced to relocate temporarily or permanently) as a result of ReTRAC may relocate subject to the following conditions:

a. The use is allowed by the property's zoning;

b. No nonconforming aspect of the business or property's site conditions is increased;

c. A binding agreement is entered into with the city which:

1. Specifies what aspects and to what degree the property or business is nonconforming under Title 18;
2. The obligation of the owner relating to timing of the move;
3. The obligation of the owner relating to timing of the move away from the ReTRAC area and relocation back into the ReTRAC area;
4. Guarantees performance; and
5. Is binding on all future successors and assigns.

(4) Properties temporarily impacted by ReTRAC.

a. Property/business owners wishing to make improvements to their property or business which are expected to be damaged/impacted by ReTRAC (e.g., landscaping placed under the shoofly) may bond those improvements.

b. Improvements required by Code or operation of the redevelopment agency shall be installed within one year of completion of ReTRAC or official determination by the city that ReTRAC will not proceed.
(e) **RESTORATION AFTER DAMAGE.**

(1) **Restoration prohibited.**

Except as allowed by subsection (2) below, no building devoted in whole or in part to a nonconforming use that is damaged or partially destroyed by natural calamity to an extent greater than 50 percent of its assessed value, shall be repaired, reconstructed, moved, or altered except in conformity with the provisions of this Title 18.

(2) **Exceptions.**

A building that is devoted in whole or in part to nonconforming school, church/house of worship, or single-family use, or a historic structure devoted in whole or in part to any nonconforming use, may be restored and the nonconforming use re-established after damage to an extent greater than 50 percent of the building's assessed value, provided the following conditions are met:

a. A building permit shall be applied for within 18 months of the date of the damage or destruction;

b. Reconstruction shall comply with all applicable codes except as provided in c. below;

c. The administrator may permit a nonconforming use to be re-established if:
   1. A nonconforming use is being brought into closer conformity with the code; and
   2. The administrator makes a determination that the public is better served.

(3) **Nonconforming nonrestricted gaming use.**

A legal existing nonconforming nonrestricted gaming use at an establishment having fewer than 201 hotel rooms, whose licensee had applied for or obtained a state nonrestricted gaming license for that establishment before July 1, 1992, may be repaired, reconstructed, or re-built if destroyed by natural calamity including fire, to an extent greater than 50 percent of its assessed valuation with the approval of the administrator provided the following conditions are met:

a. A building permit shall be applied for within 18 months of the date of the damage or destruction

b. Reconstruction shall comply with all applicable codes, except where compliance with design standards is prohibited by site constraints.

c. The establishment shall remain in the same location on the same parcel(s) as prior to the calamity.

d. No nonconforming aspect of the use is increased except as otherwise permitted by this Title;

e. The square footage of the establishment is not increased except as otherwise permitted by this Title;

(f) **RESERVED.**

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5352, § 1, 6-11-02; Ord. No. 5755, § 5, 10-12-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5960, § 1, 9-12-07; Ord. No. 6000, § 10, 1-30-08; Ord. No. 6171, § 19, 1-19-11)
Section 18.08.503. Nonconforming Lots.

(a) A nonconforming lot may be used for a use permitted in the zoning district in which the lot is located.

(b) No nonconforming lot shall be further subdivided or shall have its boundaries altered in any manner that would compound, expand, or extend the nonconforming characteristic(s) of the lot.

Section 18.08.504. Nonconforming Site Improvements.

(a) RIGHT TO MAINTAIN AND CONTINUE A NONCONFORMING SITE IMPROVEMENT.

A legally established nonconforming site improvement may be maintained and continued in use.

(b) ALTERATION, EXPANSION AND RELOCATION OF NONCONFORMING SITE IMPROVEMENTS.

(1) Unless otherwise expressly stated in this Title, no permit shall be issued for the alteration, expansion or relocation of a nonconforming site improvement unless the changes will be in compliance with provisions of this title.

(2) When nonconforming site improvements are altered or expanded, code requirements shall be satisfied only for the proposed alteration or expansion, not for existing nonconforming site improvements.
CHAPTER 18.09 RESERVED
CHAPTER 18.10 DIVISIONS OF LAND

OVERVIEW OF CHAPTER

Chapter 18.10 of Title 18 is the city's subdivision ordinance, setting forth general and specific provisions regulating the division of land in Reno. Chapter 18.10's subdivision standards work together with the general development and design standards in Chapter 18.12, the zoning district and use standards in Chapter 18.08, the improvement standards in Chapter 18.14, the sign standards in Chapter 18.16, and the historic preservation standards in Chapter 18.18 to comprise the substantive standards governing new development in the City of Reno.

This chapter first presents general provisions in Article I, such as purpose, applicability, and parcel map requirements for the creation of four or fewer new lots. Article II then provides the specific plan/ plat application and submittal requirements for all land division applications reviewed under the procedures set forth in Chapter 18.06 of this title. Article III states the development and design standards applicable to all divisions of land in Reno; in particular, consistency with the City of Reno Master Plan and compliance with general development and design standards found in other parts of Title 18. Finally, Article IV of this chapter sets forth the standards and requirements for a unique kind of subdivision—the creation of residential condominiums, including special standards when existing rental residential developments are converted to condominiums.
Article I: General Provisions
Sec. 18.10.101. Purpose, Scope, and Authority.
Sec. 18.10.102. Applicability.
Sec. 18.10.103. Compliance Prior to Sale.
Sec. 18.10.104. Minimum Requirements.
Sec. 18.10.105. Exceptions.
Sec. 18.10.106. Reserved.
Sec. 18.10.107. Industrial and Commercial Records of Survey.

Article II: Application Requirements for Land Division or Boundary Line Adjustments
Section 18.10.201. Tentative Map Application Requirements.
Section 18.10.203. Parcel Map Application Requirements.
Section 18.10.204. Boundary Line Adjustment Application Requirements.
Section 18.10.210. Requirements of Application for Reversion to Acreage.

Article III: Land Division Development and Design Standards
Sec. 18.10.301. Compliance with General Zoning and Development Standards.
Sec. 18.10.302. Required Improvements and Dedications.
Sec. 18.10.303. Lot Design Standards.
Sec. 18.10.304. Provision for Emergency Access.

Article IV: Residential Condominiums
Sec. 18.10.401. Purpose and Intent.
Sec. 18.10.402. Specific Physical Standards.
Sec. 18.10.403. Conversions from Other Forms of Housing.
Sec. 18.10.404. Amenities.
Sec. 18.10.405. Pace of Conversions.
Sec. 18.10.406. Notice to Tenants of Public Hearing.
Sec. 18.10.407. Notice of Intent to Sell.
Sec. 18.10.408. Moving Expenses.
Sec. 18.10.409. Tenant's Purchase Right.
Sec. 18.10.410. Physical Elements Report.
Sec. 18.10.411. Covenants, Conditions, and Restrictions.
Sec. 18.10.412. Resale by Purchaser.
Sec. 18.10.413. Exclusive Management Contract.
Sec. 18.10.414. Security.
Sec. 18.10.415. Penalty.

Article X: Extension of Tentative and Final Maps
Sec. 18.10.1001. Purpose.
Sec. 18.10.1010. Authority.
Sec. 18.10.1015. City council has no obligation to enter a subdivision extension agreement.
Sec. 18.10.1020. Form of subdivision extension agreement.
Sec. 18.10.1030. City may require mitigation of subdivision property conditions.
Sec. 18.10.1040. Security requirements relaxed.
Sec. 18.10.1050. Appeal of administrative decision.
Sec. 18.10.1060. Subdivision extension agreement shall be recorded.
Sec. 18.10.1070. Duration of a subdivision extension agreement.
Sec. 18.10.1080. Newly adopted ordinances are applicable to subdivision.
Sec. 18.10.1100. Violations of the subdivision extension agreement.
Sec. 18.10.1110. Resumption of the subdivision process.
Sec. 18.10.1115. Assignment and assumption of obligations and duties under subdivision extension agreement.
ARTICLE I: GENERAL PROVISIONS

Section 18.10.101. Purpose, Scope, and Authority.

This chapter shall be known and may be cited as the "Reno subdivision ordinance." Its purpose is to safeguard the public health, safety, convenience and general welfare and to bring about an orderly, coordinated development of the area by establishing minimum requirements for any subdivision hereafter platted in the incorporated area of the city. The regulations herein set forth are authorized by NRS Chapter 278.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86)

Section 18.10.102. Applicability.

This chapter shall apply to all divisions, subdivisions, and re-subdivisions of land in the City of Reno, and all other lands the city may have control over under NRS Chapter 278, except as may be exempted according to Nevada law, this chapter, or this title. The term "subdivision" has the meaning ascribed to it in Chapter 18.24 (Rules of Measurement and Definitions) of this title. Development in a Planned Unit Development (PUD) Zoning District or Specific Plan (SPD) Zoning District is also subject to the subdivision standards in this Chapter 18.10 unless otherwise modified or varied through the PUD or SPD approval process.

Section 18.10.103. Compliance Prior to Sale.

It is unlawful for any individual, firm, association, corporation or partnership as principal or agent, to sell, or cause or permit to be sold any portion of any subdivision of land within the meaning of this chapter prior to the recording of the final plat in the office of the county recorder.

Section 18.10.104. Minimum Requirements.

The provisions of these regulations shall be held to be minimum requirements only, and are not intended to repeal, abrogate, annul or in any manner interfere with any existing covenants or rules; however, where these regulations impose a greater restriction than is required by such existing covenants or rules, the provisions of these regulations shall govern.

Section 18.10.105. Exceptions.

In conjunction with the approval of a land division, the planning commission may recommend and the city council may approve exceptions to strict conformance with the requirements of this Chapter 18.10 or with the street and utility development standards in Chapter 18.12, and substitute specific requirements as outlined in the plans and specifications submitted by the applicant. Exceptions may be granted upon the applicant's showing that strict compliance is impractical or impossible and when, taking into consideration the overall environmental impact or aesthetic values of public or private improvements, the city council finds that the public interest will be served thereby. Nothing contained in this section shall be construed to authorize departure from construction specifications contained in this title applicable to improvements actually constructed or installed.
Section 18.10.106. Reserved.

Section 18.10.107. Industrial and Commercial Records of Survey.
Maps for industrial or commercial development, in accordance with NRS 278.325, shall be required to process all records of survey and pay all fees per this Chapter 18.10.
(Ord. No. 3075, § 2, 4-11-83; Ord. No. 3361, § 1, 2-10-86)
ARTICLE II: APPLICATION REQUIREMENTS FOR LAND DIVISION OR BOUNDARY LINE ADJUSTMENTS*

(a) This Article II states the application requirements for review of land division and boundary line adjustment applications. Additional requirements and procedures for the review and approval of these applications may be found in Nevada Revised Statutes, Chapter 278, Nevada Administrative Code Chapter 278, and Chapter 18.06.

(b) The purpose of Article II is to promote the public interest in careful land use planning before a land division or boundary line adjustment is approved.

(c) No individual, firm, association, corporation, or partnership, as principal or agent may sell, or cause or permit to be sold any portion of any parcel of land subject to the requirements of this chapter prior to the recording of the final subdivision or parcel map in the office of the county recorder.

(Ord. No. 6119, § 1, 9-9-09)

Section 18.10.201. Tentative Map Application Requirements.

(a) All tentative maps submitted to the city shall be prepared by, or under the supervision of a Nevada registered civil engineer or land surveyor in accordance with NRS Chapter 625, Nevada Administrative Code Section 278.260 and 278.270 and City Code, and shall be sealed by the person having responsible charge of work as provided for in NRS Chapter 625.

(b) In addition to above requirements set forth in subsection (a) every tentative map application to be considered complete shall be prepared showing the proposed design concept of the subdivision, and contain the date and information as hereinafter set forth:

(1) Subdivision name suitable to the planning commission.

(2) Name and address of the landowner, developer, planner, architect, landscape architect and/or authorized agent.

(3) Name and address of the surveyor or engineer who prepared the map.

(4) Evidence of ownership of the property proposed to be subdivided.

(5) A metes and bounds description of the subdivision.

(6) Proposed lots and public areas, if any, and number of units per acre within the development.

(7) Approximate area in square feet or acres of the amount of land utilized as follows:
   a. Streets,
   b. Parking,
   c. Common area and/or recreation area.

(8) Preliminary soils report, prepared by a Nevada registered civil engineer, including soils characteristics sufficient for use in tentative structural design, i.e., street sections, building pads, etc.

*Editor’s note—Ord. No. 6119, § 1, adopted September 9, 2009, amended the title of Art. II to read as herein set out. Prior to inclusion of said ordinance, Art. II was entitled, "Application Requirements for Land Division Review.” See also the Table of Amendments.
(9) A preliminary hydrology report and drainage study of the site, prepared by a Nevada registered civil engineer, addressing the five-year return frequency storm and the 100-year return frequency storm and the five-year and 100-year volumes of flow entering the site and leaving the site.

(10) Explanation for handling storm water drainage, and estimated additional runoff generated by the proposed development.

(11) The setback distance or that distance between the rights-of-way for the streets and the nearest part of proposed structures to those rights-of-way.

(12) A proposed plan indicating potential development of the entire area if the tentative map is a portion of a larger holding or proposed development.

(13) Intended use, control and maintenance of common areas.

(14) Preliminary traffic volume estimates for all major street intersections. Major intersections are determined in the scope of the traffic report.

(15) Consideration and explanation of structure orientation for solar access and/or use.

(16) Basis for bearings, survey tie and section reference.

(17) All adjacent property owners shown on the latest assessor's rolls.

(18) Map drawn on 24-inch by 36-inch sheets using standard engineering scales (minimum scale one inch equals 60 feet). Tentative maps that require more than one map sheet due to project size shall provide also an overall project map that shows the proposed subdivision on a single sheet.

(19) Reduced scale vicinity map showing relationship of the subdivision to arterial and collector streets, section reference, and to the Reno city limits.

(20) Date, north arrow, scale, and number of sheet in relation to the total number of sheets.

(21) All streets indicated as either public or private.

(22) Preliminary grading plan for the entire project prepared by a Nevada registered civil engineer, showing existing contours at maximum five-foot intervals, approximate street grades, proposed surface drainage, approximate extent of cut and fill slopes, approximate building envelopes, and all pad elevations sufficient to convey the impact of grading.

(23) Portions of land within the boundary of the subdivision located within the 100-year floodplain or carrying the 100-year storm flows, and the land so affected.

(24) Existing location, size, direction, and peak discharge for five-year and 100-year frequency flows of each natural major drainage facility within the boundaries of the subdivision clearly designated, together with the area of watershed contributing to each.

(25) Ownership, direction of flow, and the approximate location and size of proposed storm drains, sanitary sewers, and water mains.

(26) All existing drainage pipes or channels with direction of flow and size.

(27) The location, size, and direction of flow of the nearest available public storm drains.

(28) The location and outline to scale of each existing building, permanent structure, or other permanent man-made feature, and any alteration or removal of the same.
(29) The surrounding area within 150 feet of the exterior boundaries of the proposed subdivision showing the following:
   a. Topography with maximum five-foot contours.
   b. Street location, names, widths of rights-of-way, and pavement widths.
   c. Direction of drainage.
   d. Adjoining subdivision(s), parcel map(s) and surveys, including name, block designation, and/or lot or parcel number.
   e. Existing utilities, structures, etc.

(30) All contiguous areas, under the same ownership, but not a part of the proposed plat to be clearly and definitely marked "NOT A PART"

(31) All common ownership areas (including open space), labeled "common area."

(32) The width of each right-of-way and approximate grade of each street (public or private) and alley within, forming a boundary to or necessary to serve the proposed subdivision, and the radius of all curves and diameter of each cul-de-sac bulb, including a typical section for each type of street.

(33) The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation or public utility purposes and dedication of land for parks, recreation areas, common open space areas, schools or public purposes.

(34) All blocks consecutively numbered or lettered with block numbers or letters beginning with the number "1" or the letter "A," with all lots within each block, or within the subdivision as a whole, numbered consecutively

(35) The dimensions of each lot.

(36) Parking spaces shown are sufficient for the number of dwelling units proposed, when required by zoning.

(37) Size and location of the nearest available public water lines. Note: Prior to approval of any final map the source of water with a "will serve" letter from the water purveyor is required.

(38) The location, size and direction of flow of the nearest available public sewer along with the estimated amount of sewage to be contributed.

(39) All known areas of potential hazard, including but not limited to earthquake faults, earth slide areas, avalanche areas or otherwise hazardous slopes, clearly designated on the map including an explanation of the impact on the proposed development, future occupants and future improvements generated by such hazardous conditions.

(40) Design of public and private streets, rights-of-way and driveways such that access by firefighting and other emergency vehicles is practicable. Emergency access, when appropriate, is to be designated on the map.

(41) A preliminary tree preservation and protection plan, when appropriate, indicating those trees proposed to be removed, those proposed to remain and where new trees are proposed to be planted.

(42) Indication of prominent landmarks, areas of unique natural beauty, rock outcroppings, vistas and natural foliage which will be deciding considerations in the design of the subdivision.
Identify slopes steeper than three to one and indicate methods proposed for erosion control and slope stabilization for such slopes, with an explanation of how the methods were derived.

The location of irrigation ditches and rights-of-way and identification of necessary maintenance and easements for irrigation ditches.

The following additional requirements shall apply to condominiums, townhouses, and cluster or density-type subdivisions:

1. Proposed external elevation perspectives of buildings, and proposed landscaping plans with approximate per unit cost.
2. Location and intended use of all buildings, indicating the tentative plan of foundation and roof, the location of building entrances and service yards, the number of dwelling units within each building, a tabulation of gross and net land areas, the areas devoted to each use and the average population density per acre based on densities supplied by the city.
3. Location of all off-street parking areas, garages, carports, and trash enclosures.
4. Power facilities on or adjacent to the development and method of service to individual buildings.


(a) This section is authorized by NRS 278.360 to and including 278.390.

(b) As part of the final subdivision map application, the subdivider shall submit to the community development department a final subdivision map based upon the approved tentative map or a portion thereof and complying with NRS 278.371, NRS 278.372 including applicable executed certificates and all necessary signatures on the mylar except for the signatures of the Community Development Department Director and the Deputy Community Development Department Director - Planning.

(c) In addition to the above requirements, a final map for all subdivisions shall include a guarantee of a title company as follows:

(1) A report from a title company in which the title company certifies that it has issued a guarantee for the benefit of the city which lists the names of:
   a. Each owner of record of the land to be divided; and
   b. Each holder of record of a security interest in the land to be divided, if the security interest was created by a mortgage or a deed of trust. The guarantee accompanying a final map of a common-interest community must also show that there are not liens of records against the common-interest community or any part thereof for delinquent state, county, municipal, federal or local taxes or assessments collected as taxes or special assessments.

(2) The written consent of each holder of record of a security interest listed above to the preparation and recordation of the final map. A holder of record may consent by signing:
   a. The final map; or
b. A separate document that is filed with the final map and declares his consent to the division of land.

d) The subdivider shall reserve an easement for any existing irrigation ditch which traverses the subdivision or forms a boundary to it. The easement shall be of sufficient width to accommodate the equipment required for ditch maintenance.

e) As a part of the final subdivision map application, the subdivider shall file with the community development department improvement plans and supporting documents complying with this chapter and Chapter 18.14.

Section 18.10.203. Parcel Map Application Requirements.

(a) The subdivider shall prepare a parcel map in accordance with NRS 278.461 to and including NRS 278.469 and including a reservation of a right-of-way for any existing irrigation ditch and its maintenance and a title company report which lists the names of:

1. Each owner of record of the land to be divided;
2. Each holder of record of a security interest in the land to be divided, if the security interest was created by a mortgage or a deed of trust;
3. The written consent of each holder of record of a security interest listed above to the preparation and recordation of the parcel map; and
4. A holder of record of a security interest may consent by signing:
   a. The parcel map; or
   b. A separate document that is recorded with the parcel map and declares his consent to the division of land, if the map contains a notation that a separate document has been recorded to that effect.

Section 18.10.204. Boundary Line Adjustment Application Requirements.

(a) Boundary line adjustment applications shall comply with NRS 278.5693.

Section 18.10.210. Requirements of Application for Reversion to Acreage.

(a) Applications shall conform to the requirements of NRS 278.490 and NRS 278.4955.
ARTICLE III: LAND DIVISION DEVELOPMENT AND DESIGN STANDARDS

Section 18.10.301. Compliance with General Zoning and Development Standards.

All subdivisions and parcel maps subject to this Chapter 18.10 shall comply with the zoning and general development standards set forth in Title 18, including but not limited to:

(a) The requirements for the zoning district(s) in which the subdivision is located, as stated in Chapter 18.08;
(b) Requirements applicable to specific uses proposed for the subdivision, as stated in Chapter 18.08; and
(c) All generally applicable development and design standards stated in Chapter 18.12.

Section 18.10.302. Required Improvements and Dedications.

All subdivisions shall comply with the requirements for improvements stated in Chapter 18.14 of this title, and the following general standards:

(a) Dedications of land for streets, alleys, or other public ways shall be consistent with the adopted master plan and elements thereof, unless otherwise required by the city. Additional areas may be required based on the subdivision design and intended use.
(b) Dedications of land for public parks, open space, and recreation facilities shall be consistent with the recommended usage and location shown in the adopted master plan and elements thereof, unless otherwise approved by the city.
(c) Public easements for major drainage facilities, streams, or creeks shall be dedicated in an amount and location consistent with the proposed character of the subdivision.

Section 18.10.303. Lot Design Standards.

(a) All lots shall provide an area not less than the areas required by applicable zoning district provisions.
(b) No lot shall be divided by a city-county boundary line.
(c) Side lot lines, where practical, shall be at approximate right angles to the street upon which the lot fronts.

Section 18.10.304. Provision for Emergency Access.

Public and private streets, rights-of-way, and collective driveways in all subdivisions and other developments shall be designed in accordance with the Public Works Design Manual.
ARTICLE IV: RESIDENTIAL CONDOMINIUMS

Section 18.10.401. Purpose and Intent.

(a) In order to provide for the housing needs of all economic segments of the community, the city council establishes this article to regulate condominium housing, as follows:

(1) To ensure a reasonable balance of rental and ownership housing in the city and a variety of individual choices of tenure, type, price and location of housing;

(2) To maintain the adequate supply of rental housing for low and moderate-income persons and families;

(3) To reduce and ease the impact of displacement of long term residents, senior citizens, families with children, and those citizens who may be forced to move due to condominium conversion;

(4) To encourage the goal of owner occupied housing;

(5) To protect the great financial investment of citizens who purchase condominiums by requiring developers to disclose the necessary information upon which prospective condominium purchasers can base their decisions;

(6) To protect the lives, health, safety and possession of citizens who purchase condominiums.

(b) The city council recognizes that condominiums are a unique form of high population density property ownership and have their own attendant problems and advantages. Therefore, pursuant to NRS 117.110, it is the express purpose and intent of the city council to address and provide for the uniqueness of condominiums, and treat them differently from similar structures.

(Ord. No. 2857, § 1 (16.36.010), 6-23-80)

Section 18.10.402. Specific Physical Standards.

All residential condominiums shall conform to the following physical standards:

(a) BUILDING REGULATIONS.

All condominiums and common areas of any condominium project shall comply with the city building and fire codes, as found in Titles 14 and 16, in effect on the date a building permit is filed for construction of new condominiums or on the date an application is filed for condominium conversion projects.

(b) FIRE PROTECTION.

All condominium projects shall comply with the following fire regulations:

(1) Condominium projects of five stories or 65 feet or more in height shall comply with Title 14.

(2) Condominium projects of less than five stories and 65 feet in height, except townhouses, shall comply with the following:

   a. Each unit shall have one-hour fire rated assembly construction for common floors, ceilings, and/or walls with products of combustion detection other than heat being required in all rooms of the unit except bathrooms, closets, and kitchens. The detection units shall be electrically wired in accordance with UBC Standards 43-6. Enclosed common areas of every condominium shall have
installed therein an approved automatic detection and manually operated fire alarm system designed to warn the occupants of the building in the event of fire. Such fire alarm system shall be so designed that all occupants of the building may be warned simultaneously. The enclosed common area system must be connected to the communications center of the city as outlined in "Rules and Regulations—Private Fire Alarm Connections," and the installation of said system must have prior approval of the chief of the fire department. The signaling system shall comply with NFPA 72C. Installation, inspection, and maintenance of the fire alarm system shall be according to the standards set forth in NFPA Pamphlet No. 72A through 72E.

b. Stations for operating any manually operated fire alarm system shall be placed immediately adjacent to the telephone switchboard in the building, if there is a switchboard, and at such other locations as may be required by the chief.

(3) Townhouses shall comply with Title 14.

(c) PARKING.

Parking requirements for units for which building permits were issued after August 27, 1979, shall be in conformance with the requirements for multiple residences units as outline in Section 18.12.1102. The parking requirements for units for which building permits were granted before that date shall be one and six-tenths parking spaces per unit.

(d) SOUND ATTENUATION.

Floor-to-ceiling and wall-to-wall assemblies between units shall, at a minimum, meet fund transmission controls as found in Title 14, and/or such additional sound transmission controls as are determined and required by sound contour maps of the airport authority of the county.

(e) UTILITIES.

(1) Electrical.

Each unit shall have a separate electrical service. A common electrical system may be installed provided the city building department finds that the common electrical system is submitted by a state registered electrical engineer and provides adequate service to the condominiums. Each unit must be provided with separate disconnects and ground fault interrupters.

(2) Gas.

If natural gas is used in the condominium project, each unit shall have a separate gas service. A common gas system may be installed provided the city building department finds that the common gas system can adequately serve the condominiums, and each unit is provided with a separate gas shutoff valve.

(3) Heating and air conditioning.

Each unit shall have a separate environmental system. A common environmental heating and cooling system may be installed provided the city building department finds that the common system can adequately serve the condominiums and complies with the following:

a. Automatic shutoffs in the circulating air ducts shall comply with Title 14.

b. All air handling ducts are provided with fire dampers at each fire wall and the ceiling of a fire resistive floor ceiling assembly, and the fire rated corridor walls.
c. The system is submitted by a state registered mechanical engineer.

(4) **Sewer.**
Each unit shall have separate sewer service. A common sewer line may be installed provided the city building department finds that a common sewer system can adequately serve the condominiums, and the system is submitted by a state licensed engineer.

(5) **Water.**
Each unit shall have a separate water service. A common water system may be installed provided the city building department finds that a common water system can adequately serve the condominiums, and the system is submitted by a state licensed engineer. New condominium projects or conversion condominium projects constructed after June 28, 1980, shall have separate water shut-off valves for each unit. Conversion condominium projects constructed prior to June 28, 1980, may have separate water shut-off valves for each unit.

(6) **Utility system compliance.**
Utility systems for townhouses shall comply with Title 14.

(Ord. No. 2857, § 1 (16.36.030), 6-23-80; Ord. No. 6007, § 3, 2-27-08)

**Section 18.10.403. Conversions from Other Forms of Housing.**
Conversions into condominiums of any form of rental multi-unit residential housing or lodging use shall be by parcel map or subdivision map procedures, according to the procedures, standards, and criteria stated in Section 18.06.405 of this title.

(Ord. No. 6000, § 11, 1-30-08)

**Section 18.10.404. Amenities.**
Condominium projects should represent a comprehensive, integrated design which provides open space, and the subtleties and amenities associated with contemporary home ownership. All owners of units in a condominium project shall have an undivided ownership interest in the common areas and amenities.

(Ord. No. 2857, § 1 (16.36.050), 6-23-80; Ord. No. 6000, § 12, 1-30-08)

**Section 18.10.405. Pace of Conversions.**
(a) Rental multi-unit housing shall not be converted into condominiums if the vacancy rate for rental multi-unit housing is lower than five percent as determined pursuant to subsection (b) of this section per category. A conversion which causes the vacancy rate to fall below five percent for that category shall not be permitted. The vacancy rate for each category is to be figured separately.

(b) For the purposes of this chapter, two categories of rental multi-unit housing are created. The categories are to be separated in the following manner:

(1) The division between the two categories will be based on the dollar value of 25 percent of the median income (figured on a monthly basis) of a household in the county as established by the United States Department of Housing and Urban Development.

(2) Rental multi-unit housing projects with average rents equal to or below this dollar value figure shall be in one category and rental multi-unit housing projects with average rents above this dollar value figure shall be in the second category.
(3) To be eligible to convert in either category, the average rent of all the units must have been in one category for one year prior to date of application to convert. A developer shall attach to his application to convert substantiation of rents collected for the year prior to application in the form of accounting records, such as income tax returns or a statement by a certified public account licensed in the state.

(c) Rental multi-unit housing may be converted into condominiums even if the vacancy rate for the category in which the project falls is less than five percent, if 70 percent of the tenants residing in the rental housing project sign a statement approving of the conversion to condominiums.

(d) No application for a condominium conversion shall be accepted by the city unless the vacancy rate, as determined by this section, permits conversion; or unless the condominium conversion project falls within the exception of subsection (c) of this section. A condominium conversion project application once approved shall not be later disapproved because of a subsequent change in the vacancy rate.

(Ord. No. 2857; § 1 (16.36.060), 6-23-80; Ord. No. 4186, § 1, 2-25-92)

Section 18.10.406. Notice to Tenants of Public Hearing.

(a) Notice of public hearing shall be given to each tenant a minimum of ten days prior to the public hearings before the planning commission and city council, respectively, at which the condominium conversion is to be considered.

(b) The developer shall send out both notices of public hearings on a form to be provided by the planning commission. Attached to each notice of public hearing shall be the rental history of the tenant's unit, as required by Section 18.10.405(c)(3) for one year immediately past or for the tenant's period of occupancy; whichever is shorter. The developer shall submit to the planning commission and the city clerk, a list of the persons and addresses to whom the respective notices of public hearing were sent. Each list shall be certified by the developer under penalty of perjury that the list is accurately complete and that the notices were sent, as required.

(Ord. No. 2857, § 1 (16.36.070), 6-23-80; Ord. No. 2906, § 1, 10-13-80)

Section 18.10.407. Notice of Intent to Sell.

(a) A developer of a conversion condominium project shall serve notice of sale in the manner required by Section 18.10.406, not less than 90 days before requiring a tenant to vacate. The 90 day period shall be calculated as follows: Notice of intent to sell shall not be given until after the city council approval of the tentative map. The first day of the 90 day period shall be the date the tenant receives the notice of intent to sell.
(b) A developer may terminate a tenancy for cause as defined by NRS 118A.060, at any time within the 90-day period.

(c) Any tenant with more than 30 days remaining on a lease who receives a notice of an intent to sell shall at any time after receipt of such notice have the right to terminate such lease with 30 days written notice to the developer. Such termination shall be without penalty or other termination charge to the tenant.

(d) A developer shall not increase the rents or fees payable by a tenant at any time during the 90-day period; except:

1. A developer may increase the rent of rental multi-unit housing when the rent of such housing includes utilities and the utility costs are increased by the public utility, but the increase in rent shall be no greater than the increase in utility rates; and/or

2. A developer may increase the rent of rental multi-housing when property taxes are increased, but the increase in rent shall be no greater than the proportionate increase in taxes.

(e) If a tenant or any member of a tenant's family residing with the tenant, as appears on the rental agreement, if any, is 62 years of age or older, or suffers from a physical or mental handicap or disability, as defined by NRS Chapter 615, or has two or more children under the age of 18 years, the tenant shall be entitled to remain in tenancy an additional 60 days in addition to the 90 day notification period.

(f) The developer shall have reasonable access to the rental unit during the 90-day period.

1. A tenant in a conversion condominium project shall not unreasonably withhold consent to the developer to enter the unit in order to inspect the premises, make necessary or agreed repairs, supply necessary or agreed services, or show the unit to prospective or actual workmen or purchasers in accordance with subsection (f)(3). The developer shall not abuse the right of access. Except in case of emergency, or unless it is impracticable to do so, the developer shall give the tenant at least 24 hours notice of his intent and may enter only at reasonable times.

2. A developer shall not undertake remodeling for conversion of a unit while it is occupied by a tenant without the consent of the tenant. A developer shall not create any disruption in the common areas inconsistent with good building practices, nor unreasonably restrict access thereto, nor interfere with the quiet use and enjoyment of the premises at times other than normal week-day business hours.

3. An occupied unit of a conversion condominium project may be shown by a developer to actual or prospective workmen or purchasers during the last 30 days of the 90-day period or during the last 30 days of a period of tenancy.

(Ord. No. 2857, § 1 (16.36.080), 6-23-80)

Section 18.10.408. Moving Expenses.

The developer shall provide moving expenses in the sum of $350.00 to any tenant who relocates from the building to be converted after receipt of notification from the developer of his intent to sell except when the tenant has given notice of his intent to move prior to receipt of notification from the developer of his intent to sell. The developer shall pay the moving expenses on or before the date of vacation by the tenant or subtenant.

(Ord. No. 2857, § 1 (16.36.090), 6-23-80)
Section 18.10.409. Tenant's Purchase Right.

(a) With the notice of sale provided for in Section 18.10.407, the developer shall deliver to each tenant whose unit is to be offered for sale, a firm offer of sale for the unit that the tenant occupies. For 30 days from the date of delivery of the offer, the tenant shall have the exclusive right to purchase his or her unit or until tenant vacates, whichever occurs first.

(b) Upon acceptance by a prospective purchaser, tenant or subtenant and the signing of the offer of sale, the earnest money shall be deposited by the developer immediately in an escrow account with a land title company licensed by the state, to be released to the developer only upon close of escrow.

(c) For a period of 60 days following the rejection of the offer by the tenant, the developer shall not offer the unit for sale to any other person on more favorable terms without giving the tenant the right of first refusal. This right of first refusal given to the tenant shall exist for a minimum of 15 days.

(d) Any tenant who exercises his purchase rights under this section forfeits the moving expenses provisions of section 18.10.408.

(Ord. No. 2857, § 1 (16.36.100), 6-23-80)


The developer of a conversion condominium project shall submit a physical elements report with the final parcel or subdivision map. The report shall be prepared by a state licensed architect or engineer, shall be approved by the appropriate reviewing agencies, and shall include, but is not limited to, the following:

(a) A report detailing the structural condition of all elements of the property including foundations, electrical, plumbing, utilities, walls, ceilings, windows, recreational facilities, sound transmission of each building, mechanical equipment, parking facilities, elevators, appliances, and insulation.

(b) Regarding each such element, the report shall state, to the best knowledge or estimate of the person who prepares the report, when such element was built; the age of mechanical equipment and appliance element; the condition of each element; when said element was replaced; and any modification of the physical condition of said element from the current zoning and from the city housing code and city building code in effect. The report shall identify any defective or unsafe elements and set forth the proposed corrective measures to be employed.

(c) A statement of repairs and improvements to be made by the developer necessary to refurbish and restore the project to achieve a high degree of appearance and safety, and compliance with the city fire and building codes in effect at time of conversion.

(d) The developer shall bring all defects and inadequacies into compliance with Section 18.10.402.

(e) As repairs and improvements are made, the developer shall prepare and submit amended physical elements reports at 60-day intervals.

(Ord. No. 2857, § 1 (16.36.110), 6-23-80)

Section 18.10.411. Covenants, Conditions, and Restrictions.

(a) A true and correct copy of all covenants, conditions, equitable servitudes, and deed restrictions shall be given to each prospective purchaser of a unit, and shall be attached to the developer's final subdivision or parcel maps upon recordation.
(b) The developer shall attach to the final subdivision for parcel maps a copy of cost projections, along with the basis used for arriving at those cost projections, for: liability and fire insurance of the common areas and condominium structures, utilities, use, maintenance and repairs for the common areas. A true and correct copy of all cost projections required in this subsection shall be given to each prospective purchaser of a unit.

(c) If common or non-individual unit utility metering systems are used in the condominium project, the developer shall attach to his final subdivision or parcel map the method or plan by which utility costs are to be assessed to unit owners. A true and correct copy of the method or plan required by this subsection shall be given to each prospective purchaser.

(d) The covenants, conditions, equitable servitudes, and deed restrictions shall provide for solid waste and garbage collection procedures and facilities.

(Ord. No. 2857, § 1 (16.36.120), 6-23-80)

Section 18.10.412. Resale by Purchaser.

There shall be no clause in the sales contract between the developer and the prospective purchaser of a unit that would create an exclusive sales agreement with the developer or any real estate agent as to the subsequent sale of the unit. Any condominium owner shall have the right to decide what agent, if any, shall be used in the subsequent sale of a unit.

(Ord. No. 2857, § 1 (16.36.130), 6-23-80)

Section 18.10.413. Exclusive Management Contract.

Once a majority of units in a condominium project have been sold, and once the association and council of co-owners has been established, the association and council of co-owners shall have the right to choose and hire any condominium manager, if any, it wishes.

(Ord. No. 2857, § 1 (16.36.140), 6-23-80)

Section 18.10.414. Security.

The developer of a condominium project shall post security (performance bond, letter of credit, latent defects bond, contractor's control account, escrow account, etc.) in the manner and amount to be determined at the time the special use permit is approved by the city council. The security shall cover latent defects. The security shall extend for one year from the date of sale of a unit by the developer, and for one year from the date of sale of the last unit for common areas, elements, and amenities.

(Ord. No. 2857, § 1 (16.36.150), 6-23-80)

Section 18.10.415. Penalty.

(a) Any person who willfully violates any provision of this article, or who willfully makes or allows to be made untrue or misleading statements of material fact, or who willfully fails to state any fact required to be stated therein shall be guilty of a misdemeanor, and upon conviction, shall be subject to a fine of not more than $500.00 or imprisonment for a period of not more than six months, or both.

(b) Nothing herein shall prevent any person from exercising any right or seeking any remedy to which such person might otherwise be entitled or from filing an appropriate complaint with a court of law or equity.

(Ord. No. 2857, § 1 (16.36.170), 6-23-80)
ARTICLE X: EXTENSION OF TENTATIVE AND FINAL MAPS

Section 18.10.1001. Purpose.
(a) The purpose of this article is to set forth a procedure by which the time for acting and reporting on a tentative or final map maybe extended by mutual consent of the subdivider and the city council.
(Ord. No. 6091, § 1, 2-11-09)

Section 18.10.1010. Authority.
(a) This article is authorized pursuant to NRS 278.350.
(Ord. No. 6091, § 1, 2-11-09)

Section 18.10.1015. City council has no obligation to enter a subdivision extension agreement.
(a) The city council has no obligation to enter into a subdivision extension agreement.
(b) In exercising its discretion, the city council may consider:
   (1) The impacts to the health, safety and welfare of the general public;
   (2) Construction status of the required public improvements;
   (3) Infrastructure deficiencies affecting neighboring properties;
   (4) The recommendations and comments of the entities and persons reviewing the subdivision extension agreements; and
   (5) Any other subject the city council finds appropriate.
(Ord. No. 6091, § 1, 2-11-09)

Section 18.10.1020. Form of subdivision extension agreement.
(a) The city council shall approve a form of the subdivision extension agreement which shall contain all required terms. Such form is identified as Subdivision Extension Agreement (Work Commenced) and Subdivision Extension Agreement (Work Not Commenced) and is available through the city clerk’s office.
(b) All proposed subdivision extension agreements shall be set forth on the form approved by council.
(c) A subdivision extension agreement shall include a covenant prohibiting the sale of any individual lots.
(d) A subdivision extension agreement shall include a covenant prohibiting the initiation of or the construction of any structure on the subdivision property except for those actions which must be taken by the subdivider to ensure that the subdivision property poses no threat to the safety, health, or welfare of the general public. These actions shall be known as "on-going obligations."
(Ord. No. 6091, § 1, 2-11-09; Ord. No. 6173, § 1, 2-9-11)

Section 18.10.1030. City may require mitigation of subdivision property conditions.
(a) In its sole discretion, the city council may require mitigation of any conditions existing on the subdivision property prior to and as a condition to entering into any subdivision extension agreement or assignment and assumption of a subdivision extension agreement.
In exercising its discretion, the city council may consider:

1. Impacts to the health, safety and welfare of the general public;
2. Construction status of the required public improvements;
3. Infrastructure deficiencies affecting neighboring properties;
4. The recommendations and comments of entities and persons reviewing the subdivision extension agreement; and
5. Any other subject the city council finds appropriate.

(Ord. No. 6091, § 1, 2-11-09; Ord. No. 6173, § 1, 2-9-11)

**Section 18.10.1040. Security requirements relaxed.**

(a) Any security required under this Code, Chapter 18.14 may be relaxed or reduced.

(b) The amount of security required for the public improvements shall be determined by city staff, on a case-by-case basis.

(c) In no event shall the security required by this Code, Chapter 18.14 be reduced below 20 percent of the original security amount required in the public improvement agreement until all public improvements have been completed and accepted by the city.

(Ord. No. 6091, § 1, 2-11-09)

**Section 18.10.1050. Appeal of administrative decision.**

(a) An administrative decision regarding a subdivision extension agreement may be appealed to the city council by filing in writing with the city clerk an appeal on a form provided by the city clerk within ten days of the administrative decision.

(b) The appeal shall be accompanied by the required fee as set by resolution of the city council.

(c) The city clerk shall set the appeal to be heard at either the next general or special meeting of the city council which must be at least ten working days from the date of the appeal.

(Ord. No. 6091, § 1, 2-11-09)

**Section 18.10.1060. Subdivision extension agreement shall be recorded.**

(a) The subdivision extension agreement shall be recorded by the subdivider within five days of its approval by the city council.

(b) The subdivider shall provide a recorded subdivision extension agreement to the city within two days of recording.

(Ord. No. 6091, § 1, 2-11-09)

**Section 18.10.1070. Duration of a subdivision extension agreement.**

(a) The duration of a subdivision extension agreement shall be one year.

(b) The city council may consider a subdivision extension agreement for renewal annually.

(c) The maximum cumulative extension period is ten years from the date of the initial tentative subdivision map approval with the time period encompassing the combination of the
tentative map approval period (including, but not limited to special use permits, master plan amendments and zoning changes), final map approval period and all subdivision extension agreements.

(Ord. No. 6091, § 1, 2-11-09; Ord. No. 6240, § 1, 7-11-12)

Section 18.10.1080. Newly adopted ordinances are applicable to subdivision.

(a) Any ordinance directly attributable to a change in applicable laws which affects the public health, safety or welfare adopted and which became effective during the period of a subdivision extension agreement shall be applicable to the subdivision before further action on the tentative or final map may be commenced.

(Ord. No. 6091, § 1, 2-11-09)

Section 18.10.1100. Violations of the subdivision extension agreement.

(a) In addition to the remedies identified in the subdivision extension agreement, the city, in its sole discretion, may declare an approved tentative or final subdivision null and void upon the violation of a term of the subdivision extension agreement as determined by the city council.

(Ord. No. 6091, § 1, 2-11-09)

Section 18.10.1110. Resumption of the subdivision process.

(a) To resume the subdivision process, the subdivider shall provide notice to the city on the form attached to the subdivision extension agreement, pay a resumption fee as set by resolution of the city council, revise maps to conform to any newly adopted ordinances which became effective during the extension period, and post security for required public improvements.

(b) Staff shall determine the amount of the security using the most recent unit prices set by resolution of the city council.

(c) A subdivider must comply with subsection (a) before any sale of individual lots and/or building actions is commenced.

(Ord. No. 6091, § 1, 2-11-09)

Section 18.10.1115. Assignment and assumption of obligations and duties under subdivision extension agreement.

(a) The city council shall approve a form of the assignment and assumption of obligations and duties under a subdivision extension agreement attached hereto and incorporated herein. Such form is identified as Assignment and Assumption of Subdivision Extension Agreement and is available through the city clerk’s office.

(b) The obligations and duties under any subdivision extension agreement may be assigned to a buyer or buyers of all or a portion of the subdivision property, only upon the prior written consent and approval of the city council.

(Ord. No. 6091, § 1, 2-11-09; Ord. No. 6173, § 1, 2-9-11)
[THIS PAGE INTENTIONALLY LEFT BLANK]
CHAPTER 18.11 RESERVED
CHAPTER 18.12 GENERAL DEVELOPMENT AND DESIGN STANDARDS

OVERVIEW OF CHAPTER

Chapter 18.12 of Title 18 contains general development and design standards applicable to all development in the City of Reno, including subdivisions, regardless of the property's zoning district designation. The standards in this chapter cover a wide variety of subject areas, including bulk and dimensional standards (e.g., setbacks, lot area, lot width, building coverage, building height); protection of hillsides, wetlands, streams, drainageways, and mature trees; streets and vehicle access and circulation; off-street parking and loading; landscaping and screening; outdoor lighting; residential neighborhood protection; residential and nonresidential site and building design standards; utilities and services.

Chapter 18.12's general development and design standards work together with the zoning district and use standards in Chapter 18.08, the subdivision standards in Chapter 18.10, the public improvement standards in Chapter 18.14, the sign standards in Chapter 18.16, and the historic preservation standards in Chapter 18.18 to comprise the substantive standards governing new development in the City of Reno. These standards are applied at all stages of the development review process, from subdivision, through zoning map amendment requests, and through review of special use permits and project site plans. Development in a Planned Unit Development (PUD) Zoning District or Specific Plan (SPD) Zoning District (Section 18.08.303) is also subject to the standards in this Chapter 18.12 unless otherwise modified through the PUD or SPD approval process.
Article I: Bulk/Dimensional, Density and Intensity Standards
Sec. 18.12.103. Standards for Multi-Family Residential Base Zoning Districts.
Sec. 18.12.105. Setbacks from the Truckee River.
Sec. 18.12.106. Reserved.

Article II: Density Bonuses and Other Incentives for Affordable Housing
Sec. 18.12.201. Minimum Affordability Guidelines.
Sec. 18.12.203. Parking Reduction for Affordable Housing Projects.

Article III: Site and Building Design Standards
Sec. 18.12.301. Generally Applicable Site and Building Design Standards.
Sec. 18.12.302. Residential Site and Building Design Standards.
Sec. 18.12.303. Residential Infill Development Standards.
Sec. 18.12.304. Residential Adjacency Standards.
Sec. 18.12.305. Nonresidential and Mixed Use Site and Building Design Standards.
Sec. 18.12.306. Design Standards for Large Retail Establishments.

Article IV: Limits on Grading, Erosion Prevention, and Sedimentation Control
Sec. 18.12.401. General—Compliance with City Standards.
Sec. 18.12.402. Limits on Grading (Cut and Fill).
Sec. 18.12.403. Reserved.
Sec. 18.12.404. Control of Construction Site Discharge.

Article V: Tree Protection
Sec. 18.12.502. Preserved Tree Criteria.
Sec. 18.12.503. Tree Credits.
Sec. 18.12.504. Replacement of Trees/Penalty for Removal.
Sec. 18.12.505. Tree Mitigation Plan.
Sec. 18.12.506. Reserved.
Sec. 18.12.507. Prohibited Activities Adjacent to Trees.

Article VI: Utilities and Services
Sec. 18.12.601. Sewerage.
Sec. 18.12.602. Water and Fire Hydrants.
Sec. 18.12.604. Water Supply Ditches.
Sec. 18.12.605. Critical Flood Zone 1.
Article VII: Streets
Sec. 18.12.701. Street Design—General Standards.
Sec. 18.12.702. Sound Barriers Required.
Sec. 18.12.703. Street/Intersection Spacing.
Sec. 18.12.705. Private Streets.

Article VIII: New Sidewalks, Curbs, and Gutters
Sec. 18.12.801. Required; Exceptions.
Sec. 18.12.802. Sidewalk Specifications.
Sec. 18.12.803. Curb and Gutter Specifications.
Sec. 18.12.804. Commencement and Completion of Construction.

Article IX: Vehicle Access/Circulation and Traffic Analysis
Sec. 18.12.901. Site Access—Driveways and Curb-Cuts.
Sec. 18.12.902. Vision Triangles.

Article X: Pedestrian Access and Circulation

Article XI: Off-Street Parking and Loading
Sec. 18.12.1102. Off-Street Parking Requirements.
Sec. 18.12.1103. Permitted Adjustments to Required Parking.
Sec. 18.12.1106. Reserved.
Sec. 18.12.1107. Off-Street Loading and Service Standards.
Sec. 18.12.1108. Tandem Parking.

Article XII: Landscaping and Screening
Sec. 18.12.1201. Purpose.
Sec. 18.12.1202. Applicability.
Sec. 18.12.1203. Landscape Plan Requirements.
Sec. 18.12.1204. Installation of Landscape.
Sec. 18.12.1205. Required Landscape Areas.
Sec. 18.12.1206. Reserved.
Sec. 18.12.1207. Screening between Land Uses.
Sec. 18.12.1208. Screening of Outdoor Service Areas, Utilities, and Equipment
Sec. 18.12.1209. Materials and Specifications for Required Landscape Areas.
Sec. 18.12.1211. Irrigation.
Sec. 18.12.1212. Reserved.
Sec. 18.12.1213. Maintenance.

Article XIII: Exterior Lighting
Sec. 18.12.1301. Related Regulations.
Sec. 18.12.1302. Lighting Fixtures.
Sec. 18.12.1303. Searchlights.
Sec. 18.12.1304. Flashing or Animated Lights.

Article XIV: Fences and Walls
Sec. 18.12.1401. General Standards for Fences and Walls.
Sec. 18.12.1403. Permit Required.

Article XV: General Environmental Standards
Sec. 18.12.1501. General.
Sec. 18.12.1502. Glare and Spillover Lighting.
Sec. 18.12.1504. Smoke and Particulate Matter.
Sec. 18.12.1505. Odors.
Sec. 18.12.1506. Reserved.
Sec. 18.12.1507. Toxic and Noxious Matters.
Sec. 18.12.1508. Vibration.
Sec. 18.12.1509. Fire or Explosive Hazard Materials.

Article XVI: Hillside Development
Sec. 18.12.1601. Purpose.
Sec. 18.12.1602. Applicability and Exemptions.
Sec. 18.12.1603. Computation of Slope.
Sec. 18.12.1604. Required Plans.
Sec. 18.12.1606. Reserved.
Sec. 18.12.1607. Required Open Space.
Sec. 18.12.1608. Visually Prominent Ridgelines.
Sec. 18.12.1609. Development on 30 Percent and Greater Slopes.
Sec. 18.12.1610. Slope Treatment.
Sec. 18.12.1611. Pedestrian Circulation.
Sec. 18.12.1612. Reserved.
Sec. 18.12.1613. Reduction of Street Width.

Article XVII: Flood Hazard Areas
Sec. 18.12.1702. Permit.
Article XVIII: Wetlands and Stream Environment Protection Standards

Sec. 18.12.1801. Purpose.
Sec. 18.12.1802. Mapped Resources.
Sec. 18.12.1804. Applicability and Exemptions.
Sec. 18.12.1806. Reserved.
Sec. 18.12.1807. Technical Survey Requirements/Waiver.
Sec. 18.12.1808. Mitigation Required.

Article XIX: Drainage Way Protection Standards

Sec. 18.12.1901. Findings.
Sec. 18.12.1902. Purpose.
Sec. 18.12.1903. Applicability.
Sec. 18.12.1904. Generally Applicable Protection Standards.
Sec. 18.12.1906. Reserved.
Sec. 18.12.1907. Additional Standards for Disturbed Drainage Ways.

Article XX: Skyways and Skyway Design Guidelines

Sec. 18.12.2006. Reserved.

Article XXI: Safe Scape Regulations

Sec. 18.12.2101. Purpose.
Sec. 18.12.2102. Applicability.
Sec. 18.12.2103. Definitions.
Sec. 18.12.2104. Operating Hours and Conditions.
Sec. 18.12.2105. Products Offered for Sale.
Sec. 18.12.2106. Surveillance.
Sec. 18.12.2107. Windows and Doors.
Sec. 18.12.2108. Reserved.
Sec. 18.12.2109. Reserved.
Sec. 18.12.2111. Outside Areas.
Sec. 18.12.2112. General Appearance.
Sec. 18.12.2113. Reserved.
Sec. 18.12.2114. Reserved.
Sec. 18.12.2115. Compliance Review.

Article XXII: Cross References to Related City Development Standards

Sec. 18.12.2201. Title 5.
Sec. 18.12.2202. Title 10.
Sec. 18.12.2203. Title 12.
Sec. 18.12.2204. Title 14.
Sec. 18.12.2205. Title 22.
ARTICLE I: BULK/DIMENSIONAL, DENSITY AND INTENSITY STANDARDS


(a) RELATED ZONING DISTRICT OR USE-SPECIFIC REGULATIONS.
Applicants for development should refer to Chapter 18.08 (Zoning) of this title for any applicable bulk/dimensional, density or intensity regulations specific to a particular base or overlay zoning district, or specific to a particular use. In case of conflict with the general development standards in this Article I, the more specific zoning district or use standard in Chapter 18.08 shall apply unless otherwise expressly stated.

(b) DIMENSIONAL STANDARDS FOR ATTACHED SINGLE-FAMILY, CONDOMINIUMS, AND TOWNHOUSE UNITS.
Reduced lot sizes, reduced lot widths, and zero foot setbacks may be provided for attached single family, condominium, and townhouse units if: (1) common areas are maintained in a consistent manner by an association, master developer, or similar mechanism; (2) reciprocal parking and access agreements are recorded for use of the common areas; and (3) all other development standards are addressed and met by the larger project. This subsection may be utilized for residential and non-residential developments.

(c) LOT OR SITE AREA REQUIREMENTS—GENERAL PROVISIONS.

1) Minimum Standards/Calculation.
No lot or parcel shall be so reduced in area as to be less in any dimension than is required by the zoning district in which the lot is located, unless a special use permit for cluster development has been approved. Calculation of minimum area requirements shall not include area devoted to access or roadway easements.

2) Cluster Development.
Cluster development may result in an increase of overall development density of no more than 15 percent over that which is otherwise permitted by the zoning district in which the lot or parcel is located, provided that the standards of Section 18.08.202(a)(1) are met. Clustering driven by the hillside slope density requirements in Article XVI (Hillside Development) of this chapter shall not qualify for a density bonus.

3) Split Parcels.
No portion of any parcel of land that is a part of the required area for an existing building shall be used as a part of the required area of any other parcel or proposed building. When a portion of any parcel is sold or transferred and the area of that portion or the portion remaining no longer conforms to the required area as defined in the zoning district in which the parcel is located, the portion sold or transferred and the portion remaining shall be considered as one parcel only in determining the permissible number and location of buildings allowed to be placed on both parcels.

4) Reduction in Size.
   a. No lot or parcel shall be reduced in area so as to be less in any dimension than is required by the requirements of the zoning district in which the lot or parcel is located.
   b. Parcels created for public agencies and for utilities regulated by the Public Utilities Commission are exempt from this requirement. Upon cessation of the use, the
parcel created for the public agency or utility shall be reverted to acreage or abandoned in accordance with Nevada law. Parcels previously created for this purpose shall be recognized under and subject to the provisions of this subsection.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 5, 5-22-01)

d) PROPERTY LINE SETBACKS/YARDS—GENERAL PROVISIONS.

(1) Measurement.
Required yard setbacks shall be measured from parcel boundaries. Where the parcel includes a private roadway that is not separately mapped, setbacks shall be measured from the edge of that roadway.

a. Exception for transit system and school bus shelters.
The setback requirements of each zoning district shall not apply to public transit system, post office, or school bus shelters provided these shelters have first been approved by the administrator. Public transit system or school bus shelters may be placed within the public right-of-way if approved by the public works director.

(2) Self-Contained Yards.
No required yard or open space around an existing building or any building hereafter erected shall be considered a yard or open space for any other building on an adjoining lot or parcel.

(3) Development Restrictions.
Where yards are required by this chapter, all structures shall be prohibited, except as specified by this title.

(4) Intrusions into Yards.
The following intrusions are permitted into a required yard setback:

a. Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required yard not to exceed two feet.

b. Outside stairs or landing places, if unroofed or unenclosed, may extend into required yards for a distance not to exceed three feet.
(5) **Illustration of Required Yards.**

Figure 18.12-1 below illustrates a variety of lot types and indicates which are the front, rear and side yards. The administrator shall determine which are front, side or rear yards based on yard definitions for lot types not illustrated in Figure 18.12-1.

**FIGURE 18.12-1: YARD DETERMINATION**

---

**(e) Building Height—General Provisions.**

**(1) Exclusions from building height limits.**

Building height requirements of this chapter shall not apply to:

a. Church spires, belfries, cupolas, domes, chimneys, flues or flagpoles, or to water towers, radio towers, and the like, except where such may be deemed a hazard.

b. Parapet walls extending four (4) feet or less above the limiting height of the building on which they rest.

c. Bulkheads, elevator towers, one-story penthouses, water tanks or similar structures, provided that the aggregate floor area of such structures is not greater than one-half ($\frac{1}{2}$) of the total roof area.

**(2) Building height review in vicinity of airports.**

New construction of, or expansion of existing structures to a height greater than 45 feet above ground level, on properties located within the FAR Part 77 Airspace map for the Reno-Tahoe International Airport (see Figure 18.08-12) or the Reno-Stead Airport (See Figure 18.08-13) shall be required to show documentation their plans have been submitted to the Reno-Tahoe Airport Authority, before plans will be approved or a building permit issued.

**(f) OPEN SPACE.**

Each owner of a project which includes open space shall deed restrict the use of the property to preclude its future use for anything other than open space or recreational
purposes. The deed restriction shall not be amended or the open space reduced or withdrawn from use as open space without the consent of the city council.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 5, 5-22-01; Ord. No. 5916, § 5, 4-11-07; Ord. No. 6035, § 5, 6-25-08)


(a) SUMMARY TABLE—SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS.

(1) The Single-Family Residential Districts—Bulk/Dimensional and Density Standards Table (Table 18.12-1) sets out maximum standards for density and building height, and the minimum standards for setbacks, site area and lot width in the LLR2.5, LLR1, LLR.5, SF15, SF9, SF6, and SF4 Zoning Districts.

(2) The table shall establish the minimum requirements for these elements except as otherwise required in this chapter or in Chapter 18.08 (Zoning).

<table>
<thead>
<tr>
<th>Table 18.12-1: SINGLE-FAMILY RESIDENTIAL DISTRICTS—BULK/DIMENSIONAL &amp; DENSITY STANDARDS</th>
<th>ADDITIONAL REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLANK CELL = STANDARD NOT APPLICABLE IN ZONING DISTRICT</td>
<td>(1)</td>
</tr>
<tr>
<td>Max. Base Density (# dwelling units per acre)</td>
<td>LLR2.5</td>
</tr>
<tr>
<td>1 du per 2.5 acres</td>
<td>1 du per acre</td>
</tr>
<tr>
<td>Min. Lot Size</td>
<td>2.5 ac</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>7,000</td>
</tr>
<tr>
<td>Interior Lot</td>
<td>6,000</td>
</tr>
<tr>
<td>Min Lot Width (ft.)</td>
<td>150</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>70</td>
</tr>
<tr>
<td>Interior Lot</td>
<td>60</td>
</tr>
<tr>
<td>Min. Front Yard (ft.)</td>
<td>30</td>
</tr>
<tr>
<td>(3)</td>
<td>Adjacent to Arterial Roadway</td>
</tr>
<tr>
<td>Porches</td>
<td>5</td>
</tr>
<tr>
<td>Min. Side Yard (ft.)</td>
<td>15</td>
</tr>
<tr>
<td>Min. Rear Yard (ft.)</td>
<td>30</td>
</tr>
<tr>
<td>Canopies</td>
<td>5</td>
</tr>
<tr>
<td>Min. useable yard</td>
<td>400 sf</td>
</tr>
</tbody>
</table>
### TABLE 18.12-1: SINGLE-FAMILY RESIDENTIAL DISTRICTS—BULK/DIMENSIONAL & DENSITY STANDARDS
BLANK CELL = STANDARD NOT APPLICABLE IN ZONING DISTRICT

<table>
<thead>
<tr>
<th>Max slope of usable yard</th>
<th>LLR2.5</th>
<th>LLR1</th>
<th>LLR.5</th>
<th>SF15</th>
<th>SF9</th>
<th>SF6</th>
<th>SF4</th>
<th>SMALL LOT (1)</th>
<th>ADDITIONAL REGULATIONS (2)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7:1</td>
<td>7:1</td>
<td>7:1</td>
<td>7:1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Min. dimension (ft.) of usable yard</td>
<td></td>
<td></td>
<td></td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Max. Building Coverage (all principal and accessory buildings)</td>
<td></td>
<td></td>
<td></td>
<td>40% of the lot or common open space shall be provided equal to 20% of gross project area.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Max. Stories</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2.5</td>
<td>2.5</td>
<td>2.5</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Max. Building Height (ft.) (Principal buildings only)</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>30</td>
<td>30</td>
<td>Accessory structure height is regulated in Section 18.08.201—203 of this Code.</td>
</tr>
</tbody>
</table>
### Table 18.12-1: Single-Family Residential Districts—Bulk/Dimensional & Density Standards

<table>
<thead>
<tr>
<th>Min. Garage Setback (front setback to face of garage)</th>
<th>LLR2.5</th>
<th>LLR1</th>
<th>LLR.5</th>
<th>SF15</th>
<th>SF9</th>
<th>SF6</th>
<th>SF4</th>
<th>SMALL LOT (1)</th>
<th>ADDITIONAL REGULATIONS (2)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td></td>
</tr>
</tbody>
</table>

Notes to Table 18.12-1:

1. "Small lot" modifies the minimum lot size; the density of the underlying district does not change unless modified by approval of a cluster development.
2. Additional regulations apply in all zoning districts unless otherwise specified.
3. See Figure 18.12-1 for yard determination regulations.

(b) Additional Standards for Single-Family Districts.

1. **Rear Yards in the SF-4 Zoning District with Zero Lot Line Development.**
   1. When the proposed rear yard abuts the rear yard of an existing single-family zoned lot, such yard shall be at least as deep as the minimum required rear yard of the existing single-family lot.
   2. The rear yard may be ten feet if one side yard is at least 20 feet wide and contains a minimum of 400 square feet having a maximum slope of seven to one (7:1).

2. **Setback Requirements When a Use is Permitted by Special Use Permit.**
   Any use permitted by the approval of a special use permit in a single-family residential zoning district, except for cluster developments, must have a minimum 20-foot setback from any property line that adjoins a single-family dwelling use.

3. **Side Yards in Small Lot Developments.**
   The principal residential building shall either be placed on the property line, or setback a minimum of five feet. However, if the building is located immediately adjacent to a property that is not designated a "small lot" according to this title, the setback shall be a minimum of five feet.

(Ord. No. 5408, § 1, 12-10-02; Ord. No. 5924, § 4, 5-9-07)

### Section 18.12.103. Standards for Multi-Family Residential Base Zoning Districts.

(a) **Summary Table—Multi-Family Residential Zoning Districts.**

1. The Multi-Family Districts—Bulk/Dimensional and Density Standards Table (Table 18.12-2) sets out maximum standards for density and building height, and the minimum standards for setbacks, open space area, and lot width.

2. The table shall establish the minimum requirements for these elements except as otherwise provided in this chapter or in Chapter 18.08 (Zoning).
TABLE 18.12-2: MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS—BULK/DIMENSIONAL & DENSITY STANDARDS
BLANK CELL = STANDARD NOT APPLICABLE IN ZONING DISTRICT

<table>
<thead>
<tr>
<th></th>
<th>MF14</th>
<th>MF21</th>
<th>MF30</th>
<th>ADDITIONAL REGULATIONS (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Max. Residential Density</strong></td>
<td>1 du/3,000 sf</td>
<td>1 du/2,000 sf</td>
<td>1 du/1,450 sf</td>
<td></td>
</tr>
<tr>
<td>(# dwelling units per square feet of lot area)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Min. Lot Area (sq. ft.)</strong></td>
<td>3,000</td>
<td>3,000</td>
<td>3,000</td>
<td><strong>All Districts:</strong> §18.12.103(b)(1)</td>
</tr>
<tr>
<td><strong>Min. Lot Width (ft.)</strong></td>
<td>40</td>
<td>50</td>
<td>3,000</td>
<td><strong>All Districts:</strong> §18.12.103(b)(1)</td>
</tr>
<tr>
<td>Zero Lot Line Development</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>§18.12.103(b)(1)</td>
</tr>
<tr>
<td><strong>Min. Front Yard (ft.)</strong></td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>§18.12.103(b)(1)</td>
</tr>
<tr>
<td>Adjacent to arterial street or freeway</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>§18.12.103(b)(1)</td>
</tr>
<tr>
<td><strong>Min. Side Yard (ft.)</strong></td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>§18.12.103(b)(1)</td>
</tr>
<tr>
<td>Projects with 2 or more units—side yard adjacent to SF zoned property</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>§18.12.103(b)(1).</td>
</tr>
<tr>
<td>Zero Lot Line Development</td>
<td>10 ft. on one side and 0 ft. on other.</td>
<td>10 ft. on one side and 0 ft. on other.</td>
<td>10 ft. on one side and 0 ft. on other.</td>
<td>§18.12.103(b)(1).</td>
</tr>
<tr>
<td><strong>Min. Rear Yard (ft.)</strong></td>
<td>20/10</td>
<td>10</td>
<td>10</td>
<td><strong>All Districts:</strong> §18.12.103(b)(1).</td>
</tr>
<tr>
<td><strong>Max. Stories</strong></td>
<td>2</td>
<td>3</td>
<td>3</td>
<td><strong>MF14:</strong> §18.12.103(b)(2).</td>
</tr>
<tr>
<td><strong>Max. Building Height (ft.)</strong></td>
<td>35</td>
<td>45</td>
<td>45</td>
<td>Accessory structure height is regulated in Section 18.08.201—203 of this Code.</td>
</tr>
<tr>
<td>(Principal buildings only)</td>
<td></td>
<td></td>
<td></td>
<td>&quot;Open space&quot; shall include patio areas and balconies and exclude parking areas and other paved areas. Except for patio areas and balconies, open space area shall be landscaped or improved with outdoor recreational facilities.</td>
</tr>
<tr>
<td><strong>Min. Useable Open Space</strong></td>
<td>100 sf/unit</td>
<td>100 sf/unit</td>
<td>100 sf/unit</td>
<td>&quot;Open space&quot; shall include patio areas and balconies and exclude parking areas and other paved areas. Except for patio areas and balconies, open space area shall be landscaped or improved with outdoor recreational facilities.</td>
</tr>
<tr>
<td>(sf per unit)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Min. Building Separation</strong></td>
<td>20 feet between main buildings on the same lot for developments of 50 units or more, and 10 feet for developments of less than 50 units.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes to Table 18.12-2:
(1) Additional regulations apply in all zoning districts unless otherwise indicated.
(b) ADDITIONAL STANDARDS FOR MULTI-FAMILY DISTRICTS.

(1) Additional Regulations for Uses Allowed by Special Use Permit.

a. Reduction of standards with special use permit.
   Required lot area and width may be reduced or eliminated as part of a special use
   permit for multi-family dwellings or cluster development.

b. Setback requirements when a use is permitted by special use permit.
   Any use permitted by the approval of a special use permit in a multi-family
   residential zone must have a minimum 20-foot setback from any property line that
   abuts single-family zoned property. For purposes of this provision, "abut" means
   sharing a common property line, but not including properties separated by a road
   right-of-way, drainage easement, or alley.

(2) Rear Yards in the MF-14 Zoning District.

a. The rear yard shall be 20 feet for each parcel, with a minimum useable rear yard
   of 400 square feet and a maximum slope of seven to one (7:1).

b. The rear yard for each parcel may be ten feet if one side yard is at least 20 feet
   wide and contains a minimum of 400 square feet having a maximum slope of
   seven to one (7:1).

(Ord. No. 5408, § 2, 12-10-02; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5924, § 5, 5-9-07)


(a) SUMMARY TABLE—NONRESIDENTIAL AND MIXED USE ZONING DISTRICTS.

(1) The Nonresidential and Mixed Use Districts Bulk/Dimensional and Intensity Stan-
   dards Tables (Tables 18.12-3 and 18.12-4) set out maximum standards for intensity
   and building height, and the minimum standards for setbacks, site area and lot width.

(2) The tables shall establish the minimum requirements for these elements except as
   otherwise provided in this chapter or in Chapter 18.08 (Zoning). Section 18.12.105
   shall be consulted for special setback requirements for properties adjacent to the
   Truckee River.

<table>
<thead>
<tr>
<th>TABLE 18.12-3: COMMERCIAL AND MIXED USE ZONING DISTRICTS—BULK/DIMENSIONAL &amp; INTENSITY STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLANK CELL = STANDARD NOT APPLICABLE IN ZONING DISTRICT</td>
</tr>
<tr>
<td>MIN. LOT OR DEVELOPMENT SITE SIZE</td>
</tr>
<tr>
<td>----------------------------------</td>
</tr>
<tr>
<td>Min. Lot or Development Site Size</td>
</tr>
<tr>
<td>Min. Lot Width (ft.)</td>
</tr>
</tbody>
</table>
### TABLE 18.12-3: COMMERCIAL AND MIXED USE ZONING DISTRICTS—BULK/DIMENSIONAL & INTENSITY STANDARDS

<table>
<thead>
<tr>
<th>MU</th>
<th>OS</th>
<th>PO</th>
<th>GO</th>
<th>PF</th>
<th>NC</th>
<th>AC</th>
<th>CC</th>
<th>HC</th>
<th>ADDITIONAL REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Front Yard (ft.)</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>5</td>
<td>Except in the HC District, all minimum yard setbacks shall be landscaped except for the minimum amount required for driveways according to §18.12.1205.</td>
</tr>
<tr>
<td>Min. Side Yard (ft.)</td>
<td>0 or 10</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>10</td>
<td>0 or 10</td>
<td>0 or 10</td>
<td>0 or 0</td>
<td>NC, AC, CC—Side and Rear Yards: § 18.12.104(b)(1). MU—Front Yard: Will include a minimum 5 feet for landscaping/trees and 5 feet for sidewalk.</td>
</tr>
<tr>
<td>Min. Rear Yard (ft.)</td>
<td>0 or 10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>0 or 10</td>
<td>0 or 10</td>
<td>0 or 10</td>
<td>Rear Yard—Porches/Canoopies: 5</td>
</tr>
<tr>
<td>Max. # Stories</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>GO, AC, CC, HC: Maximum height may be exceeded in the GRC General Regional Center and GTC General Transit Corridor Overlay Zoning Districts subject to compliance with standards in §18.08.405(b) and (c).</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Max. Building Height (ft.)</td>
<td>35</td>
<td>35</td>
<td>55</td>
<td>35</td>
<td>65</td>
<td>65</td>
<td>65</td>
<td>65</td>
<td></td>
</tr>
<tr>
<td>Min. Building Separation</td>
<td>20 feet between main buildings on the same lot for developments of 50 units or more, and 10 feet for developments of less than 50 units.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Ord. No. 5762, § 2, 11-18-05; Ord. No. 5892, § 1, 12-4-06)

### TABLE 18.12-4: INDUSTRIAL ZONING DISTRICTS—BULK/DIMENSIONAL & INTENSITY STANDARDS

<table>
<thead>
<tr>
<th>I</th>
<th>IC</th>
<th>IB</th>
<th>ADDITIONAL REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Lot Size</td>
<td>1 acre</td>
<td>1/2 acre</td>
<td></td>
</tr>
<tr>
<td>Min. Lot Width (ft.)</td>
<td>150</td>
<td>50</td>
<td>150</td>
</tr>
<tr>
<td>Min. Front Yard (ft.):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sites less than 20 acres</td>
<td>10</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Sites 20 acres or more</td>
<td>20</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Building height exceeds 35 ft.</td>
<td></td>
<td></td>
<td>1 ft. of additional setback for each 1 foot above height of 35 ft. (1) All required front yard setbacks shall be fully landscaped according to §18.12.1205.</td>
</tr>
<tr>
<td>Loading docks, delivery areas, or parking areas used predominantly for truck parking located in front yard</td>
<td></td>
<td></td>
<td>Additional 5 ft. of landscape setback required in front of the loading dock, delivery area, or parking area.</td>
</tr>
<tr>
<td>Min. Side Yard (ft.)</td>
<td>0/10</td>
<td>10</td>
<td>20</td>
</tr>
<tr>
<td>Min. Rear Yard (ft.)</td>
<td>0/10</td>
<td>10</td>
<td>20</td>
</tr>
</tbody>
</table>

Title 18: Annexation and Land Development
Supp. No. 6
18.12:14
### TABLE 18.12-4: INDUSTRIAL ZONING DISTRICTS—BULK/DIMENSIONAL & INTENSITY STANDARDS

<table>
<thead>
<tr>
<th></th>
<th>I</th>
<th>IC</th>
<th>IB</th>
<th>ADDITIONAL REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. # Stories</td>
<td>3</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Max. Building Height (ft.)</td>
<td>55</td>
<td>40</td>
<td>40</td>
<td></td>
</tr>
</tbody>
</table>

**Notes to Table 18.12-4:**
1. Building height for purposes of this additional setback requirement shall not include height caused by mandatory articulation required by Section 18.12.301.

(b) **ADDITIONAL STANDARDS FOR NONRESIDENTIAL AND MIXED USE DISTRICTS.**

1. **Side and Rear Yards in the NC, AC, CC, I and MU Districts.**
   The building shall either be placed on the property line, or setback a minimum of ten feet. However, if the building is located immediately adjacent to a residentially zoned property, the minimum setback shall be ten feet, and subject to residential adjacency standards in Section 18.12.304.

(Ord. No. 5762, § 2, 11-16-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5892, § 1, 12-4-06; Ord. No. 6000, § 13, 1-30-08)

### Section 18.12.105. Setbacks from the Truckee River.

(a) **GENERAL RIVER SETBACK REQUIRED.**
   No structure outside of the Esplanades located within the MU/DRRC Overlay District shall be erected, mobile home or recreational vehicle placed, or material stored within 50 feet of the banks of the Truckee River as designated in the Record of Survey #1167 filed in the office of the County Recorder on April 18, 1978, without having first secured the administrator's approval or a "major" special use permit. As used in this section, the term "structure" includes all decks, patios, and parking areas.

(b) **ADMINISTRATIVE EXCEPTION FOR ACCESSORY STRUCTURES.**
   The administrator may approve the construction of any accessory structure, including decks and patios, within 50 feet of the Truckee River as designated in the Record of Survey #1167 filed in the office of the County Recorder on April 18, 1978, provided that:

1. The proposed project will not impair the river environs.
2. The proposed project does not involve placement of fill in the floodplain, construction on unstable slopes, or the removal of riparian vegetation.
3. The proposed project will not negatively impact the visual integrity of the river or result in a visual barrier to the river corridor.
4. The proposed project is consistent with the Truckee River Corridor Plan.

(Ord. No. 6000, § 14, 1-30-08)
Section 18.12.106. Reserved.

FIGURE 18.12-2: TRUCKEE RIVER SETBACK
ARTICLE II: DENSITY BONUSES AND OTHER INCENTIVES FOR AFFORDABLE HOUSING

Section 18.12.201. Minimum Affordability Guidelines.

The minimum requirements for rental and homeowner units to qualify as "affordable" are found in Chapter 18.24 (Rules of Measurement and Definitions) under the definition of the term "Housing for Working Families, Affordability Guidelines."


(a) SINGLE-FAMILY PROJECTS: DENSITY BONUS FOR UNITS MEETING AFFORDABILITY GUIDELINES.

In all zoning districts that allow single-family residential uses (detached or attached dwellings), single-family development projects may earn bonus density for including affordable housing if they comply with the following standards:

(1) Projects can receive a density bonus if the development includes affordable units meeting the standards in subsection (2) below and if the development complies with the following:
   a. Affordable and bonus units have to be comparable and representative of the overall complex; and
   b. Public transportation must be located within one-quarter mile of the project boundaries

(2) The following density bonuses are available:
   a. Two and one-half additional units for each one unit offered to qualifying households earning no more than 30 percent of AMI (Adjusted Median Income);
   b. Two additional units for each one unit offered to qualifying households earning no more than 40 percent of AMI (adjusted median income); or
   c. One and one-half additional units for each unit offered to qualifying households earning no more than 50 percent of AMI (adjusted median income).

(3) The maximum density bonus allowed is 25 percent over the zoning district maximum density stated in Article I of this chapter.

(4) Bonus units shall not be included in density calculations for purposes of determining compliance with the master plan.

(5) Projects approved for density bonuses may utilize MF14 standards set forth in Section 18.12.103 above for purposes of determining setbacks and minimum lot sizes.

(6) Projects must demonstrate that they will continue to meet affordability guidelines for a period of at least 30 years.

(Ord. No. 5408, § 1, 12-10-02)

(b) MULTI-FAMILY PROJECTS: DENSITY BONUS FOR UNITS MEETING AFFORDABILITY GUIDELINES.

(1) In all zoning districts that allow multi-family residential uses, multi-family residential projects may earn bonus density for including affordable housing if they comply with
the following standards: Projects can receive a density bonus if the development includes affordable units meeting the standards in subsection (2) below and if the development complies with the following:

a. Affordable and bonus units have to be comparable and representative of the overall complex; and
b. Public transportation must be located within one-quarter mile of the project boundaries

(2) The following density bonuses are available:

a. Two and one-half additional units for each one unit offered to qualifying households earning no more than 30 percent of adjusted median income;

b. Two additional units for each one unit offered to qualifying households earning no more than 40 percent of adjusted median income; or

c. One and one-half additional units for one each unit offered to qualifying households earning no more than 50 percent of adjusted median income.

(3) The maximum density bonus allowed is 25 percent over the zone district maximum density stated in Article I of this chapter.

(4) Market rate units requesting bonus density shall not be eligible for a variance to any landscaping or parking requirements of this chapter.

(5) Projects must demonstrate that they will continue to meet affordability guidelines for a period of at least 30 years.

(Ord. No. 5408, § 2, 12-10-02)

Section 18.12.203. Parking Reduction for Affordable Housing Projects.

(a) CONDITIONS FOR PARKING REDUCTION.

Parking reductions for residential developments (new development, infill, and acquisition/rehabilitation) that meet the affordability guidelines stated in Section 18.12.201 above will be granted if:

(1) The project can demonstrate that either parking cannot be provided in compliance with Section 18.12.1102, as may be modified by other provisions of this title, or additional amenities can be provided with the reduction of parking;

(2) The project is within one mile of an employment base of at least 1,500 employees;

(3) Availability of public transportation can be demonstrated; and

(4) The project is located no closer than one-half mile to another previously approved project that has met the above guidelines and received a parking reduction.

(b) PARKING REduCTIONS ALLOWED.

If the above guidelines are met, then parking will be reduced by the following:

(1) Each unit dedicated to households earning 60 percent of adjusted median income (AMI) may receive a 20 percent reduction to the parking requirements.

(2) Each unit dedicated to households earning 50 percent of AMI may receive a 30 percent reduction to the parking requirements.
(3) Each unit dedicated to households earning 40 percent of AMI or less may receive a 45 percent reduction to the parking requirements.

(Ord. No. 5821, § 1, 4-5-06)
ARTICLE III: SITE AND BUILDING DESIGN STANDARDS

Section 18.12.301. Generally Applicable Site and Building Design Standards.

(a) BUILDING ARTICULATION.

(1) Applicability.
All facades on buildings constructed in a multi-family, office, or commercial zoning district (MF14, MF21, MF30, GO, PO, NC, AC, CC Districts), and any facade that faces an arterial road on a building in an industrial zoning district (I, IC, or IB Districts), shall meet the building articulation standards in this section (See Figure 18.12-3).

(2) Purpose.
The purpose of these articulation standards is to discourage large blank building facades.

(3) Requirements.
All facades subject to this subsection shall meet the following minimum standards for articulation, as illustrated in Figure 18.12-3.

   a. Horizontal articulation.
   No plane of a building wall shall extend for a horizontal distance greater than two times the height of the wall without having an off-set of 15 percent of the wall's height, and that new wall plane shall extend for a distance equal to at least 25 percent of the maximum length of the first plane. In an industrial district, the wall may not extend greater than three times the height without having the off-set.

   b. Vertical articulation.
   No wall shall extend for a horizontal distance greater than two times the height of the wall without changing height by a minimum of 15 percent of the wall's height. In an industrial district, the wall may not extend for a distance greater than three times the height of the wall without changing height by a minimum of 15 percent of the wall's height.

   c. Exposed columns.
   Exposed structural support columns shall be constructed of, or clad in, the same material as the principal structure, unless the change in materials adds to the visual interest.

(b) PARKING GARAGE FACADES.
The facades of parking garages shall be compatible with the architecture of buildings within the area in which the garage is located. See Figure 18.12-4.

(c) SHADING OF PARKS AND RESIDENCES.

(1) Residential Shading.
Structures, which exceed 35 feet in height, shall not cast a shadow on residentially zoned property between the hours of 10:00 a.m. and 2:00 p.m. on December 21.
(2) **Public Parks and Plaza Shading.**
No structure may cast a shadow on public parks or plazas between the hours of 10:00 a.m. and 2:00 p.m. on December 21.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 5, 5-22-01; Ord. No. 5821, § 1, 4-5-06)
Section 18.12.302. Residential Site and Building Design Standards.

(a) Repetition of Residential Facades.

A detached single-family dwelling that has the same appearance or a mirrored reverse appearance as another detached single-family dwelling facing the same street may not be constructed adjacent to or across the street from that single-family dwelling. A different appearance for purposes of this section involves a different roof line and/or footprint. See Figure 18.12-5.

(Ord. No. 5408, § 1, 12-10-02)
(b) GENERAL RESIDENTIAL DESIGN STANDARDS APPLICABLE TO SF4, SF6, AND SF9 ZONING DISTRICTS.

(1) Applicability.
   The standards in this section shall apply to the SF4, SF6 and SF9 Districts. When not in direct conflict, all other provisions of this section and other city ordinances and policies shall apply. Required lot area and width may be modified or waived with a special use permit to those shown on Table 18.12-1 (Section 18.12.102) under "small lot."

(2) Sidewalks.
   A minimum four-foot sidewalk shall be provided on at least one side of the street.

(3) Parkways.
   A minimum five-foot wide landscape parkway shall be provided between the curb and sidewalk.

(c) SITE DESIGN STANDARDS FOR SINGLE-FAMILY RESIDENCES IN THE MF14 ZONING DISTRICT.

(1) If maximum building coverage is greater than 40 percent of the lot, common open space equal to 20 percent of the gross project area shall be provided.

(2) A minimum five-foot wide landscape parkway shall be provided between the curb and sidewalk.

(3) In a residential subdivision, street trees shall be planted on the average at least one two-and-one-half-inch caliper tree for each 30 linear feet of street frontage.

(4) A minimum four-foot sidewalk shall be provided on at least one side of the street.

(d) BUILDING DESIGN STANDARDS FOR SINGLE-FAMILY DEVELOPMENT IN MULTI-FAMILY ZONING DISTRICTS.
   Single-family development in multi-family zoning districts shall be subject to the single-family site and building design standards stated in this section, including without limitation the street image standards in subsection (e) below.

(e) STREET IMAGE STANDARDS FOR NEW SINGLE-FAMILY RESIDENTIAL STRUCTURES.

(1) Applicability.
   This subsection's street image standards shall apply to all new single-family (detached and attached) residential structures in all zoning districts.
(2) **Standard Street Image Features.**

Unless alternative street image plans are approved in accordance with subsections (3) or (4) below, new single-family residential structures on lots 70 feet or wider shall utilize a minimum of three of the following techniques, and new single-family residential structures on lots narrower than 70 feet shall utilize a minimum of two of the following techniques to reduce the prominence of garages, promote pedestrian activity, and create visual diversity in single-family neighborhoods:

a. **House forward.**
   Living areas shall extend a minimum of three feet in front of the garage face. See Figure 18.12-9.

b. **Front porches.**
   A 60 square foot or larger covered front porch shall be provided and shall extend a minimum of three feet in front of the living area. See Figure 18.12-6.

c. **Courtyards.**
   A 60 square foot or larger front yard courtyard with a hard finished floor surface (concrete, wood, brick, pavers, etc.) and walls not exceeding three feet in height shall be provided and shall extend a minimum of three feet in front of the garage face.

![FIGURE 18.12-6: FRONT PORCHES AND COURTYARDS](image-url)
d. **Varied front setbacks.**
   Front setbacks of adjacent homes on the same side of the street shall vary by a minimum of three feet. See Figure 18.12-7.

e. **Garage orientation.**
   Garage doors shall not face the street (i.e., provide side loaded garages) and front elevations of garages shall be architecturally consistent with the living area front elevation.

f. **Reduced garage width.**
   Garages shall not exceed 40 percent of the front elevation.

g. **Hillside adaptive architecture.**
   Within hillside developments and on properties with an average slope exceeding ten percent, homes shall be built on existing grade. This option may be used if the development requires minor grading for driveways, rear yards and other features but may not be used in projects that mass grade sites to provide flat foundations and yards. See Figure 18.12-8.

---

**FIGURE 18.12-7: VARIED FRONT SETBACK**

![Diagram of varied front setbacks](image)
h. **Enhanced landscaping.**
On lots narrower than 70 feet, a minimum of one additional code size tree shall be provided in the front yard. On lots 70 feet or wider, a minimum of two additional code size tree shall be provided in the front yard. Where code provides tree size options, the larger option shall be required. In addition, the entire front yard area shall be landscaped and irrigated. A maximum of ten percent of the front yard landscaping may consist of empty shrub beds with landscape fabric and irrigation to provide homebuyers with landscaping options. Bare dirt shall be prohibited in front yards.

i. **Wide parkway strips.**
Parkway strips between the street and sidewalk shall be increased to a minimum of eight feet in width.

j. **Front door path.**
A three-foot or wider path that is physically separated from the driveway shall be provided from the sidewalk to the front door.

k. **Structure articulation.**
A minimum of four separate roof planes shall be incorporated within the front elevation and the front elevation shall contain a minimum of two wall planes that are offset by a minimum of three feet.

l. **Architectural modification.**
Custom designed homes shall be utilized or a minimum of eight model homes shall be available to customers. Minor facade, material and roof style modifications shall not qualify as separate models.
(3) **Neotraditional Design.**

If vehicular access is provided exclusively from rear yard alleys, street image requirements shall be satisfied. To promote neotraditional development and compensate for the otherwise developable land that is used for alleys, minimum lot sizes and dimensions may be reduced by 20 percent, maximum lot coverage may be increased to 50 percent, and garage setbacks from alleys may be reduced to zero feet if access is provided from exclusively from alleys.

(4) **Custom Street Image Plans.**

Custom street image plans may be approved by special use permit. In order to approve a special use permit for custom street image plans, the planning commission shall make the standard special use permit findings and an additional finding that the proposed street image plan meets the intent of reducing the prominence of garages, promoting pedestrian activity and creating visual diversity in single-family neighborhoods.

(Ord. No. 5528, § 1, 12-17-03)
Section 18.12.303. Residential Infill Development Standards.

(a) APPLICABILITY.
   The provisions of this section apply to residential site development or redevelopment where the original subdivision is over 30 years old, and where a majority of property within 600 feet has been developed.

(b) PURPOSE.
   It is the general intent to have new structures placed on the site so as to recreate and/or maintain the typical setback pattern and architecture established in the neighborhood.

(c) FRONT YARD SETBACKS.
   The front yard setback of any principal structure for new construction should be equal to that front yard setback of the existing structures on either side of the proposed building.
site. If the principal structures on each of the abutting sites have two different front yard setbacks, then the new principal structure shall be preferably set back at the same setback as the abutting principal structure that is closest to the street; and the maximum setback for the new principal structure shall not exceed the setback of the largest setback of the abutting existing structure. See Figure 18.12-10.

FIGURE 18.12-10: INFILL FRONT SETBACK

(d) COMPATIBILITY FINDINGS.
In reviewing a building permit, the following findings must be made:

(1) The proposed development fits within the established pattern of building height and setback for the area.

(2) At least one of the following:
   a. The building and roof style conform to the established style in the area; or
   b. There is no particular established building and roof style in the area; or
   c. The proposed development represents a creative opportunity to improve or contribute to the quality of the neighborhood.

(3) The proposed development incorporates design features, architectural details, materials and building massing common to the area.

(e) ALLOWED MODIFICATIONS.
Variances shall not be required for modification of principal building setbacks if necessary to achieve compliance with this section.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5924, § 6, 5-9-07)

Section 18.12.304. Residential Adjacency Standards.

(a) APPLICABILITY AND EXEMPTIONS.

(1) This Section 18.12.304 applies to all development in nonresidential, mixed use, and multi-family Zoning Districts that abuts single-family zoned property (including property in the SF4, SF6, SF9, SF15, LLR.5, LLR1, LLR2.5, GFSF, UT5, UT10, and UT40 Zoning Districts), or are separated from the single-family zoned property by only a right-of-way or easement.
Section 18.12.304(g) "Noise at Residential Property Lines" shall apply to all development in nonresidential, mixed use and multi-family Zoning Districts that abuts any residentially zoned property (including property in the SF4, SF6, SF9, SF15, LLR.5, LLR1, LLR2.5, GFSF, UT5, UT10, UT40, MF-14, MF-21 and MF-30 Zoning Districts), or are separated from the residentially zoned property by only a right-of-way or easement.

Development on sites over two acres that does not comply with subsection (d)(1)(b) below may be allowed by a special use permit.

(b) BUILDING FACADES.
Developments adjacent to single-family zoned property shall be constructed such that the facade design, including roof lines and roof treatments, is consistent on all sides of the building.

(c) SIGNAGE ADJACENT TO RESIDENTIAL.

(1) No advertising signage shall be permitted on the rear of any building when the rear of the building is adjacent to single-family zoned property.

(2) Internally illuminated wall signs are prohibited on the rear and sides of a building if the property abuts and the signs are visible from residentially zoned properties.

(d) BUILDING SETBACKS.

(1) Residential Slope.
All buildings subject to this section's residential adjacency standards shall be setback from rear or side yard property lines adjoining single-family zoned properties according to the following formula:

a. Sites of two acres or less.
The minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins single-family zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the side or rear setback line. See Figure 18.12-11.

b. Sites over two acres.
The minimum side and/or rear yard setbacks shall be determined by utilizing a 1:3 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins single-family zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the side or rear setback line. See Figure 18.12-11. The 1:3 height/setback ratio may be reduced or eliminated subject to approval of a special use permit according to 18.06.405 of this title, as amended.

c. Notwithstanding the above, a building up to 15 feet in height may be constructed to the setback line established in (d)(2) below.

(2) Building Setback.
In addition to the required building setback line, no building setback shall be less than the building setback for the property zoned single-family where they share common boundaries, or where they are separated by an alley or utility easement.
(e) **SPILLOVER LIGHTING.**

(1) **Lighting Standard.**
Lighting from a nonresidential property shall not create greater than 0.50 foot candle of spillover light at a single-family zoned residential property line.

(2) **Redirecting/Screening of Light Sources.**
All sources of light, including security lighting, illuminated signs, vehicular headlights and other sources, shall be directed away from single-family zoned residential property or screened so that the light level stated in (e)(1) above is not exceeded.

(3) **Lighting Near Residential Areas.**
Light fixtures and standards in or within 100 feet of any single-family residential zoning district shall not exceed 20 feet in height. The administrator may permit additional height provided such lights are a sharp cut-off lighting system.

(f) **EXCLUSIONS FOR HIGHER AMBIENT NOISE AND LIGHT LEVELS.**
Where existing ambient noise and light levels already exceed the standards as of the effective date of this section, the subject source may not increase existing levels.

(g) **NOISE AT RESIDENTIAL PROPERTY LINES.**

(1) **Measurement.**
Measurement of noise shall be made at the residential property line with a sound level meter and octave band analyzer meeting the standards prescribed by the American Standards Association.
(2) **Permissible Noise Level.**

a. **Nighttime noise level.**
   Noise levels shall not exceed 49 db leq or 49 db for a single event occurring on a re-occurring basis at a residentially zoned property line between 10:00 p.m. and 6:00 a.m.

b. **Daytime noise level.**
   Noise levels shall not exceed 65 db leq or 65 db for a single event on a reoccurring basis at a residentially zoned property line.

c. Noise associated with temporary construction activity is exempt from the standards from 6:00 a.m. to 7:00 p.m.

d. Airport airplane operations are exempt from these standards.

(h) **TRAFFIC.**
   Site plans shall be reviewed to avoid access locations that would encourage cut-through traffic through adjacent single-family zoned residential neighborhoods.

(i) **USE OF ALLEYS.**
   Commercial truck and automobile traffic shall be prohibited on alleys that are shared with single-family zoned residential properties between the hours of 9:00 p.m. and 6:00 a.m. This includes, but is not limited to, deliveries, and commercial parking lot access. Garbage collection may occur during these hours.

(j) **LANDSCAPING AND SCREENING.**
   Landscaping and Screening shall conform to Article XII (Landscape and Screening Standards).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5927, § 1, 5-23-07; Ord. No. 6286, § 1, 3-13-13)

Section 18.12.305. Nonresidential and Mixed Use Site and Building Design Standards.

(a) **NONRESIDENTIAL SITE DESIGN STANDARDS.**

(1) **Play Structures.**
   Exterior play structures associated with commercial activities in all nonresidential and mixed use zoning districts shall not be placed between the primary building and any adjacent road right-of-way. Child care centers/ facilities shall be exempt from this standard.
(2) **Industrial Sites.**

The following standards shall apply to all new development in the I, IB and IC Zoning Districts:

a. **All activities on-site.**
   
   Buildings and structures shall be designed and placed upon the property so that the loading and unloading of materials or supplies shall be entirely within the property lines of the lot.

b. **Loading and service areas.**
   
   Loading docks, truck loading, storage, and refuse areas, platforms, and other such areas shall be located on the side(s) or rear of buildings where possible. Site design considerations should include the location of refuse disposal facilities so that they will be adequately screened from public view. Such facilities should be located to minimize noise and odor impacts on residential properties. Where docks and other service areas face the street, they should be obscured from view with landscape planting, walls, fences, grade changes, or a combination of these techniques. See Sections 18.12.1207 and 18.12.1208 for applicable service area screening requirements.

c. **Use of public streets.**
   
   The use of the public street for parking and staging of trucks awaiting loading shall be prohibited. The site must accommodate all maneuvers necessary by trucks (no backing from street).

d. **Integration of utilities.**
   
   Pad-mounted transformers and other utility services shall be integrated into the site plan wherever possible. The necessity for utility connections, meter boxes, or other such facilities, should be recognized and integrated within the architectural design of the buildings.

e. **Integration of architecture, signage and lighting.**
   
   Buildings shall be considered as an integrated whole, including signage, addressing, and lighting. Exterior interest shall be provided on all street frontage elevations by breaking the architectural plane or by using material textures, colors, shadow elements, or landscaping. The exterior treatment of the building shall integrate the use of these elements on every side of the building, which is visible from a street. See Section 18.12.301 for applicable building articulation standards in the industrial zoning districts.

f. **Review by administrator.**
   
   The design standards above are subject to review and modification by the administrator for restrictions imposed upon a site due to physical constraints, or for conditions where existing facilities are being expanded and enforcement of these criteria would impose a hardship upon the applicant.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 7, 5-22-01; Ord. No. 5473, § 1, 7-16-03)

(b) **NONRESIDENTIAL BUILDING DESIGN STANDARDS.**

(1) **Pad Sites.**

Structures constructed on pad sites within a shopping center development shall be architecturally compatible with the main structures within the shopping center.
(2) **Architectural Character in the PO and NC Districts.**

In established areas, new construction shall be consistent in scale and architecturally compatible with other principal structures in the area.

(3) **Blank Walls in the MU District.**

To avoid a monotonous pedestrian environment, blank walls at pedestrian level are prohibited. At least 50 percent of the width of a new or reconstructed first story building wall facing a street shall be devoted to pedestrian entrances, display window or windows affording views into retail, office, restaurant, or lobby space.

(c) **MIXED USE DISTRICT SITE AND BUILDING DESIGN STANDARDS.**

See Chapter 18.08, Section 18.08.302(a), for site and building design standards and other district-specific development standards applicable in the Mixed Use (MU) Zoning District.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 7, 5-22-01; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5821, § 1, 4-5-06)

Section 18.12.306. Design Standards for Large Retail Establishments.

(a) **PURPOSE.**

Large retail establishments depend on high visibility from major public streets, a large physical scale, and a high volume of use by many residents and visitors. As a consequence, design of large retail establishments determines much of the character, function, and image of this community and its streetscapes and commercial areas. The purpose of this section is to encourage large retail establishments and commercial center developments containing large retail establishments, to contribute to Reno as a unique place and to physically integrate with the community in a positive way. The standards of this section supplement existing basic standards for development found elsewhere in this chapter. These large scale retail establishment design standards promote a basic level of architectural variety and interest, a compatible appearance and scale, pedestrian and parking lot access, orientation of buildings and entrances in relation to surrounding streets, and mitigation of negative impacts from development of large retail establishments.

(b) **APPLICABILITY AND EXEMPTIONS.**

(1) The standards of this Section 18.12.306 shall apply to the following:

a. New construction of a large retail establishment;

b. Expansion of or addition to an existing building that creates a large retail establishment; or

c. [Reserved.]

(c) **RELATIONSHIP TO OTHER STANDARDS.**

The provisions of this section shall apply in addition to the generally applicable development and design standards found elsewhere in this chapter and title. Where there is a conflict with generally applicable standards in this chapter or title, the more specific standards of this section shall apply. Where there is a conflict with standards stated in an overlay zoning district, such as one of the regional center overlay zone districts found in Section 18.08.405, the standards for large retail establishments stated in this section shall apply and control unless otherwise expressly stated.
(d) **MINIMUM LAND USE MIX REQUIRED.**

All new large retail establishments shall be located in a commercial center that includes more than four (4) commercial sales and service uses. Such commercial center shall be planned, developed, and owned or managed as a single unit and shall provide off-street parking on the property.

(e) **ADAPTABILITY FOR REUSE AND PROHIBITION OF RESTRICTIVE LEASE AGREEMENTS.**

This subsection's standards are intended to mitigate some of the adverse community effects when large retail establishments vacate their buildings and commercial centers. Many national retailers often abandon older outlets for new formats in new locations, rather than reuse and redevelop existing buildings and centers. Vacant, large-format buildings tend to remain empty for many years, causing blight and eroding nearby property values. Retailers often hang on to these empty buildings or, in the case of leased sites, continue to pay rent, in order to prevent their competitors from occupying the locations. Accordingly, these standards require new large retail establishment structures to be built with adaptable interior configurations for future reuse by multiple, smaller tenants, and to prevent large retailers from blocking competition after vacating a building through restrictive lease terms or covenants.

1. The design of all buildings housing a large retail establishment shall include specific elements for adaptation for future multi-tenant reuse. Such elements may include but are not limited to compartmentalized construction, including plumbing, electrical service, heating, ventilation, and air conditioning. The building design shall also allow for:
   - a. The interior subdivision of the structure into separate tenancies;
   - b. Facades that readily adapt to multiple entrances and adapt to entrances on all but one side of the building;
   - c. Parking lot schemes that are shared by establishments or are linked by safe and functional pedestrian connections;
   - d. Landscaping schemes that compliment the multiple entrance design; and
   - e. Other elements of design that facilitate the multi-tenant reuse of the building.

2. All development applications subject to this subsection (e) shall include a renewal plan that evidences specific compliance with this subsection's adaptability for reuse standards, and otherwise evidences the feasibility of the building's rehabilitation or redevelopment in the event of closure or relocation by the original occupant.

3. When a commercial center development includes a large retail establishment, a landlord shall not enter into a lease agreement or other contract that prevents the landlord from marketing and renting to future lessees after a large retail establishment has vacated the development. After a large retail establishment vacates a commercial center, the landlord shall be free to market to any person or company allowed by City of Reno codes.

(f) [RESERVED.]

(g) **BUILDING DESIGN AND ARCHITECTURE.**

All development subject to this Section shall comply with the following standards:
(1) Facade Articulation and Features.

a. **Intent.**
Facade articulations and detailed elements should be employed to reduce the apparent bulk, industrial look, and uniform appearances of large buildings, provide visual interest and variety, and respect and reinforce the human scale.

b. **Minimum wall articulation.**

1. Any building wall greater than one hundred (100) feet in length, measured horizontally, that faces a street or connecting pedestrian walkway shall include at least three (3) of the following features within each successive thirty (30) foot section or part thereof:
   
i. Change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the length of the facade and extending at least twenty (20) percent of the length of the facade;
   
ii. Change in texture or masonry pattern;
   
iii. Change in color;
   
iv. Windows;
   
v. Trellises with vines; or
   
vi. An equivalent element that subdivides the wall into human-scale proportions.


2. Ground floor building facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along at least sixty (60) percent of their horizontal length. See Figure 18.12-11.3.
3. All sides of the building shall include articulation, materials, and design characteristics consistent with those on the primary front facade in terms of quality and detail, unless the public's view of a rear or side building elevation from a public street or from an adjacent residentially zoned property is blocked by intervening buildings, topography, or other similar feature. See Figure 18.12-11.4.

4. If actual doors and windows are not feasible on side or rear walls that face walkways because of the nature of the use of the building facade, then such walls shall include false windows, either glazing or pattern, and defined by frames, sills, and lintels, or similarly-proportioned modulations of the wall.

(2) Transparency.

a. Intent.
The use of transparent building materials (e.g., glass) is intended to provide a pedestrian-friendly environment at the ground floor level, and to enhance pedestrian safety wherever possible by allowing visibility of parking areas and on-site walkways from building interiors.

b. Minimum transparency requirements.
All buildings subject to this Section shall comply with the following minimum transparency standards:
1. A minimum of sixty (60) percent of any ground floor facade between two (2) feet and ten (10) feet above grade fronting on a public street or containing a principal customer entrance shall be comprised of windows for window shopping, with views into interior areas for merchandise display, shopping, and/or other customer services. A minimum of twenty-five (25) percent of ground floor facades that face parking lots shall also be comprised of windows.

2. If actual doors and windows are not feasible on side or rear walls that face walkways because of the nature of the use of the building facade, such walls shall include false windows, either glazing or pattern, and defined by frames, sills, and lintels, or similarly-proportioned modulations of the wall. See Figure 18.12-11.4.

c. Small retail stores located inside or attached to large retail establishments. When a building containing a large retail establishment also contains separately owned commercial establishments with separate customer entrances that occupy less than twenty-five thousand (25,000) square feet of gross floor area, the following minimum transparency standards shall apply instead of the general standards in subsection (2)b. above:

1. The street level facade of stores shall be transparent between the height of three (3) feet and eight (8) feet above walkway grade for no less than sixty (60) percent of the horizontal length of the building facade.
(3) **Roof Form and Articulation.**

**a. Intent.**
To pronounce and vary roof lines and heights to present a distinctive profile, add interest to and reduce the massive scale of large buildings, and complement the character of adjoining neighborhoods.

**b. Screening of roof-top equipment.**
The building parapet shall be the primary means of screening roof-top equipment. All roof-top equipment shall be screened according to Section 18.12.1208.

**c. Roof design and treatment.**
Roofs shall have no less than two (2) of the following features:

1. Three (3) or more roof slope planes.
2. Parapets concealing flat roofs and roof-top equipment such as HVAC units from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third \( \frac{1}{3} \) of the height of the supporting wall. Such parapets shall feature three dimensional cornice treatment (See Figure 18.12-11.5);
3. Overhanging eaves, extending no less than three (3) feet past the supporting walls; or
4. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run.

**d. Consistent roof treatment.**
Consistent roof treatment shall be provided on all sides of the building.

**e. Visible back sides finished.**
The back sides of all cornices, parapets, and rooflines that are visible from an adjacent residential zone district or from a public street shall be finished.
(4) Customer Entrances.

a. Intent.
   To emphasize major entrances into buildings, to ensure that entryway design provides orientation and an attractive appearance to the building, to provide multiple entrances to reduce walking distances, facilitate pedestrian access, and to improve the relationship of the large retail establishments to the surrounding community.

b. Number of entrances required.

   1. Buildings containing large retail establishments with one hundred thousand (100,000) square feet of gross floor area or more shall feature customer entrances on at least two (2) sides of the building. The two required sides shall be those planned to have the highest level of public pedestrian activity.

   2. When additional commercial establishments under separate ownership are located in the same primary building as a large retail establishment, each such establishment shall have an exterior customer entrance that complies with the visually prominent entrance requirement below, except that such entrance shall include a minimum of two (2) visual prominence features listed in subsection (4)d. below. Restaurants containing less than two thousand (2,000) square feet of gross floor area are excluded from this require-
ment for an exterior customer entrance, except that if such an entrance is provided, the entrance shall comply with the visually prominent entrance requirements below.

c. **Orientation.**
The primary entrance to a large retail establishment shall face the primary street adjacent to the site. The primary street will typically be the street with the highest level of vehicular and pedestrian activity.

d. **Visual prominence.**
In order to provide clearly defined and highly visible entrances, all building and store fronts subject to subsection (f)(4)'s building design and architecture standards shall have customer entrances featuring no less than three (3) of the following (See Figure 18.12-11.6):

1. Canopies, arcades or porticos that, while satisfying weather protection requirements of subsection (4) f, also lend visual prominence to the entrance;
2. Overhangs, recesses or projections;
3. Raised corniced parapets over the door;
4. Peaked roof forms;
5. Tower features integrated with the building design that extend above the building roof line;
6. Arches;
7. Outdoor patios;
8. Display windows;
9. Integral planters or wing walls;
10. Entrance atriums with visual connections to outside.

e. **Transparency and light.**
The principal customer entrance to any building shall feature at least two elements from the following:

1. Clerestory windows;
2. Windows flanking main entrance door;
3. Large entrance door(s)—Transparent, and double hung;

![Figure 18.12-11.6: Buildings shall have clearly-defined, highly-visible customer entrances.](image)
4. Ornamental light fixtures.

f. Weather protection.
Canopies, arcades, or similar permanent sheltering roof structures shall provide weather protection along facades of buildings to pedestrians at customer entrances, taxi and drop off zones, valet parking, and bicycle parking. Weather protection means, for purposes of this provision, a permanent shelter or covering of sufficient length and width to provide protection to pedestrians from sun, wind, rain, or snow.

(5) Building Materials and Colors.

a. Intent.
To specify building materials that are durable, attractive, and have low maintenance requirements; and reduce the use of bright, intense colors.

b. Building materials.
1. All primary buildings shall be constructed or clad with materials that are durable and of a quality that will retain their appearance over time, including, but not limited to, natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality prestressed concrete systems; Exterior Installation Finish Systems (EIFS); or glass. See Figure 18.12-11.7.

2. The following exterior building materials are prohibited:
   i. Vinyl siding;
   ii. Field-painted or pre-finished standard corrugated metal siding; or
   iii. Smooth-faced gray concrete block, painted or stained concrete block, tilt-up concrete panels. These materials may be used as main framing materials with an exterior treatment or finish that replicates materials specified in subsection 1 above.

3. Exterior building material shall be continued down to within nine (9) inches of finished grade on any elevation.

c. Building color.
1. Color schemes shall aesthetically integrate building elements together, relate separate (free-standing) buildings within the same commercial center development to each other, and shall be used to enhance the architectural form of a building.

2. All building projections, including, but not limited to, chimneys, flues, vents, and gutters, shall match or complement in color the permanent color of the surface from which they project.
3. Intense, bright, black, or fluorescent colors shall be used sparingly and only as accents; such colors shall not be used as the predominant color on any wall or roof of any building. Permitted signs shall be excluded from this standard.

4. Building trim and accent areas may feature brighter colors, including primary colors; however, neon tubing shall only be an acceptable trim near customer entrances.

(6) Architectural Unity.

a. Intent.
To provide a unified, coherent, and aesthetically pleasing design and theme within a commercial center that contains multiple buildings.

b. Architectural unity required.
All buildings within the same commercial center shall be architecturally unified. Architectural unity means that buildings shall be related and compatible in style, color scheme, and quality and type of exterior building materials.

(h) SITE DESIGN AND RELATIONSHIP TO SURROUNDING COMMUNITY.

(1) Location and Design of Parking Lots.

a. Intent.
Large parking areas should be divided into smaller lots and distributed around buildings in order to provide safe and convenient access, shorten the distance between primary buildings and public streets, and break up the massive scale of large paved surfaces. If buildings containing large retail establishments are located closer to streets, then the scale is reduced, pedestrian traffic is encouraged, and architectural details of the building take on added importance.

b. Defining the "front parking quadrant" for large retail establishments.

1. These regulations encourage limiting the number of surface off-street parking spaces located between the front door of a large retail establishment and the primary, abutting street. This is achieved by controlling the amount of parking located within a building's "Front Parking Quadrant." The applicant must designate the "Front Parking Quadrant" on all proposed development and site plans.

2. The "Front Parking Quadrant" is defined by connecting each of the four corners of the building containing a large retail establishment to the closest property line. This exercise will create four quadrants. The one quadrant located between the building's front door and the primary abutting street is the "Front Parking Quadrant." See Figure 18.12-11.8 below.

3. Parking spaces in the Front Parking Quadrant shall be counted to include all parking spaces falling within the boundaries of the Front Parking Quadrant, including all partial parking spaces if the part inside the Front Parking Quadrant boundary lines constitutes more than one-half ($1/2$) of such parking space.
c. **Location of parking.**

In order to reduce the scale of the paved surfaces and to shorten the walking distance between parked cars and a building containing a large retail establishment, the Front Parking Quadrant shall contain no more than fifty (50) percent of the off-street surface parking spaces provided for all uses located in the building containing a large retail establishment. See Figures 18.12-11.9 and 18.12-11.10. Note that in instances when the building housing a large retail establishment is sited on a side or rear setback line, it may be impossible to site any off-street parking spaces in the "quadrant" adjoining the side or rear setback line.

---

d. **Parking blocks required.**

In order to reduce the scale of parking areas, all surface parking areas shall be broken up into smaller parking blocks containing no more than forty (40) spaces:

1. Parking blocks shall be separated from each other by a minimum five (5) foot wide landscaping strip, access drives or public streets, pedestrian walkways, or buildings.
2. Each parking block shall have consistent design angles for all parking within the block.

3. Parking blocks shall be oriented to buildings to allow pedestrian movement down and not across rows (typically with parking drive aisles perpendicular to customer entrances).
(2) **Pedestrian Connections (Pedestrian Access and Circulation).** Applicants shall submit a detailed pedestrian circulation plan with all development applications that shows compliance with the following standards:

**a. Public sidewalks.**
Sidewalks at least six (6) feet wide shall be provided along all sides of the parcel or lot that abut a public street. The sidewalk shall be separated from the street curb by a landscaped parkway at least eight (8) feet wide; or the required front yard setback, whichever is greater. The parkway landscaping shall be in addition to the landscaping required around the perimeter of the parking lot (see Section 18.12.1205(e)). See Section 18.12.1205 for applicable street tree requirements. See Figure 18.12-11.11.

**b. Required pedestrian connections.**
An on-site system of pedestrian walkways shall be designed to provide direct access and connection to and between the following (See Figure 18.12-11.12):

1. The primary entrance or entrances to each building in a commercial center development, including free-standing (pad) buildings;
2. Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the commercial center development;
3. Any public sidewalk system along the perimeter streets adjacent to the commercial center development;
4. Where practicable and appropriate, adjacent land uses and developments; and

![Figure 18.12-11.12: On-site pedestrian walkways shall connect each primary entrance of a commercial building to the adjacent parking blocks, structures, or site amenities.](image)
5. Where practicable and appropriate, any adjacent public park, greenway, or other public or civic use including but not limited to schools, places of worship, public recreational facilities, or government offices.

c. Pedestrian connections from primary entrances to parking areas and site amenities.

In addition to the connections required above, on-site pedestrian walkways shall connect each primary entrance of a commercial building to a pedestrian network serving (See Figure 18.12-11.13):

1. All parking blocks, parking areas, or parking structures that serve such primary building; and

2. Site amenities or gathering places provided pursuant to Section 18.12.306(g)(3).

d. Pedestrian connection to perimeter public sidewalks.

Connections between the on-site (internal) pedestrian walkway network and any public sidewalk system located along adjacent perimeter streets shall be provided at regular intervals along the perimeter street as appropriate to provide easy access from the public sidewalk to the interior walkway network. At a minimum, "regular interval" shall mean mid-block or one connection for every four hundred (400) feet of perimeter public sidewalk length, whichever distance is shorter. See Figure 18.12-11.14.

Figure 18.12-11.13: A clear, on-site system of pedestrian walkways shall be provided.
e. **Walkways along primary buildings.**

Continuous pedestrian walkways shall be provided along the full length of a primary building along any facade featuring a customer entrance and along any facade abutting customer parking areas. Such walkways shall be located at least six (6) feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade. As an alternative to the six-foot planting bed, tree grates with decorative paving may be utilized along fifty (50) percent of the facade. For all options, a minimum eight (8) foot unobstructed pathway shall be maintained on the pedestrian walkway.

f. **Minimum walkway width.**
All site walkways connecting parking areas to buildings shall have a minimum, unobstructed width of six (6) feet. In addition, planting areas, including trees, shrubs, benches, flower beds, ground cover, and other such materials, shall be installed along no less than fifty (50) percent of the entire length of the walkway. Where landscaping is provided along the walkway, the combined minimum width of the walkway plus the landscape area shall be fifteen (15) feet to accommodate car overhangs. See Figure 18.12-11.15.

Figure 18.12-11.15: Internal Walkways

---

g. **Walkway materials.**

1. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored and tinted concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. At each point that the on-site pedestrian walkway system crosses a parking lot or internal street or driveway, the walkway or crosswalk shall be clearly marked through the use of a change in paving materials distinguished by their color, texture, or height. Surface striping with paint shall not be considered "a change in paving materials."

2. The total surface area of all on-site pedestrian walkways that incorporate quality paving materials such as pavers, bricks, or scored and tinted concrete may be credited toward the minimum twenty-five (25) percent hardscape limit for on-site landscaping stated in Section 18.12.1205 of this title.
(3) **Site Amenities.**

**a. Intent.**

Site amenities and pedestrian-scale features (e.g., outdoor plazas, street furniture, playgrounds, statuary, sidewalk cafes) in commercial center developments offer attractive spaces for customer and visitor interaction and create an inviting image for both customers and employees. Site amenities and gathering places can vary widely in size, type, and location. The use of site amenities can provide pedestrian spaces at the entry to buildings, can break up expanses of parking, enhance the overall development quality, and contribute to the character of an area. Buildings, trees, walls, topography, and other site features within a commercial center that includes a large retail establishment should be oriented and arranged to enclose such gathering places and lend a human scale.

**b. Standards for site amenities.**

1. **Minimum area devoted to site amenities.**

   All development subject to this Section's design standards shall provide a minimum of ten (10) square feet of site amenities, open areas, and public gathering places for each ten (10) parking spaces provided.

2. **Allowed site amenities.**

   Site amenities shall consist of at least two (2) of the following:
   
   i. Patio or plaza with seating area (See Figure 18.12-11.16);
   
   ii. Mini-parks, squares, or greens;
   
   iii. Bus stops in coordination with the regional transit agency;
   
   iv. Customer walkways or pass-throughs containing window displays;
   
   v. Water feature;
   
   vi. Clock tower; and/or
   
   vii. Public art;

   ![Figure 18.12-11.16: This illustration of a plaza within a commercial development provides a public gathering and a significant site amenity.](image-url)
viii. Any other similar, deliberately-shaped area and/or focal feature that, in the city's judgment, adequately enhances such development and serves as a gathering place.

3. **Aggregation allowed.**
   In commercial center developments containing more than one building, the required area may be aggregated into one larger space, provided such space is within easy walking distance of the large retail establishment and other major tenants in the center.

4. **Design requirements.**
   All site amenities within a commercial development shall be an integral part of the overall design and within easy walking distance of major buildings, major tenants, and any transit stops.
   
i. Any such amenity/area shall have direct access to the public sidewalk network.
   
ii. The amenity/area shall be constructed of materials that are similar in quality to the principal materials of the primary buildings and landscape.

(4) **Side and rear setbacks/screening.**

   a. **Intent.**
   The setback and screening standards are intended to mitigate the potential adverse noise, light/glare, and visual impacts associated with large retail establishments and other large scale commercial development.

   b. **Minimum setback and screening standards.**
   The minimum rear or side yard setback for any building containing a large scale retail establishment shall be thirty-five (35) feet from the nearest property line. Where such building facade also faces an abutting residentially zoned property, either a six (6) foot high decorative masonry wall or an earthen berm no less than six (6) feet high shall be provided, in addition to a twenty (20) foot wide landscape buffer containing at a minimum evergreen trees planted at intervals of twenty (20) feet on center or in clusters.

(Ord. No. 5895, § 2, 12-4-06; Ord. No. 6000, § 15, 1-30-08; Ord. No. 6255, § 1, 10-24-12)
ARTICLE IV: LIMITS ON GRADING, EROSION PREVENTION, AND SEDIMENTATION CONTROL

Section 18.12.401. General—Compliance with City Standards.

In addition to the grading, erosion prevention and sedimentation control provisions in this Article IV, all land disturbing activity, including without limitation grading or tree/vegetation clearance, shall comply with all applicable city standards, including without limitation, the Public Works Design Manual.

Section 18.12.402. Limits on Grading (Cut and Fill).

(a) AUTHORITY.
NRS 278.250 and Chapter 445A of NRS authorize the adoption of grading regulations.
(Ord. No. 5502, § 1, 9-24-03)

(b) PURPOSE.
The purpose of this section is to:
(1) Minimize environmental damage associated with grading;
(2) Encourage balancing the site and reduce importing and exporting soil;
(3) Limit visual scarring; and
(4) Limit unnecessary site disturbance.
(Ord. No. 5502, § 1, 9-24-03)

(c) GRADING PERMIT REQUIRED.
No person shall excavate, fill or otherwise alter the existing grade of any property without first obtaining a grading permit according to the procedures and criteria stated in Section 18.06.801.

(d) SPECIAL USE PERMIT REQUIRED.
An applicant shall obtain a "major" special use permit:
(1) In conjunction with obtaining any grading permit which includes cuts over 20 feet or fills over ten feet; and
(2) When engaged in any grading on a hillside meeting the criteria in 18.12.1602, within a major drainage way meeting the criteria in 18.12.1903, or within the Open Space Zoning District, except for paths, public recreational amenities, or environmental restoration.
(Ord. No. 5502, § 1, 9-24-03)

(e) GENERAL GRADING (CUT AND FILL) STANDARDS.

(1) Preservation of Stable Steep Slopes.
On all projects that include slopes steeper than three to one, existing stable slopes shall be preserved unless the city determines during subdivision or development review that cut and fill slopes are justified and necessary in the overall design of an otherwise acceptable development.
(2) **Fill Slopes.**
Except for the development of single-family homes, grading for properties adjacent to existing single-family residences shall not include fill slopes which exceed the pad grades of the adjoining single-family residences within 20 feet of the property line of the single-family residence. See Figure 18.12-12.

(Ord. No. 5502, § 1, 9-24-03)

---

**FIGURE 18.12-12: FILL SLOPES**

---

(3) **Re-Vegetation Required After Final Grading.**

a. Temporary stabilization shall be applied in accordance with the Truckee Meadows Construction Site Best Management Practices Handbook and in accordance with the State's General Permit.

b. Re-vegetation shall commence the following late fall with bonding and temporary irrigation (if necessary) provided to ensure proper re-establishment of disturbed areas.

c. All slopes disturbed by grading, including on site/in-lot slopes that are not necessary for construction staging, shall be reseeded with native shrubs, grasses, etc., consistent with existing on site native vegetation upon completion of final grading. These areas shall be bonded to ensure proper re-establishment of the vegetation, with temporary irrigation if deemed necessary, based on seed mix, and time of year.

d. The re-vegetation plan shall include plans to stockpile existing topsoil and vegetative strippings and reapply the material to all disturbed areas that are not formally landscaped.

e. Re-vegetation shall be a uniform perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the unpaved areas and areas not covered by permanent structures.
f. Rocks used for rip-rap and retaining walls shall be of a color consistent with the site, or landscaping shall be installed sufficient to provide 20 percent coverage in three years.

g. Establishment of coverage will be judged at the end of the second or third year of installation by community development staff in the form of an administrative decision, subject to appeal.

h. The administrator shall monitor the re-vegetated areas to identify problems that could prevent or interfere with successful re-vegetation projects. Monitoring activities should react to problems which include: the establishment of invasive weeds, erosion (rilling) caused by sudden or steady runoff that can damage restored areas, failure or lack of vigor in introduced plants, unfavorable amounts of moisture (too little or too much) and damage resulting from human trespass. (Ord. No. 5502, § 1, 9-24-03)

(4) No Tracking of Grading Material onto Streets or into Storm Drains.
Material loosened by grading activity shall not be tracked onto adjacent streets or washed down storm drains. The drive apron onto the street shall be stabilized with pavement, gravel or other approved covering. (Ord. No. 5502, § 1, 9-24-03)

(5) Site Design.
the site design shall conform buildings to natural site conditions unless justified to the satisfaction of the administrator. See Figures 18.12-14 and 18.12-15. (Ord. No. 5502, § 1, 9-24-03)

(6) Tree Protection.
Applicants for a grading permit shall comply with the tree protection standards in Article V of this chapter, as applicable.

(7) Limits on Grading Near Residential Properties.
Unless otherwise specified in a special use permit, or required by a public agency, grading may not occur between 7:00 p.m. and 6:00 a.m. within 600 feet of residentially zoned property developed with residences. (Ord. No. 6000, § 16, 1-30-08)

Editor's note—(Prior to inclusion of Ord. No. 5502, Article IV derived from Ord. No. 5189, § 1, adopted Sept. 26, 2000. See the Code Comparative Table.)

Sec. 18.12.403. Reserved.

Editor's note—Ord. No. 6152, § 3, adopted June 9, 2010, repealed § 18.12.403, which pertained to erosion prevention and sedimentation control. See also the Code Comparative Table.

Section 18.12.404. Control of Construction Site Discharge.

(a) ENABLING CLAUSE.
The Nevada Department of Environmental Protection (NDEP) has issued a discharge permit to Reno, Sparks, Washoe County, and Nevada Department of Transportation requiring the development, implementation and enforcement of a regional storm water
quality management program. The storm water discharge permit is a component of a national pollutant discharge elimination system (NPDES) established by the Clean Water Act Amendments of 1987. An element of the storm water quality management program is the reduction of pollution from construction sites to the maximum extent practicable in accordance with the NPDES permit issued by NDEP.

(Ord. No. 5466, § 1, 6-25-03)

(b) PURPOSE AND INTENT.
The purpose and intent of this section is to:

(1) Promote and protect the health, safety, and general welfare of the citizens of Reno and enhance and preserve the quality and value of our resources by regulating construction activities.

(2) Provide for the protection of storm water, ground water, water bodies, watercourses, and wetlands pursuant to and consistent with the Clean Water Act, and NPDES permit granted to the City of Reno.

(3) Manage and control the amount of pollutants in storm water discharges, soil erosion, sediment discharge, mud and dirt deposits on public roadways, and municipal storm sewer systems caused by or as a result of construction activities.

(4) Ensure adequate drainage, storm water management, and soil conservation measures are utilized at the site of any construction activity.

(Ord. No. 5466, § 1, 6-25-03)

(c) APPLICABILITY.
Off-site impacts of erosion and sedimentation from a construction site are prohibited and polluting substances such as construction materials and wastes shall be contained on the site where they cannot drain or be transported by storm water into a water body, channel or storm drain. Best Management Practices shall be implemented for all construction sites and are mandated for construction sites with a disturbed area of one acre or greater or one acre or less if in a sensitive area or part of a larger planned development according to the performance standards of the "Truckee Meadows Construction Site Best Management Practices Handbook" ("BMP Manual") together with such addendum, all of which are on deposit in the office of the City Clerk, are adopted by reference and incorporated here in and made a part hereof as if set forth in full.

(Ord. No. 5466, § 1, 6-25-03)

(d) REGULATORY CONSISTENCY.
This section shall be construed to assure consistency with state and federal laws, rules and regulations, including the Clean Water Act and all acts amendatory thereof or supplementary thereto; all NPDES permits issued to the City of Reno; and any other provisions of the Reno Municipal Code. No permit or approval issued pursuant to this section shall relieve a person of the responsibility to secure permits and approvals required for activities regulated by any other applicable rule, code, act, permit or ordinance. Compliance with this section does not exempt any person from complying with other applicable ordinances, rules, codes, acts, or permits.

(Ord. No. 5466, § 1, 6-25-03)
(e) **CONSTRUCTION SITE DISCHARGE REGULATIONS AND REQUIREMENTS.**

1. Construction permit submittal is required on all projects that may require a grading, site development, building, site drainage, or encroachment permits and will disturb one or more acres of land (including public works projects).

2. Prior to the issuance of a construction permit, the following must be submitted:
   - a. Construction permit submittal checklist;
   - b. Performance standards compliance checklist;
   - c. Copy of notice of intent;
   - d. Copy of receipt from NDEP or permit; and
   - e. Proof of the SWPPP.

3. The installation and maintenance of storm water controls are to be in accordance with the standards as set for in the BMP Manual.

4. At the end of construction when the site has been finished and cleaned and permanent erosion controls are in place, a revegetation plan per Chapter 18.06 together with associated security may be required by the city to assure permanent establishment of installed measures.

(Ord. No. 5466, § 1, 6-25-03)

(f) **ADMINISTRATIVE FEES.**

1. The required permit fees are based on the nature or size of the permitted area and are for the purpose of providing administration, inspection and enforcement of the provisions of this section.

2. The city shall collect an administrative service charge for inspection of storm water quality controls, for inspection of appropriate maintenance, for inspection of the measures at the completion of work, and for inspection of measures at the start of each phase of work. The administrative service charge is as set forth in the current resolution and any amendments thereto which establishes the service charges and fees for the City of Reno.

3. The above listed fees shall be doubled if the construction activity is commenced prior to the issuance of the required permit and/or installation of storm water controls. Payment of the double fee shall not preclude the city from taking any other enforcement actions within its authority.

(Ord. No. 5466, § 1, 6-25-03)

(g) **INSPECTION.**

1. All construction activities which fall within this section shall be subject to the inspection provisions provided herein.

2. The city maintains the right to inspect any site of construction activity. The responsible person shall schedule inspection through community development. An inspection must be conducted prior to the initiation of construction to verify placement of storm water controls. Initial inspections must be requested a minimum of 24 hours prior to the desired time of inspection, excluding Saturdays, Sundays, and holidays. Follow up inspections will not be scheduled but will occur as follows:
   - a. Prior to commencing construction when BMP’s are in place.
b. At the end of construction when the site has been finished and cleaned and permanent erosion controls are in place.

c. Monthly for those sites with a combination of extreme factors including slopes greater than ten percent, proximity to floodplains and waterways, long project duration (in excess of six months), and environmental sensitivity.

d. Additional inspections may also occur as deemed necessary by community development.

e. For phased projects, the city shall inspect installed measures per the SWPPP prior to the commencement of each phase.

(3) If an inspector determines the installed storm water controls are placing the city at risk of violating its NPDES permit, the inspector may order change to the storm water controls. If the change to the storm water controls is not acceptable or is not immediately implemented, enforcement action may be taken.

(4) Emergency control measures may be ordered when pollutants are actually leaving the site.

(5) A complaint of violation shall be promptly investigated by inspection.

(Ord. No. 5466, § 1, 6-25-03)

(h) ENFORCEMENT.

(1) Authority.
The administrator is hereby authorized and directed to enforce all the provisions of this article. For such purposes they shall have the powers of a law enforcement officer.

(2) Right of Entry.
Whenever necessary to make an inspection to enforce any of the provisions of this code or any other lawful ordinance, the administrator or their authorized representative may enter the property at all reasonable times to inspect the same or to perform any duty imposed upon the administrator by this article, provided they shall first present proper credentials and request entry. If entry is refused, the administrator or their authorized representative shall have recourse to every remedy provided by law to secure entry.

(3) Notice of Violation.
Whenever the administrator finds a violation of the provisions of this article, the administrator may issue a notice of violation in writing served on the responsible person. The notice of violation will provide a time period in which the corrective action must be completed.

(4) Stop Orders.
If the notice of violation is not complied with within the time period provided therein, the administrator may order the work stopped by a written stop work order served on the responsible person, and any such persons shall forthwith stop such work until authorized by the administrator to proceed with the work.

(5) Penalty for Violation.
In addition to any other remedies under this section, a person violating any of the provisions of this article may be subject to provisions of Chapter 1.05 of the Reno Municipal Code.
(6) **Nevada Department of Environmental Protection.**

The city may, at its discretion, contact the NDEP for further enforcement.

(7) **Costs Accrued by City.**

Should the city be required to intercede in the installation, maintenance or removal of measures, said costs accrued by the city for time and material necessary to correct the defective installation, maintenance or removal of said measures, shall be levied against the property, and shall be paid in full prior to issuance of any final approval or certificate of occupancy associated with the permit, and prior to issuance of any subsequent permit or start of subsequent phase.

(Ord. No. 5466, § 1, 6-25-03)

(i) **GRANDFATHER PROVISION.**

Construction projects that are in progress as of the date of the enactment of this section and that are subject to this section will have until July 1, 2003, to come into compliance with this section.

(Ord. No. 5466, § 1, 6-25-03)

(j) **DISCLAIMER OF LIABILITY.**

The degree of protection required by this section is considered reasonable for regulatory purposes and is based on scientific, engineering, and other relevant technical considerations. The standards set forth herein are minimum standards and this section does not imply that compliance will ensure against all unauthorized discharge of pollutants. This section shall not create liability on the part of the city, any agent or employee thereof for any damages that result from reliance on this section or any administrative decision lawfully made thereunder.

(Ord. No. 5466, § 1, 6-25-03)

**Section 18.12.405. Post Construction Storm Water Quality Management.**

(a) **PURPOSE AND INTENT.**

The purpose and intent of this section is to:

(1) Prevent threats to public health and safety by regulating storm water runoff discharges from applicable land development projects and other construction activities in order to control and minimize increases in storm water runoff rates and volumes, soil erosion, flooding, stream channel erosion, and non-point source pollution associated with storm water runoff.

(2) Control and minimize the above impacts through implementation of approved post construction storm water quality management plans that place a strong emphasis on implementing Low Impact Development (LID) principles and techniques that include, but are not limited to disturbing only the smallest area necessary, minimizing soil compaction and imperviousness in drainage and recharge areas, preserving natural drainages, vegetation, and buffer zones, and utilizing on-site storm water treatment techniques to the maximum extent practicable.

(b) **APPLICABILITY.**
Approved post construction storm water quality management plans and storm water treatment device access and maintenance agreements are required for the following development activities unless waived according to the terms outlined in subsection (e) entitled “Waivers to Applicability”:

a. Any new development involving the following:
   i. Building permits. Special use permits and site plan reviews that would create a new industrial, commercial, or civic structures;
   ii. Any new development that would specifically enable outdoor material storage; outdoor material loading/unloading; fueling areas; outdoor work, maintenance and wash areas; spill prevention, containment and cleanup; waste handling and disposal uses; any industrial use that has been assigned a Federal North American Industry Classification System (NAIC) code; and uses defined as industrial within Title 18;
   iii. Final plat and parcel maps which require improvement plans on one (1) or more acres of land;
   iv. Grading and site permits involving one or more acres of land except for individual single family homes;
   v. Development activities defined in subsections (b)(1)a iii and (b)(1)a iv (above) that are smaller than one acre if such activities are part of a larger common plan of development, even though multiple separate and distinct land development activities may take place at different times on different schedules;
   vi. Development that will include constructed open channels and local or regional detention basins for flood management;
   vii. Development that will disturb less than one acre of land that will also be located within or directly adjacent to environmentally sensitive areas, as defined in the Truckee Meadows Low Impact Development Manual.

(2) Complete applications for applicable development permits and entitlements that have been submitted before the effective date of the ordinance codified in this section are exempt from the requirements of this section.

(3) Permits and entitlements that were issued before the effective date of this section shall not be subject to this section as long as the accompanying permit is valid.

(4) Permits and entitlements for individual single family homes and tenant improvements that do not require expansion of the site shall not be subject to this section.

(c) APPLICATION REQUIREMENTS.

(1) No applicable permit shall be issued until the post construction storm water quality management plan (as described in subsection (d) “Standards”) and storm water treatment device access and maintenance agreement are approved by the community development department.

(2) Applications meeting the terms of subsection (b) “Applicability” must be accompanied by the following documents in order for the application to be considered complete: two copies of the post construction storm water quality management plan and two copies of the storm water treatment device access and maintenance agreement. The
post construction storm water quality management plan and storm water treatment device access and maintenance agreement shall be prepared to meet the requirements outlined in this section.

(3) Appeals of post construction storm water quality management plan disapprovals for building permits shall follow in accordance with the provisions of Section 18.06.208 and all other appeals shall be filed with the relevant provisions of this Title 18.

(d) STANDARDS.

(1) Post construction storm water quality management plan required for all applicable developments.
A post construction storm water quality management plan shall be prepared by a professional civil engineer, registered in the State of Nevada and prepared using the “Truckee Meadows Structural Controls Design and Low Impact Development Manual” and the “Public Works Design Manual”, together with all addendum, as planning and design guidance for the implementation of the post construction storm water quality management requirements described in this section. Storm water quality management plan standards are described in the “Public Works Design Manual.” These documents are on deposit with the office of the City Clerk.

(e) WAIVERS TO APPLICABILITY.

(1) Every applicant shall provide for storm water quality management as required by this section, unless a written request to waive the plan requirements is granted by the administrator.

(2) Standards for Waivers.
Because there may be circumstances when the post construction storm water quality treatment measures described in this section are inappropriate to meet the purpose and intent of this section, the minimum requirements for a post construction storm water quality management plan may be waived provided that at least one of the following conditions applies to the satisfaction of the administrator:

a. The proposed development is not likely to impair attainment of the purpose and intent of this section, or the site conditions are such that the purpose and intent of this section are unattainable; or

b. Provisions are made to manage storm water quality by an off-site facility,
   i. An off-site facility is defined as a storm water management measure located outside the subject property boundary described in the permit application for land development activity; and
   ii. The off-site facility is required to be in place, to be designed and adequately sized to provide a level of storm water treatment and control that is equal to or greater than that which would be afforded by on-site practices, and there is a legally obligated entity responsible for long-term operation and maintenance of the storm water practice;

(f) PERFORMANCE BOND/SECURITY.
The developer shall submit a performance security or bond prior to issuance of a permit requiring post construction storm water quality management in order to ensure that the storm water practices are installed by the permit holder as required by the approved storm water management plan. The amount of the installation performance security shall be the total estimated construction cost of the storm water management practices approved under the permit, plus 20 percent. The performance bond/security can be a stand alone instrument, or may be combined with other required performance securities. The performance security shall be forfeited for failure to complete work specified in the storm water management plan.

The performance security shall be released in full upon submission of “as built plans” and written certification by a professional civil engineer, registered in the State of Nevada, that the storm water practice has been installed in accordance with the approved plan and other applicable provisions of this section. The community development department will make a final inspection of the storm water practice to ensure that it is in compliance with the approved plan and the provisions of this section.

a. Provisions for a partial pro-rata release of the performance security based on the completion of various development stages can be done provided that each of the following is satisfied:
   i. At least 50 percent of the secured improvements are completed;
   ii. The applicant has submitted an estimate of the work remaining that is sealed by a professional civil engineer registered in the State of Nevada; and
   iii. The applicant has provided evidence in a form acceptable to the community development department of replacement security in the lower amount.

b. A reduction of the security may be considered once each calendar year or upon completion of 25 percent, 50 percent, or 80 percent of the secured items. The dollar amount of no one item, as set forth in the bond estimate as approved by the city, shall be reduced below ten percent of the original item amount, and further the security shall at no time be reduced below 20 percent of the original security amount until all storm water practices have been completed in a manner acceptable to the city. The following procedure is to be followed when requesting a reduction in security:
   a. The subdivider/developer shall make a formal request in writing to the city that the security be renegotiated.
   b. The project engineer must provide the city with an estimate of the work remaining in the format as provided by the city.
   c. The city will determine the total amount of security reduction allowed based on the estimated amount of work remaining as provided by the project engineer and verified by the city, and shall provide the subdivider/developer with a revised bond estimate.
   d. The subdivider/developer shall submit to the city new security, in the format as provided by the city with a revised bond estimate attached, for the storm water practices remaining.
   e. Upon approval as to legal form of the new security by the city attorney, the new security will be filed with the city clerk and the old security document returned.
(3) In no case shall a reduction in security be construed as constituting a final acceptance of storm water practices by the city, either in whole or in part.

(g) MAINTENANCE AND REPAIR OF STORM WATER QUALITY FACILITIES.

(1) Access and Maintenance Agreement.
Prior to the issuance of any permit requiring post construction storm water quality management, the applicant or owner of the site shall execute a storm water treatment device access and maintenance agreement that shall be binding on all subsequent owners of land served by the storm water quality management facility. The agreement shall be on a form substantially similar to Appendix D of the Truckee Meadows Low Impact Development Manual and shall be approved as to form by the city attorney’s office. The agreement shall provide for access to the facility at reasonable times for periodic inspection by the City of Reno, or their contractor or agent, and for assessments of property owners to ensure that the facility is maintained in working condition to meet design standards and any other provisions established by this article. The applicant shall record the agreement with Washoe County and provide a copy of the recorded document to the City of Reno before permits may be issued.

(2) Records of Installation and Maintenance Activities.
Applicants and/or owners responsible for the operation and maintenance of a post construction storm water quality management facility shall maintain records of all maintenance and repairs. These records shall be made available during inspection of the facility and at other reasonable times upon request.

(3) Requirements for Maintenance.
All post construction storm water management facilities shall undergo, at a minimum, an annual inspection by the persons responsible for their operation and maintenance to document and perform maintenance and repair needs and ensure compliance with the requirements of this article and accomplishment of its purposes. These needs may include but are not limited to; removal of silt, litter and other debris from the catch basins, inlets and drainage pipes, grass cutting and vegetation removal, and necessary replacement of landscape vegetation. Any maintenance needs found must be addressed in a timely manner.

(4) City Inspection of Storm Water Facilities.
Inspections include, but are not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or other pollutants; inspections of businesses or industry of a type which are more likely than the typical discharge to cause violations of state or federal water or sediment quality standards or the NPDES storm water permit; and joint inspections with other agencies inspecting under environmental or safety laws, reviewing maintenance and repair records; sampling discharges, surface water, ground water, and material or water in drainage control facilities; and evaluating the condition of drainage control facilities and other storm water treatment practices.
(5) **Right of Entry for Inspection When Connection is Private to Public.**
When any new connection is made or when any new connection is made between private property and a public drainage control system or sanitary sewer, the property owner shall grant to the City of Reno on a form provided by or acceptable to city the right to enter the property at reasonable times and in a reasonable manner for the purpose of inspection. This includes the right to enter a property when it has a reasonable basis to believe that a violation of this section is occurring or has occurred, and to enter when necessary for abatement of a public nuisance or correction of a violation of this article.

(Ord. No. 6088, § 1, 2-11-09; Ord. No. 6385, § 1, 1-13-2016)
ARTICLE V: TREE PROTECTION


This article's tree protection standards shall apply to all new construction and land disturbing activity subject to city requirements for a grading or building permit, where the administrator determines the construction or land disturbing activity is expected to adversely affect mature healthy trees on the site. Such determination shall be made prior to or concurrent with an application for a grading or building permit.

Section 18.12.502. Preserved Tree Criteria.

A tree shall be considered to be preserved only if a minimum of 75 percent of the critical root zone is maintained at undisturbed natural grade and no more than 25 percent of the canopy is removed due to building encroachment.

Section 18.12.503. Tree Credits.

Existing mature, healthy trees that are preserved along public rights-of-way or in the front yard may be eligible for a credit toward the total tree requirements stated in Section 18.12.1209's minimum landscaping requirements or in the street tree requirements stated in Section 18.12.1205 of this chapter. Eligibility for tree credits shall be based on size and condition of the existing trees as determined by the urban forester at the time of application for a building permit. The tree credit may not exceed 30 percent of the required number of trees on the lot. The credit must be approved by the administrator.

Example:

- One 24-inch caliper tree is saved in the front yard = 9 new tree credits (24 inches divided by 2.5 inches per required tree = 9.6 trees)
- 20 new trees required on lot
- 6 of the 20 new trees (30 percent of 20) will not have to be installed

Section 18.12.504. Replacement of Trees/Penalty for Removal.

Where existing mature, healthy trees, as determined by the administrator in consultation with the urban forester, are removed along public rights-of-way or in the front yard as a result of any construction, they shall be replaced based on the size of the tree, with deciduous trees of a minimum caliper of two and one-half inches and evergreen trees with a minimum height of ten feet. The maximum tree penalty for this section is 30 percent. Replacement trees required under this section shall count toward the minimum number of trees required elsewhere in this chapter.
Example:

- One 24-inch caliper tree is removed in the front yard = penalty of 10 two inch caliper trees (24 inches divided by 2.5 inches per required tree = 9.6)
- 20 new trees are required on the lot
- 26 new trees (30 percent of 20 = 6) must be installed

Section 18.12.505. Tree Mitigation Plan.

A tree preservation plan shall be provided by an arborist where construction is expected to adversely impact mature healthy trees. Unless otherwise approved in writing by the urban forester, the following procedures shall be followed on all construction projects:

(a) TREE FLAGGING.
All protected trees on the subject property within 50 feet of a construction area or surface improvements, such as driveways and walks, shall be flagged with bright fluorescent orange vinyl tape wrapped around the main trunk at a height of four feet or more, so that the tape is visible to workers operating construction equipment.

(b) OPEN SPACE FLAGGING.
All trees or groups of trees within areas intended to be saved as open space shall be enclosed with fluorescent orange tape along all areas of possible access or intrusion by construction equipment. Tape shall be supported at a minimum of 25-foot intervals by wrapping trees or utilizing another approved method. Access for the purposes of clearing underbrush is allowed outside of riparian zones.

(c) PROTECTIVE FENCING.
In those situations where a protected tree is so close to the construction area that construction equipment will infringe on the root system, a protective fence may be required between the tree and the construction activity. See Figures 18.12-13 and 18.12-14.

(d) BARK PROTECTION.
In situations where a protected tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree with two-inch by four-inch lumber encircled with wire or other means that do not damage the tree. This will protect the bark of the tree against incidental contact by large construction equipment.
Section 18.12.506. Reserved.

FIGURE 18.12-13: PRIMARY TREE PROTECTION

FIGURE 18.12-14: SECONDARY TREE PROTECTION
Section 18.12.507. Prohibited Activities Adjacent to Trees.

The following activities shall be prohibited within the limits of the critical root zone of any protected tree, subject to the requirements of this ordinance:

(a) MATERIAL STORAGE.
   No materials intended for use in construction, or waste materials accumulated due to excavation or demolition, shall be placed within the limits of the critical root zone of any protected tree.

(b) EQUIPMENT CLEANING/LIQUID DISPOSAL.
   No equipment shall be cleaned, or other materials or liquids deposited or allowed to flow over land, within the limits of the critical root zone of a protected tree. This includes, without limitation, paint, oil, solvents, asphalt, concrete, mortar, or similar materials.

(c) TREE ATTACHMENTS.
   No signs, wires, or other attachments other than those of a protective nature shall be attached to any protected tree.

(d) VEHICULAR TRAFFIC.
   No vehicular and/or construction equipment traffic or parking shall take place within the limits of the critical root zone of any protected tree other than on an existing paved street or parking lot. This restriction does not apply to single incident access within the critical root zone for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

(e) GRADE CHANGES.
   No grade changes in excess of two inches (cut or fill) shall be allowed within the limits of the critical root zone of any protected tree unless adequate construction methods are utilized which have been approved by the Urban Forester.


(a) BORING.
   Boring of utilities under protected trees may be required in certain circumstances. When required, the length of the bore shall be at a minimum the width of the critical root zone, and shall be at a minimum depth of 48 inches.

(b) GRADE CHANGE.
   Grade changes within the critical root zone of a protected tree should not exceed two inches. If more than 25 percent of the critical root zone is disturbed by trenching or a grade change greater than two inches, the applicant may be required to prune the root zone or tree canopy in accordance with industry standards, or to take some other mitigative measure to help preserve the health of the tree.

(c) TRENCHING.
   All trenching shall be designed to avoid crossing the critical root zone of any protected tree.

(d) ROOT PRUNING.
   All roots two inches or larger in diameter which are exposed as a result of trenching or other excavation, shall be cut off and covered with pruning compound within two hours of initial exposure.

(Ord. No. 5189, § 1, 9-26-00)
ARTICLE VI: UTILITIES AND SERVICES

Section 18.12.601. Sewerage.

Any new subdivision or development within the city shall connect to the city’s sanitary sewer system unless the city council approves an agreement under which sewer service is to be provided by another entity or unless a property owner requests and obtains permission from the city council to connect to a different sanitary sewer system. If sewer service is provided by an entity other than the city, then the city assumes no liability for the quality and continuity of service. Any necessary sanitary sewer main extension or the upgrading of any existing sanitary sewer system which is necessary to serve the subdivision or development shall be provided by the developer. When an oversized public sewer main is required for future service to other properties, the provisions of RMC 12.16.480 will be followed.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 4175, § 1, 1-14-92; Ord. No. 4189, § 1, 3-10-92; Ord. No. 5192, § 2, 10-10-00)


(a) The water supply system shall be adequate for all domestic use plus fire protection, which is when the system can furnish the required fire flow from any fire hydrant for the required duration of time while the required residual pressures are maintained in the system. The criteria for determining the above requirements for any specific subdivision or area, shall be the "Standard Schedule for Grading Cities and Towns of the United States with Reference to Their Fire Defenses and Physical Conditions," a publication of the National Board of Fire Underwriters.

(b) A subdivision or development located outside a water service district which is to be supplied by a source other than the local water utility will require a complete design for the source of supply acceptable to the city. The design, showing pressure, capacity, potential population capable of being served, and the provisions to comply with National Board of Fire Underwriters recommended fire flow, shall be furnished. Any water supply obtained from wells shall be clearly shown on the design. A statement shall be submitted stating the capacity of the well, pressure, the population which can be served from the well or wells, and the state permit number issued for each well. An agreement satisfactory to the city shall be submitted guaranteeing continued water supply for the subdivision or development.

(c) Water mains to fire hydrants shall conform to recommendations of the National Board of Fire Underwriters, and the number of fire hydrants and their placement throughout the subdivision or development will be specified by the fire department.

(d) Fire hydrants shall be installed in conformance with city standards. Fire hydrant markers shall be placed as directed by the fire chief.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 4175, § 1, 1-14-92; Ord. No. 4189, § 1, 3-10-92; Ord. No. 5192, § 2, 10-10-00)


(a) The subdivider or developer shall provide for utility distribution service and facilities to serve each lot of a subdivision or development, including, but not limited to, gas, water, electricity, communication and cable television. The location, kilovolts and amperage are to
be shown on project applications to the department of planning and community development and on building permit plans for all new or existing power lines to be relocated within and/or adjacent to a project.

(b) All new or relocated utility distribution and service facilities, including communication and cable television, shall be placed underground except surface mounted transformers located in conformance to applicable setbacks, pedestal mounted terminal boxes, meter cabinets and concealed ducts. Above ground installations shall be aesthetically screened.

(c) The administrator may waive the requirements for undergrounding power lines under the following conditions:
   (1) A conflict with the National Electrical Safety Code.
   (2) The proposed undergrounding of relocated power lines would result in the need for power line improvements outside and not adjacent to the site in excess of 100 percent of the on site or adjacent to the site undergrounding costs.
   (3) New overhead, relocated or upgraded service drops are located in an area where 90 percent of services within 300 feet are overhead, or where the impact on public or private improvements is deemed excessive.

(d) The subdivider or developer is responsible for complying with the requirements of this subsection, and shall make the necessary arrangements with the utility companies involved for the installation of the facilities in accordance with such applicable tariffs, rules and regulations of the utilities as may be on file with the state public service commission, and in accordance with any pertinent franchise arrangements, agreements or contracts.

(e) The developer of new development with an aggregate 660 feet of street frontage or a 50 percent net reduction in the number of poles shall underground existing overhead utilities upon the following conditions:
   (1) The developer is responsible for all costs of undergrounding the existing facilities, including but not limited to, right of way or easement acquisition, permitting, trenching, street cuts, restoration costs, and adjoining property impacts inclusive of changing out service panels; and
   (2) The conversation shall be limited to electrical distribution facilities only (25kV and below).

Any water supply ditch adjacent to residential units is to be fenced in accordance with Section 18.12.1402 and city standards, to safeguard the general public; except specially constructed, privately maintained, decorative streams.

Section 18.12.605. Critical Flood Zone 1.
(a) Any public or other improvement that changes existing grades, places fill, imports, and or displaces any volume of water within Critical Flood Zone 1 for the Truckee River shall meet the following requirements:
   (1) Storm water discharges from the project shall be limited to pre-development conditions relative to peak flows; and
(2) Flood storage volume mitigation meeting. No Adverse Impact when displacement of available flood storage volume occurs below the 1997 water surface elevation of the Critical Flood Zone 1.

(b) Subject to the concurrence of the administrator, the requirements of (a)(1) and (a)(2) above may be met by:

(1) Excavating one part volume for every one part volume of flood storage volume displaced. The excavation must occur within:
   a. the same "flood storage area" as the volume placed, and
   b. at the same elevation band as the volume placed per the Elevation Map.

(2) When mitigation within the same Flood Storage Area and within same elevation band cannot be met because of utility conflicts, topography, high groundwater, or other conditions exist, mitigation outside of the same Flood Storage Area but within the Critical Flood Zone 1 must:
   i. provide for at least one part excavation volume to one part volume displaced, and
   ii. demonstrate through application and output of the appropriate Truckee River Flood Project Mitigation Model the actual mitigation required

(3) The entire mitigated volume of mitigation areas must be available for flood storage during any flood event. Detention basins required by other ordinances are not eligible for mitigation of lost storage volumes.

(4) Mitigation cannot occur in conflict with and/or at same location of approved Truckee River Flood Project Features which are shown on the Truckee River Flood Project Features Maps on file with the City of Reno Community Development Department and Public Works Department, as amended, and incorporated by reference.

(5) Mitigation must occur concurrently with, or prior to, a reduction of flood storage volume.

(Ord. No. 5548, § 1, 3-10-04; Ord. No. 5820, § 1, 4-5-06; Ord. No. 6164, § 1, 10-13-10)
[THIS PAGE INTENTIONALLY LEFT BLANK]
ARTICLE VII: STREETS

Section 18.12.701. Street Design—General Standards.

(a) INCORPORATION OF THE CITY OF RENO PUBLIC WORKS DESIGN MANUAL.
   The City of Reno Public Works Design Manual (November 2000), as amended, is hereby
   incorporated by reference and made a part of this chapter as if set forth in full.

(b) MINIMUM STREET DESIGN REQUIREMENTS.
   All street design shall conform to the Public Works Design Manual, city standards,
   application reports and documents, and the requirements in this article.
   (Ord. No. 4069, § 1, 3-26-91; Ord. No. 4175, § 1, 1-14-92; Ord. No. 4189, § 1, 3-10-92; Ord.
   No. 5192, § 2, 10-10-00)

Section 18.12.702. Sound Barriers Required.

Sound barriers are to be provided along arterial streets within a public improvement easement
in residential areas when required by the administrator. Landscaping and variations in setback
shall be to the satisfaction of the administrator or designee.
   (Ord. No. 4069, § 1, 3-26-91; Ord. No. 4175, § 1, 1-14-92; Ord. No. 4189, § 1, 3-10-92; Ord. No.
   5192, § 2, 10-10-00; Ord. No. 5548, '1, 3-10-04)

Section 18.12.703. Street/Intersection Spacing.

Street spacing and intersection placement shall be as follows:

<table>
<thead>
<tr>
<th>CLASSIFICATION</th>
<th>MINIMUM DISTANCE BETWEEN INTERSECTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DOWNTOWN AREA</td>
</tr>
<tr>
<td></td>
<td>OVERLAY DISTRICT</td>
</tr>
<tr>
<td>Major arterial</td>
<td>½ mile (1,760′)</td>
</tr>
<tr>
<td>Minor arterial</td>
<td>¼ mile (1,320′)</td>
</tr>
<tr>
<td>Commercial collector</td>
<td>600 feet</td>
</tr>
<tr>
<td>Residential collector</td>
<td>400 feet</td>
</tr>
<tr>
<td>Local</td>
<td>200 feet</td>
</tr>
<tr>
<td></td>
<td>OUTSIDE DOWNTOWN</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Major arterial</td>
<td>½ mile (2,640′)</td>
</tr>
<tr>
<td>Minor arterial</td>
<td>¼ mile (1,760′)</td>
</tr>
<tr>
<td>Commercial collector</td>
<td>800 feet</td>
</tr>
<tr>
<td>Residential collector</td>
<td>400 feet</td>
</tr>
<tr>
<td>Local</td>
<td>200 feet</td>
</tr>
</tbody>
</table>

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 4175, § 1, 1-14-92; Ord. No. 4189, § 1, 3-10-92; Ord. No.
   5192, § 2, 10-10-00; Ord. No. 5548, § 1, 3-10-04)


(a) Dedications of right-of-way shall be mandatory when in accordance with the Regional
   Transportation Plan, City of Reno Master Plan - Street and Highway Plan, City of Reno
   Bikeways Plan or Public Works Design Manual.

(b) Dedications will be compensated in accordance with city policy and the regional road
   impact fee administrative manual.

(c) Dedication shall be completed prior to or concurrent with issuance of any building permit
   associated with a discretionary request or that is valued at over ten percent of the
   assessed value of the structure on the most recent tax roles.
   (Ord. No. 5189, § 1, 9-26-00)
Section 18.12.705. Private Streets.

(a) **APPLICABILITY.**

Developments may be developed with private streets instead of public streets if the development complies with the requirements of this section. Variances to these requirements shall not be permitted.

(b) **DESIGN AND CONSTRUCTION STANDARDS.**

Private streets shall conform to the same standards regulating the design and construction of public streets. These standards shall include, but are not limited to the following:

1. Circulation chapter of the master plan;
2. Public streets ordinance;
3. Public works design manual and standard details for public works construction; and
4. Street naming and addressing policies.

(c) **STREETS EXCLUDED.**

Streets shown on the major street system map of the master plan shall not be used, maintained or constructed as private streets. The administrator may deny the creation of any private street if in the administrator's judgment the private street would:

1. Negatively affect traffic circulation on public streets;
2. Impair access to property either on site or off-site to the development;
3. Impair access to or from public facilities including schools, parks, and libraries; or
4. Delay the response time of emergency vehicles.

(d) **PROPERTY OWNERS' ASSOCIATIONS REQUIRED.**

1. **Mandatory Association.**

   Developments with private streets shall have a mandatory property owners association which includes all property served by private streets. The association shall own and be responsible for the maintenance of private streets and appurtenances. Such documents shall be reviewed and approved by the city attorney to ensure conformance to this and other applicable city ordinances.

2. **Association Standards.**

   The association documents shall be filed of record prior to the approval of the final map. Lot deeds must convey membership in the association and provide for the payment of dues and assessments required by the association. The association may not be dissolved without the prior written consent of the city. Nor may any portion of the association documents pertaining to assessments and the maintenance of the private streets be amended without the written consent of the city.

(e) **PRIVATE STREET LOT.**

Private streets must be constructed within a separate lot owned by the property owners' association. This lot must conform to the city's standards for public street right-of-way. An easement covering the street lot shall be granted to the city and utility companies providing unrestricted use of the property for utilities and utility maintenance. This right shall extend to all utility providers including telecable companies and emergency services operating within the city. The easement shall also provide the city with the right of access for any purpose related to the exercise of a governmental service or function, including, but not limited to, fire and police protection, inspection and code enforcement. The easement shall
permit the city to remove any vehicle or obstacle within the street lot that impairs emergency access.

(f) **CONSTRUCTION AND MAINTENANCE COST.**

The city shall not pay for any portion of the cost of constructing or maintaining a private street including street signs and regulatory signage. Costs incurred for construction will not off-set any impact fee charges.

(g) **UTILITIES.**

Sewer, drainage facilities, and signs placed within the private street shall be installed to city standards. Dedication to the city shall occur prior to acceptance of the development and/or release of securities. All city regulations relating to infrastructure financing, developer cost participation and capital cost recovery shall apply to developments with private streets.

(h) **PLANS AND INSPECTIONS.**

Developments proposed with private streets must submit the same plans and engineering information required to construct public streets and utilities. Requirements pertaining to inspection and approval of improvements prior to final map approval shall apply. Fees charged for these services shall also apply. The city may periodically inspect private streets and require repairs necessary to insure emergency access. The city may take legal action to insure necessary repairs are made and/or perform the repairs and charge the owners actual costs.

(i) **ACCESS RESTRICTIONS.**

The entrances to all private streets shall be marked with a sign stating that it is a private street. Guard houses, access control gates and cross arms may be constructed. All restricted access entrances shall be manned 24 hours every day, or provide an alternative means of ensuring access to the development by the city and other utility service providers with appropriate identification. If the association fails to maintain reliable access as required to provide city services, the city may enter the development and remove any gate or device which is a barrier to access at the sole expense of the association. The association documents shall contain provisions in conformity with this paragraph which may not be amended without the written consent of the city.

(j) **ACCESS RESTRICTED ENTRANCE DESIGN STANDARDS.**

Any private street which has an access control gate or cross arm must have a minimum uninterrupted pavement width of 22 feet at the location of the access control device. If an overhead barrier is used, it must be a minimum of 14 feet in height above the road surface. All gates and cross arms must be of a break-away design. A turnaround space must be located in front of any restricted access entrance to allow vehicles denied access to safely exit onto public streets. The location and design of gates is subject to city approval.

(k) **WAIVER OF SERVICES.**

The subdivision final map or other final development plan or permit, property deeds and property owner association documents shall note that certain city services shall not be provided on private streets. All private traffic regulatory signs shall conform to the Manual of Uniform Traffic Control Devices. Depending on the characteristics of the proposed development, services may not be provided.

(l) **PETITION TO CONVERT TO PUBLIC STREETS.**

The property owner association documents shall allow the association to request the city to accept private streets and associated property as public streets and right-of-way upon written notice to all association members and the favorable vote of a majority of the
membership. However, in no event shall the city be obligated to accept the streets as public. Should the city elect to accept the streets as public, the city may inspect the private streets and assess the lot owners for the expense of needed repairs concurrent with the city's acceptance of the streets. The city will be the sole judge of whether repairs are needed. The city may also require, at the association's expense, removal of guard houses, access control devices, landscaping or other aesthetic amenities located within the street lot. The association documents shall provide for the city's right to such assessment. Those portions of the association documents pertaining to the subject matter contained in this paragraph shall not be amended without the written consent of the city.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6000, § 17, 1-30-08)
ARTICLE VIII: NEW SIDEWALKS, CURBS, AND GUTTERS

Section 18.12.801. Required; Exceptions.

(a) Sidewalks, curbs and gutters shall be required on all lots or parcels of land which are hereafter improved or upon which any building or construction shall take place, with the exception that sidewalks, curbs and gutters are not required in the event of addition to existing structures consisting of 500 square feet or less. In new developments, sidewalk requirements shall be determined at time of map or parcel map approval, typically on both sides of all streets, public and private, unless another means of pedestrian access is approved, or if sidewalk is impractical or is unnecessary for pedestrian access purposes as determined by the administrator.

(b) Upon application by a property owner and for cause shown, the administrator may waive the requirement for curb, gutter and/or sidewalk whenever the administrator determines that granting the waiver is a feasible way to implement the preferred design of LID objectives or that it is not practical to be installed at the time of building or construction due to negative impacts on future road construction or improvements, undesirable obstruction to drainage patterns or flow paths, or public safety. Also, the administrator may waive the sidewalk requirement only in the event of repair, remodeling or addition to existing improvements on all lots or parcels of land or for new construction of a single-family residence where sidewalks within 300 feet of the immediate area do not presently exist or where topographic constraints, walls, or landscape obstruction prevent continuous extension on this property or others. No requests for sidewalk waivers will be considered on any lots or parcels of land, except in IB and IC zones, which are located within one-quarter mile of any elementary school, or where traffic volumes are below 1,000 ADT, or where a pedestrian circulation plan has been adopted for an area that indicates no sidewalks are planned for a site unless the administrator determines that granting the waiver is a feasible way to implement the preferred design of LID objectives. Sidewalks may not be required in I, IB, or IC zones, if approved by the administrator.

(c) In order to have consideration for any provisions as hereinabove stated, the applicant must provide to the city a hold harmless agreement, subject to the approval of the city attorney. The applicant shall also waive any protest or objection pursuant to state statutes to any future assessment district which may be formed to incorporate sidewalk upon all the tracts in the district and such waiver of protest shall be recorded in the office of the county recorder and the provisions thereof complied with by any successor in interest.

(d) The decision of the administration denying the applicant a waiver may be appealed in writing to the city council within ten days after notification of such denial.

(Code 1966, § 13.08.010; Ord. No. 2769, § 1, 9-10-79; Ord. No. 3997, § 1, 9-11-90; Ord. No. 4198, § 1, 3-24-92; Ord. No. 4220, § 1, 4-28-92; Ord. No. 5190, § 1, 10-10-00; Ord. No. 6088, § 2, 2-11-09)

Section 18.12.802. Sidewalk Specifications.

Except in I Zoning Districts, sidewalks shall be concrete walks not less than four feet in width constructed in accordance with applicable city standard specifications. In Zoning District, sidewalks shall be concrete walks or asphalt walks not less than four feet in width constructed
in accordance with applicable city standard specifications. Alternative materials may be used in lieu of the above requirements when applied towards the implementation of LID objectives, subject to the approval of the administrator.
(Code 1966, § 13.08.020; Ord. No. 6088, § 3, 2-11-09)


The flow line of curb and gutter should have a minimum grade of four-tenths of one percent, and curbs and gutters shall be of 3,000 pound concrete with a five-inch type II gravel subbase. "L" type shall be used in all cases where a grade rate of less than six percent is encountered. Alternative materials and designs may be used in lieu of the above requirements when applied towards the implementation of LID objectives, subject to the approval of the administrator.
(Code 1966, § 13.08.030; Ord. No. 6088, § 4, 2-11-09)

Section 18.12.804. Commencement and Completion of Construction.

Construction of sidewalks, curbs and gutters shall be commenced within 30 days from the date of issuance of the permit for the work contemplated or the date of completion of the engineering required to establish the street grade, whichever is later, and shall be completed within 60 days from such date.
(Code 1966, § 13.08.040)
ARTICLE IX: VEHICLE ACCESS/CIRCULATION AND TRAFFIC ANALYSIS


(a) DRIVEWAY STANDARDS.

All driveways shall conform to the following standards unless otherwise approved by the administrator in accordance with NRS 278.319 and the following standards:

(1) Every development site shall have unobstructed access to a public right-of-way. This access shall intersect the right-of-way at an angle of approximately 90 degrees.

(2) All driveways must be paved and shall meet the driveway construction requirements specified in RMC Chapter 12.10 (Driveways and Curbs).

(3) Driveway approaches shall comply with city standards and shall be a minimum of 14 feet in width for one-way traffic and 24 feet in width for two-way traffic.

(4) Two-way access lanes shall be a minimum of 20 feet in width; one-way access lanes shall be a minimum of 14 feet in width or as approved by the fire chief.

(5) Except in conjunction with a single-family or duplex residential use, no parking area shall require or encourage a vehicle to back over the property line into a public street right-of-way except that backing into an alley that provides secondary access only is permitted.

(6) No driveway shall be less than 20 feet in length.

(7) No driveway may be located closer than 235 feet from an intersection on major arterials, 150 feet from an intersection on minor arterials, or 50 feet from an intersection on commercial collectors (measured from the end of the corner radius of the pavement). However, where such spacing has been precluded in parcels created prior to adoption of this ordinance, curb-cuts shall be placed as far from the intersection as is possible and may be installed without a variance. See Figure 18.12-15.

(b) CURB-CUTS.

Where parking on any residential lot is accessible from the street, or access for motor vehicles is desired in business, commercial, or industrial use, provisions shall be made for a driveway. All driveway approaches shall enter properties via a standard curb-cut unless otherwise required or approved by the administrator.

(1) Shared Curb-Cuts and Driveways.

On arterial streets in the mixed use and nonresidential zoning districts, shared driveways or curb-cuts may be required by the administrator along common lot lines as follows:

a. Where existing abutting property is already developed, driveways and access aisles shall be interconnected unless the abutting property is already developed in such a manner that interconnection is physically impossible.

b. Where abutting property is not developed and where the owner of the abutting property does not wish to develop concurrently, driveways shall be brought to the common property line so that future interconnection is possible. See Figure 18.12-16.
(2) Maximum Number of Curb-Cuts.

The maximum number of curb-cuts from any project or property shall be as follows:

a. One per street frontage for properties with 50 feet or less of frontage.
b. Two per street frontage for properties with between 51 and 250 feet of frontage.

c. Three per street frontage for properties with between 251 and 750 feet of frontage.

d. Four per street frontage for properties with more than 750 feet of frontage.

e. In consultation with the fire department, additional curb-cuts may be authorized only if the administrator determines that they are necessary to assure safe vehicular movements.

f. Excess curb cuts shall be replaced with curb, gutter, and sidewalks when developed or redeveloped.

(3) **Curb Returns.**
Curb returns shall be provided with pedestrian ramps for the handicapped in accordance with city standards.

(4) **Design and Construction.**
Design and construction of driveways, driveway approaches, and curb-cuts shall be in accordance with city standards, including without limitation the standards stated in RMC, Chapter 12.10 (Driveways and Curbs).

(5) **Separate Access for Service.**
The administrator may require that separate service access be provided to a development when doing so would result in a reduction in potential vehicular and pedestrian conflicts or improve traffic safety.

(6) **Street Reconstruction Projects.**
Whenever a street reconstruction project includes curb and gutter improvements, existing curb-cuts in excess of the requirements of this section shall be removed.

(Ord. No. 5189, § 1, 9-26-00)

**Section 18.12.902. Vision Triangles.**

(a) **STREET VISION TRIANGLES.**
The street vision triangle is defined by the most recent edition of the American Association of State Highway and Transportation Officials Highways and Streets Policy and Design Manual, on file with the community development department. See Figure 18.12-17.
(b) ALLEY VISION TRIANGLES.
The alley vision triangle is a triangular area formed by extending the two curb lines (or edges of pavement) a distance of 20 feet from their point of intersection, and connecting these points with an imaginary line, thereby creating a triangle.

(c) DRIVEWAY VISION TRIANGLES.
The driveway vision triangle is a triangular area formed by extending the two curb lines (or edges of pavement) a distance of ten feet from their point of intersection, and connecting these points with an imaginary line, thereby creating a triangle.

(d) PROHIBITIONS.
No fence, wall, screen, sign, structure, or foliage shall be erected, planted or maintained in such a manner as to obstruct or interfere with a clear line of sight for the drivers of approaching vehicles within the vision triangle between two and one-half feet and eight feet above the average grade of the curb. This shall not be interpreted to prohibit traffic sign posts, utility poles or tree trunks within the vision triangle area.

(a) GENERAL.

(1) Projects That May Require a Traffic Report.
   a. Applications for master plan amendment calculated generating 200 or more peak-hour trips or that proposes a change to roadways in the Regional Transportation Plan (RTP) for Washoe County or the Regional Road Impact Fee (RRIF) Network.
   b. Projects defined as "projects of regional significance" in Section 18.06.402.
   c. Projects that will be phased over a period of time exceeding ten years.
(2) When a Traffic Impact Analysis (TIA) May Be Required.

a. A traffic impact analysis shall be submitted concurrently with the submission of an application for zoning map amendment, a special use permit, a building permit, a site plan review, a general plan amendment or a tentative map, if the site meets the criteria in (a)(1) above.

b. If a TIA has been previously submitted for a particular site, a new study shall not be required. However, the administrator may require an update of the study if the study is more than one year old or if conditions on the site or in the general area of the site have changed substantially.

c. In addition, the administrator may require a TIA of any proposed development if there is cause and concern that the development will conflict with existing traffic flows, may impact the traffic operation at intersections, may not provide adequate site access or will likely adversely impact neighborhoods.

(3) Professionally Prepared.

All traffic studies must be prepared and sealed by a Nevada Registered Professional Engineer with experience in transportation planning and engineering.

(b) PROJECTS THAT MAY REQUIRE A TRAFFIC ENTRY AND ACCESS STUDY.

(1) Trip Threshold.

All developments for which the estimated trip generation for all uses on the lot collectively is equal to or greater than 100 trips per peak hour, according to Table 18.12-7 shall be required to submit a traffic entry and access study:

<table>
<thead>
<tr>
<th>TABLE 18.12-7: PEAK HOUR TRIP GENERATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASSUMPTIONS FOR SPECIFIC PROJECTS</td>
</tr>
<tr>
<td>TYPE OF USE</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Lodging</td>
</tr>
<tr>
<td>Recreation</td>
</tr>
<tr>
<td>Institutional and Community Service</td>
</tr>
<tr>
<td>Office</td>
</tr>
<tr>
<td>Retail and Personal Service</td>
</tr>
<tr>
<td>Restaurant</td>
</tr>
<tr>
<td>Commercial and Business Service</td>
</tr>
<tr>
<td>Industrial</td>
</tr>
<tr>
<td>Wholesale, Distribution and Storage</td>
</tr>
</tbody>
</table>

*Net does not include roadways and facilities that do not have parking requirements.

As an alternative to Table 18.12-7, the current edition of Trip Generation by the Institute of Transportation Engineers may be used to determine peak hour trip rates.
(c) **PURPOSE OF TRAFFIC IMPACT ANALYSIS.**
Traffic impact analysis and traffic entry studies are required to:

1. Ensure that public roadways in the city will continue to function at an acceptable level-of-service and in an acceptable manner for the city as a whole;
2. Reduce traffic conflicts and hazards, which may compromise safety of the traveling public; and
3. Help prevent commercial, industrial and other cut-through traffic from using local residential roadways.

(d) **PROCESS.**

1. **Pre-Submittal Conference.**
   Prior to commencing a required traffic study, the applicant’s traffic engineer shall confer with the administrator, and discuss such items as:
   a. Definition of the study area;
   b. Level of background traffic;
   c. Directional distribution of traffic;
   d. Street and intersection capacity;
   e. Intersections requiring level-of-service analysis; and

2. **Study Format.**
   To facilitate review by other agencies and to promote region-wide uniform requirements for the content and preparation of traffic studies, the Traffic Impact Analysis Guidelines adopted by the regional transportation commission shall be used for formatting any TIA, unless otherwise approved by the city’s traffic engineer.

3. **Preliminary Traffic Studies.**
   Where the proposed development is in the preliminary design stage, the city traffic engineer may only require a preliminary TIA, subject to a standard TIA being completed and submitted prior to, or concurrently with, the submission of an application for a development review, tentative map or building permit, whichever occurs first.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5474, § 1, 7-16-03)
ARTICLE X: PEDESTRIAN ACCESS AND CIRCULATION


(a) Provision of pedestrian access along rights-of-way, between rights-of-way and adjacent buildings, and between buildings shall be mandatory. Where access is clearly unnecessary, it may be waived.

(b) Pedestrian access shall be provided concurrent with the certificate of occupancy of any building permit associated with a discretionary request or that is valued at over ten percent of the assessed value of the structure on the most recent tax roles.

(c) All pedestrian access shall comply with the standards stated in Article VIII (New Sidewalks, Curbs and Gutters) of this chapter.

(Ord. No. 5189, § 1, 9-26-00)
ARTICLE XI: OFF-STREET PARKING AND LOADING


(a) APPLICABILITY.

(1) New Development.
The off-street parking and loading standards in this Article XI shall apply to all new development after the effective date of this title, except as otherwise expressly allowed in this title.

(2) Applicability to Existing Uses.

a. 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 and title.

b. In connection with an existing use, this article shall not require the maintenance of more parking or loading spaces than is required for a new building or use under this article and title.

c. Discontinuance of parking or loading.
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.

(3) Expansions and Increases in Intensity.
Unless otherwise expressly stated in 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, employees, 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.

(4) Change of Use.

a. General Rule.
Unless otherwise expressly stated in this article, off-street parking (including bicycle parking) and loading facilities shall be provided for any change of use or manner of operation that would, based on the off-street parking requirements in Section 18.12.1102 or the off-street loading requirements in Section 18.12.1107, result in a requirement for more parking or loading spaces than the former use. Additional parking or loading spaces shall be required only in proportion to the extent of the change, not for the entire building or use.

b. Exception for motel/hotel conversions into housing.
Additional off-street parking will not be required for conversion of motels or hotels to long-term, permanent housing.
(b) **GENERAL OFF-STREET PARKING REQUIREMENTS.**

(1) **Single-Family Residential Uses.**
Parking in front of the front building line of single-family residential dwellings is prohibited, except on paved standard driveway areas. Recreational Vehicles may be parked in the side yard if screened by a six-foot fence.

(2) **Parking Available for Use.**
All required parking shall be available for use by on-site tenants. Unless otherwise specified, all required off-street parking shall be available on-site or on adjacent parcels with an established primary use. Garages in multi-family projects shall only qualify as parking if they are used for parking and storage is restricted.

(c) **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 at each entrance to the parking lot a permanent sign, approved by the administrator, suitable to apprize 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 charged for parking (if any charge is made), 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.**
If vehicles in violation of parking rules will be towed from the parking lot, the sign must state this information. 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 must be stated.

(4) **Patron Lot.**
If the parking lot is used exclusively as a patron parking lot, the sign shall advise potential users of the terms and conditions of the use.

(d) **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 so as to prevent the accumulation of debris or litter.
(e) **PUBLIC TRANSIT FACILITIES.**

Where a use or development would result in the need for public transit, the owner shall dedicate and construct bus turn-outs and shelters in accordance with city standards.

(Ord. No. 6302, § 1, 8-28-13)
Section 18.12.1102. Off-Street Parking Requirements.

(a) GENERAL.

(1) Parking demands and requirements not clearly indicated in this section shall be determined by the administrator, based on the particular use and its particular off-street parking demands.

(2) Areas adjacent to gas pumps shall not be considered as required parking.

(3) Alternate parking rates or adjustments. The administrator may permit alternate parking rates or adjustments when a report based on the Institute of Transportation Engineers (ITE) Manual, or another nationally accepted authority is submitted which substantiates/validates the use of a different standard.

(b) REQUIRED AMOUNTS OF PARKING.

(1) Minimum Amount of Off-Street Parking Required.

Table 18.12-8 below sets forth the minimum required amounts of off-street parking spaces for each specified land use.

(2) Maximum Amount of Parking.

No development that requires 20 or more off-street parking spaces shall exceed the number of parking spaces required by this article by more than ten percent, unless justified to the satisfaction of the administrator.

(3) Calculation of Parking for Multiple Uses.

Unless otherwise approved, off-street parking areas serving more than one use must provide parking and loading in an amount equal to the combined total of the requirements for each use.

<table>
<thead>
<tr>
<th>TABLE 18.12-8: OFF-STREET PARKING REQUIREMENT TABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE CATEGORY AND SPECIFIC USE TYPE</td>
</tr>
<tr>
<td>------------------------------------</td>
</tr>
<tr>
<td>RURAL &amp; ANIMAL-RELATED</td>
</tr>
<tr>
<td>Animal Clinic, Shelter, Hospital or Boarding/Kennel</td>
</tr>
<tr>
<td>Stable</td>
</tr>
<tr>
<td>RESIDENTIAL</td>
</tr>
<tr>
<td>Boarding or Rooming House/Dormitory</td>
</tr>
<tr>
<td>Condominium</td>
</tr>
<tr>
<td>USE CATEGORY AND SPECIFIC USE TYPE</td>
</tr>
<tr>
<td>-----------------------------------</td>
</tr>
<tr>
<td>Congregate Care Facility</td>
</tr>
<tr>
<td>Fraternity, Sorority House, or Private Dorm</td>
</tr>
<tr>
<td>Granny Flat</td>
</tr>
<tr>
<td>Home Occupation</td>
</tr>
<tr>
<td>Mobile Home Subdivision</td>
</tr>
<tr>
<td>Multi-Family</td>
</tr>
<tr>
<td>Residential Care Facility, Nursing Home, Skilled Nursing Facility</td>
</tr>
<tr>
<td>Senior Housing/Assisted Living Facility</td>
</tr>
<tr>
<td>Single-Family: Attached Townhouse; Detached; Zero Lot Line</td>
</tr>
<tr>
<td>Single room occupancy</td>
</tr>
<tr>
<td>Commercial sales and services</td>
</tr>
<tr>
<td>Auto Repair Garage, Paint and Body Shop</td>
</tr>
<tr>
<td>Automobile, Truck, Mobile Home, RV Boat &amp; Trailer Sales or Rental</td>
</tr>
<tr>
<td>Bar</td>
</tr>
<tr>
<td>Building &amp; Landscape Materials</td>
</tr>
</tbody>
</table>
## TABLE 18.12-8: OFF-STREET PARKING REQUIREMENT TABLE

<table>
<thead>
<tr>
<th>USE CATEGORY AND SPECIFIC USE TYPE</th>
<th>MINIMUM CITY-WIDE REQUIREMENT (1), (2)</th>
<th>MINIMUM DOWNTOWN RENO REGIONAL CENTER REQUIREMENT AS DEFINED IN 18.08.101</th>
</tr>
</thead>
<tbody>
<tr>
<td>Call Center</td>
<td>1 per 50 square feet of computer/telephone bank area, 1 per 250 square foot office</td>
<td></td>
</tr>
<tr>
<td>Car Wash</td>
<td>3.6 per bay or stall</td>
<td></td>
</tr>
<tr>
<td>Commercial (not retail) Uses, Other than Listed</td>
<td>1 per 275 sq. ft.</td>
<td>1 per 385 sq. ft.</td>
</tr>
<tr>
<td>Drive-through Facility (Food and Beverage Service)</td>
<td>40 lineal feet of stacking area in front of each window or bay plus one off-street stacking area of 140 lineal feet in length (measured from the window), plus 1 per 110 sq. ft. of restaurant</td>
<td>140 lineal feet of off-street stacking area (measured from the window)</td>
</tr>
<tr>
<td>Drive-through Facility (Non-Food and Beverage Service)</td>
<td>40 lineal feet of stacking area in front of each window or bay plus one off-street stacking area of 140 lineal feet in length (measured from the window), plus 1 per 110 sq. ft. of restaurant</td>
<td>80 lineal feet of off-street stacking area (measured from the window)</td>
</tr>
<tr>
<td>Food and Beverage Service</td>
<td>1. Low-volume sit-down restaurant (customer turnover typically hourly or longer) 1 per 88 sq. ft.</td>
<td>none</td>
</tr>
<tr>
<td></td>
<td>2. Lounge area—1 per each 110 sq. ft.</td>
<td>none</td>
</tr>
<tr>
<td></td>
<td>3. High-volume restaurant (customer turnover typically less than hourly)—1 per 66 sq. ft.</td>
<td>none</td>
</tr>
<tr>
<td>Financial Institution</td>
<td>1 per 275 sq. ft.</td>
<td>1 per each 385 sq. ft.</td>
</tr>
<tr>
<td>Freestanding Automatic Teller Machine</td>
<td>4 spaces</td>
<td>none</td>
</tr>
<tr>
<td>Office, Medical Professional</td>
<td>1 per 165 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Office, Professional</td>
<td>1 per each 275 sq. ft.</td>
<td>1 per each 385 sq. ft.</td>
</tr>
<tr>
<td>Personal Service</td>
<td>1 per 220 sq. ft.</td>
<td>1 per 1100 sq. ft.</td>
</tr>
<tr>
<td>Restaurant—see Food and Beverage Service above.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail uses, other than listed</td>
<td>1 per 220 sq. ft.; 1 per 350 if retail use is over 500,000 sq. ft. in area in one building</td>
<td>none</td>
</tr>
<tr>
<td>Gas Station</td>
<td>1 per 275 sq. ft.</td>
<td></td>
</tr>
</tbody>
</table>

### RECREATION, ENTERTAINMENT & AMUSEMENT

<table>
<thead>
<tr>
<th>USE CATEGORY AND SPECIFIC USE TYPE</th>
<th>MINIMUM CITY-WIDE REQUIREMENT (1), (2)</th>
<th>MINIMUM DOWNTOWN RENO REGIONAL CENTER REQUIREMENT AS DEFINED IN 18.08.101</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bowling alleys</td>
<td>3.6 per lane</td>
<td>No parking required</td>
</tr>
<tr>
<td>Business/Vocational School</td>
<td>1 per student at full capacity</td>
<td></td>
</tr>
<tr>
<td>Casino/gaming operation</td>
<td>1 per 550 sq. ft. of gaming and commercial area</td>
<td></td>
</tr>
<tr>
<td>USE CATEGORY AND SPECIFIC USE TYPE</td>
<td>MINIMUM CITY-WIDE REQUIREMENT (1), (2)</td>
<td>MINIMUM DOWNTOWN RENO REGIONAL CENTER REQUIREMENT AS DEFINED IN 18.08.101</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>----------------------------------------</td>
<td>---------------------------------------------------------------</td>
</tr>
<tr>
<td>Commercial Amusement/Recreation (Inside) other than listed</td>
<td>1 per 220 sq. ft.</td>
<td>1 per 330 sq. ft.</td>
</tr>
<tr>
<td>Commercial Amusement/Recreation (Outside) other than listed</td>
<td>1 per 660 sq. ft. of site area, exclusive of building</td>
<td>1 per every 5.5 persons that the outdoor facility is designed to accommodate at maximum capacity</td>
</tr>
<tr>
<td>Community Center, Country Club</td>
<td>1 per 275 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Convention Center</td>
<td>1 per every 550 sq. ft. public area</td>
<td></td>
</tr>
<tr>
<td>Fitness Center</td>
<td>1 per 165 sq. ft.</td>
<td>1 per 220 sq. ft.</td>
</tr>
<tr>
<td>Gun Range</td>
<td>.9 per target stall, plus 1 per each 220 sq. ft. of office or retail</td>
<td></td>
</tr>
<tr>
<td>Night Club</td>
<td>1 per each 55 sq. ft. of public seating and waiting area, plus 1 per each 220 sq. ft. of the total remaining with a minimum of 10 spaces</td>
<td>1 per 220 sq. ft.</td>
</tr>
<tr>
<td>Park</td>
<td>1 per 2200 sq. ft. of land area</td>
<td></td>
</tr>
<tr>
<td>Private Club, Lodge, or Fraternal Organization</td>
<td>1 per 82 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Private Sports Arena, Stadium Track</td>
<td>1 per 4.4 seats</td>
<td>1 per 5.5 seats</td>
</tr>
<tr>
<td>Skating rink/park</td>
<td>1 per 110 sq. ft.</td>
<td>none</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>2.7 per court</td>
<td>1.8 per court</td>
</tr>
<tr>
<td>Theater</td>
<td>1 per each 3.3 seats</td>
<td>None</td>
</tr>
<tr>
<td>Video Arcade</td>
<td>1 per 220 sq. ft., plus 1 per 2.2 licensed game machines</td>
<td>1 per 220 sq. ft.</td>
</tr>
</tbody>
</table>

**LODGING**

<table>
<thead>
<tr>
<th>LODGING</th>
<th>MINIMUM CITY-WIDE REQUIREMENT (1), (2)</th>
<th>MINIMUM DOWNTOWN RENO REGIONAL CENTER REQUIREMENT AS DEFINED IN 18.08.101</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed &amp; Breakfast Inn</td>
<td>1 per guest room plus 2 for primary residence</td>
<td>1 per guest room</td>
</tr>
<tr>
<td>Hotel</td>
<td>.72 per room plus parking as required for other uses in the hotel</td>
<td>.68/room plus 1 per 550 sq. ft. of casino and as required for other uses in the hotel</td>
</tr>
<tr>
<td>Motel</td>
<td>1 per each sleeping room</td>
<td></td>
</tr>
<tr>
<td>Recreational Vehicle Park</td>
<td>1 per each unit, plus one guest space for every 10 recreational vehicle sites, plus one space for each employee</td>
<td></td>
</tr>
</tbody>
</table>

**INSTITUTIONAL, PUBLIC AND COMMUNITY SERVICE**

<table>
<thead>
<tr>
<th>INSTITUTIONAL, PUBLIC AND COMMUNITY SERVICE</th>
<th>MINIMUM CITY-WIDE REQUIREMENT (1), (2)</th>
<th>MINIMUM DOWNTOWN RENO REGIONAL CENTER REQUIREMENT AS DEFINED IN 18.08.101</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blood Plasma Donor Center</td>
<td>1 for each 220 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Child Care Center</td>
<td>1 per 9 pupils</td>
<td></td>
</tr>
<tr>
<td>Church/House of Worship</td>
<td>1 per each 5.5 seats</td>
<td></td>
</tr>
<tr>
<td>College, University, or Seminary</td>
<td>1 for every 4.4 students</td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 18.12-8: OFF-STREET PARKING REQUIREMENT TABLE

<table>
<thead>
<tr>
<th>USE CATEGORY AND SPECIFIC USE TYPE</th>
<th>MINIMUM CITY-WIDE REQUIREMENT (1), (2)</th>
<th>MINIMUM DOWNTOWN RENO REGIONAL CENTER REQUIREMENT AS DEFINED IN 18.08.101</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funeral Parlor, Cemetery or Mausoleum</td>
<td>1 for each 4.4 fixed seats or 1 for each 110 sq. ft. in rooms open to the public, whichever is greater</td>
<td></td>
</tr>
<tr>
<td>Hospital, Acute, Surgery Center &amp; Overnight Care</td>
<td>1 per 1.65 beds</td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>1 per 330 sq. ft.</td>
<td>1 per 440 sq. ft.</td>
</tr>
<tr>
<td>Art Gallery or Museum</td>
<td>1 per 330 sq. ft.</td>
<td>None</td>
</tr>
<tr>
<td>Post Office</td>
<td>1 per 500 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Prison, Custodial Institution</td>
<td>1 for each employee, plus one space per 28 inmates</td>
<td></td>
</tr>
<tr>
<td>Public Meal Provider/Homeless Service Provider</td>
<td>1 for each 1,500 square feet of building area, plus one per employee/volunteer on the largest shift</td>
<td></td>
</tr>
<tr>
<td>School, High (Public or Private)</td>
<td>1 space for each 1.5 students, faculty and staff based on design capacity</td>
<td></td>
</tr>
<tr>
<td>School, Junior High (Public or Private)</td>
<td>2 spaces per classroom plus 1 space per every 100 students based on design capacity</td>
<td></td>
</tr>
<tr>
<td>School, Primary (Public or Private)</td>
<td>1 space per classroom and 1 space per 100 students based on design capacity</td>
<td></td>
</tr>
<tr>
<td>School, Vocational/Trade</td>
<td>1 per student at full capacity</td>
<td></td>
</tr>
</tbody>
</table>

**INDUSTRIAL, MANUFACTURING, WHOLESALe, DISTRIBUTION AND TRANSPORTATION**

<table>
<thead>
<tr>
<th>USE CATEGORY AND SPECIFIC USE TYPE</th>
<th>MINIMUM CITY-WIDE REQUIREMENT (1), (2)</th>
<th>MINIMUM DOWNTOWN RENO REGIONAL CENTER REQUIREMENT AS DEFINED IN 18.08.101</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bus or other Transportation Terminal</td>
<td>1 per 660 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Helipad</td>
<td>2 spaces</td>
<td></td>
</tr>
<tr>
<td>Industrial/Manufacturing</td>
<td>1 per 1100 sq. ft.</td>
<td>1 per 2200 sq. ft.</td>
</tr>
<tr>
<td>Mini-warehouse</td>
<td>1 per 44 storage units spread throughout the development, plus 2 for manager</td>
<td></td>
</tr>
<tr>
<td>Offices accessory to warehousing, industrial, or manufacturing uses in the I, IC, and IB Districts</td>
<td>The parking requirement shall be determined by the parking ratio for primary office uses at 1 per 275 sq. ft.</td>
<td>The parking requirement shall be determined by the parking ratio for primary office uses at 1 per 385 sq. ft.</td>
</tr>
<tr>
<td>Outdoor Manufacturing, Processing, Assembly or Fabrication</td>
<td>1 per 1100 sq. ft. of land area</td>
<td></td>
</tr>
<tr>
<td>Outdoor Storage</td>
<td>1 per 2200 sq. ft. of land area</td>
<td></td>
</tr>
<tr>
<td>Railroad Yard or Shop</td>
<td>1 per 550 sq. ft. of building area</td>
<td></td>
</tr>
<tr>
<td>Salvage or Reclamation of Products</td>
<td>1 per 330 sq. ft. of floor area plus one for every 11,000 sq. ft. of yard area</td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 18.12-8: OFF-STREET PARKING REQUIREMENT TABLE

<table>
<thead>
<tr>
<th>USE CATEGORY AND SPECIFIC USE TYPE</th>
<th>MINIMUM CITY-WIDE REQUIREMENT (1), (2)</th>
<th>MINIMUM DOWNTOWN RENO REGIONAL CENTER REQUIREMENT AS DEFINED IN 18.08.101</th>
</tr>
</thead>
<tbody>
<tr>
<td>Truck Terminal</td>
<td>1 per 275 sq. ft. of office and 2 spaces for each company vehicle operating from the premises</td>
<td></td>
</tr>
<tr>
<td>Warehouse and Enclosed Storage</td>
<td>1 per 3300 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Wholesale (No retail)</td>
<td>1 per 330 sq. ft.</td>
<td></td>
</tr>
</tbody>
</table>

**SPECIAL REGULATIONS FOR THE HC DISTRICT (3)**

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>MINIMUM REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bus Parking</td>
<td>The applicant must address the need for bus parking to serve the facility and provide an adequate area to accommodate bus parking</td>
</tr>
<tr>
<td></td>
<td>The operator of the hotel/casino will assure that buses on or adjacent to the premises are not permitted to run their engines except while in transit or while loading or unloading passengers</td>
</tr>
<tr>
<td>Casino</td>
<td>1 per 550 sq. ft. of gaming and commercial area. The required parking must be available for use by casino employees</td>
</tr>
<tr>
<td>General services</td>
<td>1 per 550 sq. ft., plus 1 per each service or delivery vehicle</td>
</tr>
<tr>
<td>Hotels</td>
<td>.72 per room plus parking as required elsewhere in this table</td>
</tr>
</tbody>
</table>

**Notes to Table 18.12-9:**

1. All areas are in gross square feet of building area.
2. "sq. ft." = square feet
3. The special regulations for the HC District shall apply for the uses listed instead of the off-street parking standards stated in the remainder of the table.

(c) **HANDICAP-ACCESSIBLE OFF-STREET PARKING.**

1. **Meeting Parking Requirement.**
   Handicapped parking required by this subsection shall count toward fulfilling the off-street parking requirements of the site.

2. **Residential Uses.**
   Handicapped parking for residential projects of five or more units shall be provided at the rate established below for nonresidential projects. Residential projects less than five units shall be required to provide one space for each dwelling unit that is designed for occupancy by the handicapped.
(3) Nonresidential Uses.
   a. Parking requirement.
      Except as provided in b. and c. below, handicapped parking spaces shall be
      provided within 100 feet of the building entrance at the following rate:

      | TOTAL PARKING REQUIRED | NUMBER OF ACCESSIBLE SPACES |
      |-------------------------|-----------------------------|
      | 1 to 25                 | 1                           |
      | 26 to 50                | 2                           |
      | 51 to 75                | 3                           |
      | 76 to 100               | 4                           |
      | 101 to 150              | 5                           |
      | 151 to 200              | 6                           |
      | 201 to 300              | 7                           |
      | 301 to 400              | 8                           |
      | 401 to 500              | 9                           |
      | 501 to 1,000            | 2 percent of total          |
      | 1,001 and over          | 20 plus 1 for each 100 over 1,000 |

      b. Medical related facilities.
      Facilities providing medical care, such as hospitals, clinics, and medical offices,
      shall provide accessible parking equal to at least ten percent of the total number
      of parking spaces provided for each facility. 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. Required van parking.
      One in every eight accessible spaces shall be van accessible, unless Option 2
      below is selected. 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 by either
      of the two options detailed below:
      1. Option 1: All accessible parking spaces shall be a minimum of eight (8) 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.
      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. See Figure 18.12-18.
      2. Option 2: All accessible parking spaces shall be a minimum of 11 feet wide
         with an adjacent access aisle with a minimum width of five feet, which may be
         placed between two accessible parking spaces so as to serve both spaces.
         See Figure 18.12-19.
If option 2 is selected, then the provision of van accessible spaces is not required.

FIGURE 18.12-18: VAN ACCESSIBLE PARKING - OPTION 1

*A minimum of 8 feet is required for "van accessible" spaces; other spaces require a minimum of 5 feet.
FIGURE 18.12-19: VAN ACCESSIBLE PARKING - OPTION 2
b. **Signage.**

All accessible parking spaces shall be clearly identified with signs as described in the accessible parking sections of NRS 484 and RMC 6.06.525(b), 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. **Slope of parking space.**

All accessible parking spaces and access aisles shall be level. Surface slopes shall not exceed 1:50 (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 1:20, 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.

(Ord. No. 5767, § 3, 11-16-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 6143, § 4, 4-14-10; Ord. No. 6285, § 6, 3-13-13; Ord. No. 6324, § 7, 4-16-14)

**Section 18.12.1103. Permitted Adjustments to Required Parking.**

(a) **ADJUSTMENTS IN THE DOWNTOWN RENO REGIONAL CENTER OVERLAY DISTRICT.**

(1) **Downtown Parking District Defined.**

The Downtown Parking District consists of those properties shown within the Downtown Reno Regional Center Overlay District as outlined in Section 18.08.101(i)(1).

(2) **Off-Site Parking Allowed.**

Off-street parking required by this section in the Downtown Reno Regional Center Overlay District shall be located on-premise or on properties no further than 1,000 feet from the subject premises, as measured by the most direct walking distance.

(b) **ALLOWANCES FOR ON-STREET PARKING.**

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

a. The required parking is in any of the following districts or areas:

   1. A General Transit Corridor Overlay District or General Regional Center District as designated in Chapter 18.08:

2. An adopted specific regional center or transit corridor overlay zoning district as designated in Chapter 18.08;

3. An area defined as infill, where infill development is encouraged; or
4. Another area that the city council has designated as appropriate for on-street parking.

b. The on-street parking shall not be substituted for more than 50 percent of the off-street parking required by this article.

(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 special use permit, the body making the final decision on the special use permit shall make the determination whether to allow the on-street parking as part of its consideration of the permit.

(3) The administrator shall review and finally decide all other requests for on-street parking. The administrator may require that a special 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) ADJUSTMENTS FOR JOINT USE OF PARKING.

(1) Permitted Parking Adjustments.

Parking adjustments for joint use of off-street parking areas are allowed according to the following percentages listed in Table 18.12-10 by time of day:

<table>
<thead>
<tr>
<th>TIME OF DAY</th>
<th>OFFICE</th>
<th>RETAIL</th>
<th>RESTAURANT</th>
<th>THEATER</th>
<th>HOTEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:00 a.m.—12:00 Noon</td>
<td>1.00</td>
<td>0.97</td>
<td>0.60</td>
<td>0.30</td>
<td>1.00</td>
</tr>
<tr>
<td>12:00 p.m.—1:00 p.m.</td>
<td>0.90</td>
<td>1.00</td>
<td>0.70</td>
<td>0.70</td>
<td>0.30</td>
</tr>
<tr>
<td>1:00 p.m.—4:00 p.m.</td>
<td>0.97</td>
<td>0.97</td>
<td>0.60</td>
<td>0.70</td>
<td>0.45</td>
</tr>
<tr>
<td>4:00 p.m.—6:00 p.m.</td>
<td>0.47</td>
<td>0.82</td>
<td>0.90</td>
<td>0.80</td>
<td>0.70</td>
</tr>
<tr>
<td>6:00 p.m.—8:00 p.m.</td>
<td>0.07</td>
<td>0.89</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
</tr>
<tr>
<td>8:00 p.m.—12:00 a.m.</td>
<td>0.03</td>
<td>0.61</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
</tr>
</tbody>
</table>

TABLE 18.12-10: JOINT USE PARKING EXAMPLE

1. A sample mixed use development comprised of:
   - Office at 50,000 sq. ft.
   - Retail at 20,000 sq. ft.
   - Restaurant at 8,000 sq. ft.

2. Individual Parking Requirements:
   - Office at 1 space per 250 = 50,000 / 250 = 200
   - Retail at 1 space per 200 = 20,000 / 200 = 100
   - Restaurant at 1 space per 60 = 8,000 / 60 = 133

   Total Spaces Required = 433

3. Joint Parking Adjustment:

<table>
<thead>
<tr>
<th>TIME OF DAY</th>
<th>OFFICE</th>
<th>RETAIL</th>
<th>RESTAURANT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:00 a.m.—12:00 p.m.</td>
<td>1.00 X 200 = 200</td>
<td>0.97 X 100 = 97</td>
<td>0.60 X 133 = 80</td>
<td>377</td>
</tr>
<tr>
<td>12:00 p.m.—1:00 p.m.</td>
<td>0.90 X 200 = 180</td>
<td>1.00 X 100 = 100</td>
<td>0.70 X 133 = 93</td>
<td>373</td>
</tr>
<tr>
<td>1:00 p.m.—4:00 p.m.</td>
<td>0.97 X 200 = 194</td>
<td>0.97 X 100 = 97</td>
<td>0.60 X 133 = 80</td>
<td>371</td>
</tr>
</tbody>
</table>
TABLE 18.12-10: JOINT USE PARKING EXAMPLE

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Calculation 1</th>
<th>Calculation 2</th>
<th>Calculation 3</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>4:00 p.m.—6:00 p.m.</td>
<td>0.47 X 200 = 94</td>
<td>0.82 X 100 = 82</td>
<td>0.90 X 133 = 120</td>
<td>296</td>
</tr>
<tr>
<td>6:00 p.m.—8:00 p.m.</td>
<td>0.07 X 200 = 14</td>
<td>0.89 X 100 = 89</td>
<td>1.00 X 133 = 133</td>
<td>236</td>
</tr>
<tr>
<td>8:00 p.m.—12:00 a.m.</td>
<td>0.03 X 200 = 6</td>
<td>0.61 X 100 = 61</td>
<td>1.00 X 133 = 133</td>
<td>200</td>
</tr>
</tbody>
</table>


This is a reduction of 68 spaces (12.9 percent) over the individual parking requirements.

(2) Parking Agreement Required.
A parking agreement showing hours of operation of each use and the allocation of parking must be submitted and approved by the administrator.

(3) Parking Reduction Cap.
No more than 30 percent of the parking shall be reduced at any one center.

(Ord. No. 5821, § 1, 4-5-06)


(a) RESIDENTIAL PARKING AT REAR OF LOTS.
In all residential zoning districts, parking shall be provided in the rear of lots, except for single-family development, or unless topography, drainage or other site restrictions require parking on other locations on the lot. Where alley access exists, parking shall have access off of the alley. The administrator may approve alternative parking locations when site restrictions exist.

(b) CIRCULATION ON LOT.
Adequate ingress, egress, on-premises circulation and maneuvering areas shall be provided. Interior circulation in parking lots shall be designed to avoid any vehicular stacking on arterial or collector streets as the result of vehicular movements within such parking lots.

(c) LARGE PARKING LOTS.
Any development which includes 600 or more parking spaces shall either:

1. Place a minimum of 70 percent of the spaces in excess of 600 within a parking garage; or

2. Provide enhanced landscaping as required in Section 18.12.1205(e) (Parking Area Landscaping and Screening Requirements).

(d) EXCESS PARKING REQUIREMENTS.
If more than 110 percent of the required parking is provided, additional landscaping is required (See Section 18.12.1205(e) (Parking Area Landscaping and Screening Requirements)). 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.

(e) PARKING SPACES AND AISLE WIDTHS.
Parking spaces shall be configured according to Figure 18.12-21 (Off-Street Parking Standard). Aisle widths within parking areas shall conform to Figure 18.12-21, except that a one-way aisle shall be no less than 11 feet in width.
(f) ALTERNATIVE PARKING SPACE SIZES.

The administrator may approve alternative parking space sizes in parking garages or to protect unique, natural features that are specifically designed to meet a project's expected needs. The administrator may also approve alternative parking space sizes when it is determined that the reduction is a preferred design component in the implementation of LID objectives. Dedicated employee parking in offices or office complexes with a minimum of 100 stalls may utilize the dimensions given for a nine-foot wide stall, except that the stall width may be reduced to eight and one-half feet.

(g) WHEEL STOPS.

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

FIGURE 18.12-21: OFF-STREET PARKING STANDARD

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
</tr>
</thead>
<tbody>
<tr>
<td>0°</td>
<td>8°</td>
<td>8.0</td>
<td>12.0</td>
<td>23.0</td>
<td>28.0</td>
<td>—</td>
</tr>
<tr>
<td>8°</td>
<td>8°</td>
<td>8.5</td>
<td>12.0</td>
<td>23.0</td>
<td>29.0</td>
<td>—</td>
</tr>
<tr>
<td>9°</td>
<td>9°</td>
<td>9.0</td>
<td>12.0</td>
<td>23.0</td>
<td>30.0</td>
<td>—</td>
</tr>
<tr>
<td>9°</td>
<td>9°</td>
<td>9.5</td>
<td>12.0</td>
<td>23.0</td>
<td>32.0</td>
<td>—</td>
</tr>
<tr>
<td>10°</td>
<td>10°</td>
<td>10.0</td>
<td>12.0</td>
<td>23.0</td>
<td>32.0</td>
<td>—</td>
</tr>
<tr>
<td>20°</td>
<td>9°</td>
<td>15.0</td>
<td>11.0</td>
<td>26.3</td>
<td>41.0</td>
<td>32.5</td>
</tr>
<tr>
<td>9°</td>
<td>15.5</td>
<td>11.0</td>
<td>27.8</td>
<td>42.0</td>
<td>33.1</td>
<td></td>
</tr>
<tr>
<td>10°</td>
<td>15.9</td>
<td>11.0</td>
<td>29.2</td>
<td>42.8</td>
<td>33.4</td>
<td></td>
</tr>
<tr>
<td>30°</td>
<td>9°</td>
<td>17.3</td>
<td>11.0</td>
<td>18.0</td>
<td>45.6</td>
<td>37.8</td>
</tr>
<tr>
<td>9°</td>
<td>17.8</td>
<td>11.0</td>
<td>19.0</td>
<td>46.6</td>
<td>38.4</td>
<td></td>
</tr>
<tr>
<td>10°</td>
<td>18.2</td>
<td>11.0</td>
<td>20.0</td>
<td>47.4</td>
<td>38.7</td>
<td></td>
</tr>
<tr>
<td>45°</td>
<td>9°</td>
<td>19.8</td>
<td>13.0</td>
<td>12.7</td>
<td>52.5</td>
<td>46.5</td>
</tr>
<tr>
<td>9°</td>
<td>20.1</td>
<td>13.0</td>
<td>13.4</td>
<td>53.3</td>
<td>46.5</td>
<td></td>
</tr>
<tr>
<td>10°</td>
<td>20.5</td>
<td>13.0</td>
<td>14.1</td>
<td>54.0</td>
<td>46.9</td>
<td></td>
</tr>
<tr>
<td>60°</td>
<td>9°</td>
<td>21.0</td>
<td>18.0</td>
<td>10.4</td>
<td>60.0</td>
<td>55.5</td>
</tr>
<tr>
<td>9°</td>
<td>21.2</td>
<td>18.0</td>
<td>11.0</td>
<td>60.4</td>
<td>55.6</td>
<td></td>
</tr>
<tr>
<td>10°</td>
<td>21.5</td>
<td>18.0</td>
<td>11.5</td>
<td>61.0</td>
<td>56.0</td>
<td></td>
</tr>
<tr>
<td>70°</td>
<td>9°</td>
<td>21.0</td>
<td>19.0</td>
<td>9.6</td>
<td>61.0</td>
<td>57.9</td>
</tr>
<tr>
<td>9°</td>
<td>21.2</td>
<td>18.5</td>
<td>10.1</td>
<td>60.9</td>
<td>57.7</td>
<td></td>
</tr>
<tr>
<td>10°</td>
<td>21.2</td>
<td>18.0</td>
<td>10.6</td>
<td>60.4</td>
<td>57.0</td>
<td></td>
</tr>
<tr>
<td>80°</td>
<td>9°</td>
<td>20.3</td>
<td>24.0</td>
<td>9.1</td>
<td>64.3</td>
<td>62.7</td>
</tr>
<tr>
<td>9°</td>
<td>20.4</td>
<td>24.0</td>
<td>9.6</td>
<td>64.4</td>
<td>62.7</td>
<td></td>
</tr>
<tr>
<td>10°</td>
<td>20.5</td>
<td>24.0</td>
<td>10.2</td>
<td>65.0</td>
<td>63.3</td>
<td></td>
</tr>
<tr>
<td>90°</td>
<td>9°</td>
<td>19.0</td>
<td>24.0</td>
<td>9.0</td>
<td>62.0</td>
<td>—</td>
</tr>
<tr>
<td>9°</td>
<td>19.0</td>
<td>24.0</td>
<td>9.5</td>
<td>62.0</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>10°</td>
<td>19.0</td>
<td>24.0</td>
<td>10.0</td>
<td>62.0</td>
<td>—</td>
<td></td>
</tr>
</tbody>
</table>
(h) CONSTRUCTION OF PARKING AREAS.

(1) Existing Non-Paved Parking.
In order to reduce air and water pollution, soil erosion, and street sweeping costs, all existing unpaved areas which are used for off-street parking or storage of vehicles shall be paved in accordance with this section within nine months of notice given by the administrator. Temporary construction equipment parking in association with a construction project is exempt. No new unpaved areas may be established as parking areas following the effective date of this article.

(2) Construction Material.

a. Parking areas.
Parking areas may be constructed of Portland or asphaltic concrete or alternate materials that meet industry standards and can accommodate expected vehicle loads:

1. Asphaltic concrete.
All off-street parking areas shall be surfaced with a minimum of two inches of asphaltic concrete compacted 95 percent maximum density as determined by ASTM D 1074. Asphaltic concrete shall be placed over six inches of crushed aggregate base compacted to 95 percent maximum density as determined by Nev. T-101.

2. Portland concrete.
Portland concrete shall meet minimum industry standards.

3. Alternate materials.
Alternate materials such as pavers and blocks may be used if an engineering...
study determines that they will support the expected loading and traffic and be sufficiently durable. The use of these materials is subject to the approval of the administrator.

b. **Curbs.**

Portland cement concrete curbing shall be provided to prevent free roll onto public rights-of-way unless alternative design and/or materials, subject to the approval of the administrator, are used towards the implementation of LID objectives.

c. **Storage yards.**

Storage yards may be constructed of Portland or asphaltic concrete or rotomill grindings.

(3) **Conformity.**

Whenever more than ten percent of an existing parking area is repaved or reconstructed, excluding top seal or restriping, the parking area shall be brought into conformance with landscaping requirements for parking lots. Whenever the requirements of this section and the landscaping requirements are in conflict, this section shall prevail with the exception of the requirement for five feet of landscaping adjacent to public rights-of-way.

(4) **Striping.**

Off-street parking areas shall be striped or otherwise marked so that individual spaces and driving lanes are clearly indicated. Directional markers shall be painted on the driveway surface or placed on standards as required by the administrator.

(5) **Lighting.**

All parking areas with more than ten spaces shall be lighted for security in accordance with Article XIII (Exterior Lighting) of this chapter. The lights must be designed and maintained to produce at least 0.1 foot candle of light at pavement level throughout the parking area. Potentially hazardous locations must be individually illuminated with at least 0.3 foot candle of light. Lights within 100 feet of a residential property line shall be reduced to no more than 0.05 foot candle of light after business hours.

(Ord. No. 6088, § 5, 2-11-09)

**Section 18.12.1105. Bicycle Parking.**

(a) **REQUIREMENT.**

Facilities for parking bicycles shall be provided as follows:

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>BICYCLE PARKING STANDARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-family</td>
<td>1 per every 10 automobile spaces provided. Shall be placed in or near laundry and recreational facilities in the project</td>
</tr>
<tr>
<td>Hotels/Motels</td>
<td>1 per every 100 automobile spaces provided</td>
</tr>
<tr>
<td>Single Room Occupancies</td>
<td>1 per every 3 rooms</td>
</tr>
<tr>
<td>Schools, Colleges, Universities</td>
<td>1 per every 10 automobile spaces provided</td>
</tr>
<tr>
<td>Commercial, Retail, and Manufacturing Uses</td>
<td>1 per every 20 automobile spaces provided</td>
</tr>
<tr>
<td>Recreation Uses</td>
<td>1 per every 20 automobile spaces provided with a minimum of 10 required</td>
</tr>
</tbody>
</table>
(b) **LIGHTING.**
Bicycle parking areas shall be lighted in accordance with the lighting required for automobile parking.

(c) **MINIMUM REQUIREMENT.**
A minimum of two bicycle parking spaces is required.

(d) **MAXIMUM REQUIREMENT.**
No more than 50 bicycle parking spaces shall be required for any single use.

(e) **EXEMPTED USES.**
Agricultural uses, pet services, cemeteries, mausoleums, assisted care facilities, and day care centers are exempt from providing bicycle parking.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5325, § 1, 4-23-02; Ord. No. 5474, § 1, 7-16-03; Ord. No. 6324, § 7, 4-16-14)

Section 18.12.1106. **Reserved.**

Section 18.12.1107. **Off-Street Loading and Service Standards.**
(Ord. No. 5189, § 1, 9-26-00)

(a) **MINIMUM LOADING AND SERVICE STANDARDS.**

(1) **Minimum Building Size.**
Off-street loading areas shall be provided for all nonresidential developments of 30,000 square feet or more in gross floor area.

(2) **Minimum Loading Space.**
Each off-street loading area shall consist of at least one space, ten feet by 45 feet, with a 14-foot height clearance for each 30,000 square feet of gross floor area. These off-street loading areas shall not conflict with pedestrian or vehicular circulation.

(b) **INDUSTRIAL DISTRICTS.**

(1) **Location and Screening.**
Loading docks, truck loading, storage and refuse areas, platforms or other such areas shall be located on the side(s) or rear of buildings where possible. Where loading docks and other service areas face the street, they should be obscured from view with landscape planting, walls, fences, grade changes, or a combination of these techniques. The objective is to make the project as attractive as possible from arterial streets and to keep traffic flowing. See Section 18.12.1208 for applicable screening standards.

(2) **Use of Public Street Prohibited.**
The use of the public street for parking and staging of trucks awaiting loading shall be prohibited. The site must accommodate all truck maneuvers. Backing onto the site from the street shall be prohibited.
(c) **LOADING AND SERVICE AREAS IN COMMERCIAL AND MIXED USE DISTRICTS.**

Loading and service areas in commercial and mixed use districts shall be located at the side or rear of buildings where possible, and a minimum ten-foot solid screening wall shall be required to screen views from any public right-of-way. Screening materials shall match
the primary materials on the front facade. See Section 18.12.1208 for applicable screening standards.

Section 18.12.1108. Tandem Parking.

Tandem parking will only be permitted in association with:

(a) Single-family dwellings or duplex uses;

(b) Multi-family uses when one space is in the garage and one space is on the driveway with both spaces assigned to the same unit; or

(c) For valet parking in conjunction with a hotel/casino, restaurant, funeral home or parking garage with a full-time attendant. Valet parking shall comply with all provisions of this section except that tandem parking stall sizes of eight feet wide by 18 feet long shall be permitted.
ARTICLE XII: LANDSCAPING AND SCREENING

Section 18.12.1201. Purpose.

The purpose of this section 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) Promote the use of xeriscape design principles utilizing drought-tolerant or native plants and the efficient use of water;

(c) Provide for the health and comfort of the public by using landscaping to aid in reducing dust and erosion, promote psychological benefits and natural diversify in the environment, and reduce the effects of heat and cold on buildings, public areas and parking lots;

(d) Reduce visual pollution which might otherwise occur within an urbanized area;

(e) Encourage groundwater recharge, wetland preservation, and associated environmental benefits from open spaces;

(f) Integrate significant natural features of the city into a landscape that fosters their preservation and enjoyment;

(g) Promote screening of surface parking lots from public view; and

(h) Encourage landscaped parkways on all streets.

Section 18.12.1202. 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 this article’s landscaping or screening standards section 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:

EXAMPLE:

Existing Building = 10,000 sq. ft.
Expansion = 1,000 sq. ft. or 10 percent increase:

(1) Zoning = GO District; 20 percent of site required to be landscaped. \[0.10 \times 0.20 = 0.020\] or 2.0 percent of the site is to be landscaped.

(2) Zoning = I District; total required front yard must be landscaped; site has a 20 foot required front yard setback and the lot width is 100 feet, providing a total of \[20 \times 100 = 2000\] sq. ft. of required landscaped area. \[0.10 \times 2000\] sq. ft. = 200 sq. ft. of new landscaped area that must be added.
(2) **Major Improvements to an Existing Use.**

When an existing site or use does not comply with this article's landscaping or screening standards, and such site or use is expanded, remodeled, or otherwise improved, and the value of such improvements over a 24-month period is valued at over 40 percent of the assessed value of the structure on the most recent tax roles (before depreciation), the entire site or use shall be brought into compliance with all landscape and screening requirements unless physically impossible. In determining compliance, the combined value of all buildings on the lot shall be used.

(3) **Improvements to Existing Parking Areas.**

When more than ten percent of an existing parking area is repaved, reconstructed, or expanded, excluding top seal or restriping, the parking area shall be brought into compliance with this article's landscaping and screening requirements for parking lots to the extent that the required minimum amount of parking spaces can still be provided. The first priority for newly installed landscaping shall be a five-foot minimum planter along street rights-of-way.

(Ord. No. 6111, § 5, 7-15-09)

Section 18.12.1203. Landscape Plan Requirements.

(a) **LANDSCAPE PLAN REQUIRED.**

(1) Preliminary landscape plans shall be filed with the administrator for the following:

   a. Any tentative map which includes common area;

   b. Applications for special use permit and site plan review.

   The plan shall, at a minimum, identify all areas to be landscaped and include area and tree calculations, water regime, and general types of landscaping proposed for the areas.

(2) A final approved landscape plan meeting the requirements of this section shall be submitted and approved prior to the issuance of a building permit to erect or construct any industrial or commercial use, or a model home in a subdivision where the approved tentative map contains 30 lots or more.

(3) Landscape plans may be combined on the same drawing with required site development plans.

(b) **EXEMPTIONS.**

The following are exempted from submitting a landscape plan:

(1) Single-family homes and duplexes.

(2) Building permits for interior remodeling which does not involve a change of use from residential to nonresidential or from single-family to duplex or multi-family use.

(3) Permits such as, but not limited to, re-roofing, siding, temporary power, change of electrical service, change of furnace, mobile home set up, addition of interior plumbing, addition of interior electrical, fencing, on-premises and off-premises signs, and encroachment.

(4) Development projects where the existing vegetation to be retained meets or exceeds the requirements of this section.
LANDSCAPE PLANS—GENERAL PROVISIONS.

(1) Meet Standards.

All required landscape plans shall meet or exceed the minimum standards established in this article.
(2) **Professional Preparation.**
A final landscape plan shall be prepared and sealed by a Nevada registered landscape architect. Plans for office conversions or buildings of 4,000 square feet or less do not require a signature by a registered landscape architect.

(3) **Submittal Requirements.**
The administrator shall publish submittal requirements for landscape plans.

**LANDSCAPE PLAN SUBMITTAL REQUIREMENTS.**
The landscape plan shall, at a minimum, identify all areas to be landscaped and include area and tree calculations, water regime, and general types of landscaping proposed for the areas.

(1) **Preliminary Landscape Plan Submittal Requirements.**

<table>
<thead>
<tr>
<th>TABLE 18.12-12: PRELIMINARY LANDSCAPE PLAN SUBMITTAL REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Identification of all areas to be landscaped</td>
</tr>
<tr>
<td>2. Area and tree calculations</td>
</tr>
<tr>
<td>3. Water regime</td>
</tr>
<tr>
<td>4. General types of landscaping proposed for the area</td>
</tr>
</tbody>
</table>

(2) **Final Landscape Plan Submittal Requirements.**

<table>
<thead>
<tr>
<th>TABLE 18.12-13: FINAL LANDSCAPE PLAN SUBMITTAL REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. All of the following items shall appear on the plan:</td>
</tr>
<tr>
<td>• scale</td>
</tr>
<tr>
<td>• north arrow</td>
</tr>
<tr>
<td>• location of adjacent streets</td>
</tr>
<tr>
<td>• property lines</td>
</tr>
<tr>
<td>• easements</td>
</tr>
<tr>
<td>• sidewalks</td>
</tr>
<tr>
<td>• drives</td>
</tr>
<tr>
<td>• paved areas</td>
</tr>
<tr>
<td>• buildings</td>
</tr>
<tr>
<td>• existing trees (including street trees)</td>
</tr>
<tr>
<td>• any other natural or manmade site features influencing the use of the site</td>
</tr>
<tr>
<td>2. Construction details including shrub and tree planting details that are pertinent to installation of the landscape in accordance with city standards, including:</td>
</tr>
<tr>
<td>• soil type</td>
</tr>
<tr>
<td>• method of soil preparation</td>
</tr>
<tr>
<td>• chemicals to be added at the time of planting</td>
</tr>
<tr>
<td>• area to be excavated before planting</td>
</tr>
<tr>
<td>• manner of root exposure</td>
</tr>
<tr>
<td>• tree staking details</td>
</tr>
<tr>
<td>3. A note or calculation sheet with all landscape calculations relevant to the application of this chapter, including:</td>
</tr>
<tr>
<td>• the site area, site front yard, and parking area;</td>
</tr>
<tr>
<td>• the amount of landscape area (total and as shown as a percentage of the site);</td>
</tr>
</tbody>
</table>
TABLE 18.12-13: FINAL LANDSCAPE PLAN

<table>
<thead>
<tr>
<th>SUBMITTAL REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>• the number of trees per square feet of landscape area;</td>
</tr>
<tr>
<td>• the number of trees and amount of landscaped area as percentage of surface parking area;</td>
</tr>
<tr>
<td>• the number of shrubs per parking space in a parking structure;</td>
</tr>
<tr>
<td>• the type and extent of living and non-living ground cover within the landscape area;</td>
</tr>
<tr>
<td>• the type and amount (if any) of decorative paving materials, and percentage of each to be used in the landscape area.</td>
</tr>
</tbody>
</table>

4. A Plant List in legend form on the plan (a key number shall correspond to the legend for each plant type). The plant list shall include both the common and botanical plant names, the size of the plant, its spacing and the quantity to be used.

(3) Sample Plant List.

<table>
<thead>
<tr>
<th>TABLE 18.12-14: SAMPLE PLANT LIST</th>
</tr>
</thead>
<tbody>
<tr>
<td>SYMBOL</td>
</tr>
<tr>
<td>--------</td>
</tr>
<tr>
<td>ACE RUB</td>
</tr>
<tr>
<td>CYT PRA</td>
</tr>
<tr>
<td>BUD DAV</td>
</tr>
<tr>
<td>HEM SPP</td>
</tr>
</tbody>
</table>

(e) APPROVAL PROCEDURES.

(1) Approval.  
Landscape plans shall be submitted to and approved by the administrator before an applicable building permit is issued or final map is approved.

(2) Changes to Approved Plan.  
Any changes to the approved plan which affect plant species or irrigation component coverage must be approved by the administrator.

Section 18.12.1204. Installation of Landscape.

(a) INSTALLATION REQUIRED.  
The approved landscape plan must be implemented before a certificate of occupancy, or final inspection for unoccupied structures, is issued. However, in the event of a declared drought or during the winter season (October 1—April 30), a good and sufficient surety bond, cash or a letter of credit may, with the approval of the administrator, be filed with the city, and a temporary certificate of occupancy may be issued. The surety bond shall be written by a surety company authorized to do business in Nevada. The letter of credit shall be issued by a bank as defined by NRS 657.010, which is authorized under the provisions of NRS Chapter 659 to do business. The bond, cash deposit, or letter of credit shall be in an amount determined by the administrator based on cost estimates provided by the applicant plus a 20 percent contingency.

(b) INSTALLATION FOR SINGLE-FAMILY AND DUPLEX RESIDENCES.  
The required front yard of a single-family or duplex residence must be landscaped within one year of the issuance of a certificate of occupancy. No landscape plan is required for a single-family residence.
(c) **INSPECTION.**
Upon installation of landscaping and irrigation systems, the owner shall submit a letter from the landscape architect or architect stating that the installation is in conformance with the approved plans.

**Section 18.12.1205. Required Landscape Areas.**

(a) **CONFLICTING REGULATIONS.**
Where the required landscape area standards in this Section 18.12.1205 conflict with a landscaping standard stated elsewhere in this chapter or this title, the most restrictive standard shall apply unless otherwise expressly allowed.

(b) **RESIDENTIAL LANDSCAPING REQUIREMENTS.**

(1) **General—Minimum Landscape Area.**
The minimum portion of a site to be permanently landscaped except within the Downtown Area Overlay District shall be:

a. **Residential zoning districts.**
20 percent of the site for all permitted uses with or without a special use permit, except single-family dwellings.

b. **Single-family and duplex dwellings.**
The required front yard, excluding driveways and sidewalks.

c. **Reduction allowed.**
Reductions in the required landscape area may be approved by the administrator in accordance with Section 18.06.411 (Minor Deviations) and NRS 278.319. In no case shall the required number of street trees or parking lot trees be reduced.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5473, § 1, 7-16-03)

(c) **NONRESIDENTIAL LANDSCAPING**

(1) **Nonresidential Zoning Districts.**
The minimum portion of a site to be permanently landscaped except within the Downtown Area Overlay District shall be:

<p>| TABLE 18.12-15: MINIMUM LANDSCAPE AREA REQUIREMENTS—NONRESIDENTIAL ZONING DISTRICTS |
|-----------------------------|---------------------------------|-----------------------------------|</p>
<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MINIMUM LANDSCAPE AREA (%) OF GROSS AREA OF SITE</th>
<th>OTHER REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO District</td>
<td>20%</td>
<td>The minimum front yard setback, not including driveways and sidewalks, shall be comprised entirely of landscaping, which shall be credited toward compliance with the % required landscape area in this table.</td>
</tr>
<tr>
<td>GO District</td>
<td>20%</td>
<td></td>
</tr>
<tr>
<td>PF District</td>
<td>20%</td>
<td></td>
</tr>
<tr>
<td>NC District</td>
<td>20%</td>
<td></td>
</tr>
<tr>
<td>AC District</td>
<td>15%</td>
<td></td>
</tr>
<tr>
<td>CC District</td>
<td>15%</td>
<td></td>
</tr>
<tr>
<td>MU District</td>
<td>5% for residential development with a density greater than 30 units per acre; 5% for nonresidential and mixed use development with a floor area ratio over 1.5; 20% for all other development.</td>
<td></td>
</tr>
</tbody>
</table>
CHAPTER 18.12 GENERAL DEVELOPMENT AND DESIGN STANDARDS
ARTICLE XII: LANDSCAPING AND SCREENING
Section 18.12.1205. Required Landscape Areas.
(c) Nonresidential Landscaping

(2) **Industrial Districts.**
   
   a. The minimum area required to be landscaped in industrial zoning districts shall be the entire required front yard (not including driveways) unless the site is 20 acres in size or greater; in which case, a minimum fully landscaped front yard area with a minimum width of 20 feet is required in the "I" Industrial Zone and 30 feet in the "IC" Industrial Commercial and "IB" Industrial Business Districts.
   
   b. If the building exceeds 35 feet in height, the additional setback required shall be fully landscaped.
   
   c. If loading docks, delivery areas or areas used predominantly for truck parking are placed in the front yard, the additional setback required shall be fully landscaped in front of those features.
   
   d. Required front yard landscaping may be placed in the public right-of-way to back of curb when the administrator determines that the pavement width will not need to be increased and sidewalks are not necessary.
   
   e. The landscaping required in this subsection is in addition to any screening requirements that may otherwise be required by this article.

(3) **Hotel Casino (HC) District.**
   
   a. The minimum area devoted to landscaping and recreational uses shall be equal to 20 percent of the gross land area.
   
   b. A minimum of 15 percent of the gross land area is to be landscaped in such a manner as to soften the appearance of the project from the street; break up the parking lot(s); and buffer adjoining land uses. Landscaping may be comprised of ground cover, shrubs, trees, or enhanced paving.
   
   c. The minimum area devoted to recreational uses shall be equal to five percent of the net gross land area. Recreational uses shall include putting greens, jogging paths, fitness centers, video arcades, tennis courts, outdoor picnic areas, court games, swimming pools, playgrounds, theaters, bowling alleys, ice skating rinks, and other similar facilities.

(4) **Historic or Landmark (HL) Overlay District.**
   
   If the entire site cannot be brought into compliance with the requirements in this section, the administrator may approve landscaping only the front yard area.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5473, § 1, 7-16-03)

(d) **CREDITS TOWARD LANDSCAPING REQUIREMENTS.**

(1) **Landscape on Parking Structures and in Detention Areas.**
   
   Landscaping on parking structures and within retention or detention areas for stormwater shall be counted toward compliance with this subsection.

(2) **Undeveloped Land.**
   
   Land that will remain undeveloped and undisturbed may be deleted from the total acreage used for the purpose of calculating the landscape requirement, if the administrator determines that this exclusion meets the statement of purpose for this section.
(3) **Wetlands/Stream Environments.**
Areas designated on the "wetlands, stream environment and regionally significant resources map" which are preserved and/or enhanced may qualify as a portion of the landscaping required by this section in accordance with the administrative manual for implementation of the wetland and stream environment policy.

In an established wetland or stream environment, existing Ulmus, Populus and Salix will be allowed. Any enhancement of the area may not include new plantings of Ulmus, Populus and Salix without the approval of the urban forester in accordance with RMC Section 8.32.080 Trees and Shrubs. In no case may the retention of wetlands qualify for more than 50 percent of the required landscaping.

(4) **Significant Natural Features.**
Areas having unique site characteristics, such as significant rock outcroppings or sensitive species which are to be retained for the public benefit, may be eligible for a reduction in the overall landscaping requirement as provided in Section 18.06.411 (Minor Deviations) or Section 18.06.408 (Variances).

(5) **Common Areas.**
The administrator may give credit for common area landscaping. This credit may only be given once, and must be proportionally equivalent to the required amount of landscaping. It must also be retained in perpetuity.

(6) **Placement of Required Landscaping.**
Required landscaping may be placed within adjacent parkways and medians when maintained by the adjoining property owner(s), homeowners, special assessment district, landscape lighting district or other means approved by the city. Required landscaping may also be placed in adjacent right-of-way when the administrator determines that the pavement will not be widened and sidewalks will not be needed.

(7) **Credit for Preserving Trees.**
Preservation of existing, mature, healthy trees on a site may be credited toward compliance with the minimum tree planting requirements stated in Section 18.12.1209. Tree credits must be approved by the administrator according to the provisions stated in Article V (Tree Protection) of this chapter.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5473, § 1, 7-16-03)

(e) **PARKING AREA LANDSCAPING AND SCREENING REQUIREMENTS.**

(1) **Applicability.**
This section's parking area landscaping and screening standards shall apply to all off-street parking areas in all zoning districts, except for off-street parking areas accessory to a single-family or duplex dwelling, or unless superseded by the terms and conditions of an approved Planned Unit Development District or Specific Plan District.

(2) **Surface Parking Lot Landscaping.**

   a. **Landscape areas required.**

      1. *Defining parking lots.* Landscaping should separate parking lots into a maximum of 350 parking spaces in each defined lot.
2. Amount of landscape area.
   i. Surface parking lots shall incorporate a minimum of 25 square feet of
      landscaped area for each required off-street parking space.
   ii. The amount of surface parking lot landscaping required by this subsection
       shall be credited toward the minimum landscape area requirements
       for the subject zoning district stated in Section 18.12.1205 above.
   iii. In no event shall the landscaping provided in surface parking lots be less
       than 15 percent of the total area of the surface parking lot.

3. Additional requirements for parking lots with 600 or more spaces. Surface
   parking lots with 600 or more spaces visible from the public right-of-way shall
   meet the following additional requirements:
   i. A 15-foot wide landscape area, which includes a two-foot high berm,
      wall or hedge shall be placed around the perimeter of the parking area.
      Where there is a five-foot or greater grade change between the parking
      area and the site perimeter, the berm may be waived.
   ii. An additional ten square feet of landscape area for each parking space
       in excess of 600 shall be placed in the interior of the parking area.

4. Additional requirements for excess parking in surface lots. For any surface
   parking lot with more than 20 parking spaces, and which provides more than
   110 percent of the required parking under Section 18.12.1102 (Off-Street
   Parking Requirements), the following additional landscaping requirements
   shall apply:
   i. A 15-foot wide landscape area, which includes a two-foot high berm,
      wall or hedge shall be placed around the perimeter of the parking area.
      Where there is a five-foot or greater grade change between the parking
      area and site perimeter, the berm may be waived.
   ii. An additional ten square feet of landscape area for each parking space
       in excess of 110 percent of the required parking shall be placed in the
       interior of the parking area. One tree per every three parking spaces
       which are in excess of 110 percent of the required parking shall be
       provided within the required landscape areas.
   iii. In lieu of providing the additional landscaping required with excess
       parking, 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.

5. Parking lot edge.
   i. A parking lot edge shall surround each parking lot, and be a minimum of
      five feet wide excluding any curbing, unless a larger parking edge or
      perimeter buffer is required by this article. The parking lot edge may
      overlap any parking setback line. When other provisions of this chapter
      require a fully landscaped front, side, or rear yard/setback, and such
      setback area is larger than five feet and is located in the same place as
      a required parking lot edge, this provision for a landscaped parking edge
      shall not apply where the landscaped yard/setback is provided.
ii. When separating two parking lots, the parking lot edge shall be a minimum of ten feet wide (including any curbing) and shall contain an average minimum three-foot high hedge or two-foot berm. Parking lot edges may facilitate the grading and terracing of parking lots on a site or may be used for pedestrian access.

6. **Location of required parking lot landscape.** Required landscape areas shall occur entirely within the parking lot and parking lot edge boundaries.

**b. Minimum requirements for required landscape areas.**

1. **General requirements.**

   Required landscape areas may take the form of "parking lot edges" or interior "islands" depending on site design and the preservation of natural site features. All landscape areas within parking areas shall:

   i. Be planted with living plant materials according to this article; and
   
   ii. Allow for pedestrian walking surfaces across them to provide improved pedestrian circulation across the parking area. Said walking surfaces count towards meeting the landscape area requirement up to a total of 25 percent of the requirement; and
   
   iii. Have a minimum of one tree for each island with the remaining area in shrubs, ground cover, grasses or seasonal color; and
   
   iv. Have a minimum of one tree planted at a ratio of 30 feet on center along any street frontage.

2. **Tree placement and density.**

   In meeting the requirement for a minimum number of trees per required landscape area stated in Section 18.12.1209 below, there shall be placed a minimum of one tree for each ten parking spaces in all surface parking areas. These trees may be planted in the interior of each parking area (e.g., in an island) or within the parking lot edge area. Placement of these trees shall be accomplished such that no parking space shall be further than 75 feet from a tree. See Figure 18.12-26.

3. **Tree size.**

   There shall be a minimum of 70 percent large trees with the remainder being small trees. Tree sizes and measurements shall otherwise conform to Section 18.12.1209, Materials and Specifications for Required Landscape Areas.

4. **Islands.**

   An island containing at least one tree shall be located within a maximum of 75 feet of each parking space. The distance is measured from the nearest curb line of the island to the nearest point on the edge of the parking stall. Islands shall be a minimum of 126 square feet in area and ten feet wide, with a tree placed at least four and one-half feet from the back face of any curb. The location of parking lot islands shall recognize convenient pedestrian circulation routes and walks within the island shall be planned accordingly.
Parking stalls immediately adjacent to a 30-foot wide landscape buffer strip may be located more than 75 feet from a parking lot island. See Figures 18.12-22 and 18.12-23.

5. *Existing trees and natural features.*

Notwithstanding the above, the location of landscaped islands should be adjusted to accommodate existing trees or other natural features, provided that the total landscape area requirements are met.

**EXAMPLE Calculation:**

- 350 parking spaces with one tree required for each 10 spaces = 35 trees required.
- 25 square feet of permeable green space required per space = 8,750 square feet of landscape area.

**FIGURE 18.12-22: PARKING LOT ISLANDS MINIMUM STANDARDS**
(3) Screening of Parking From Public Areas.

a. General.
All parking areas shall be screened from view of public roadways. The screen shall be a minimum of 36 inches in height, and be achieved with street trees and one of the following methods:

1. A berm;
2. A planting screen, including shrubs;
3. A decorative wall; or
4. A combination of the above, or as shown on the approved detailed site plan.


b. Parking lot edge.
Screening shall generally be placed within the parking lot edge zone as defined in Section 18.12.1205(e)(2), above.

c. Screening waiver.
The screening requirement in this subsection shall be waived when the surface of the entire lot is more than 36 inches below the grade of the street.
CHAPTER 18.12 GENERAL DEVELOPMENT AND DESIGN STANDARDS
ARTICLE XII: LANDSCAPING AND SCREENING
Section 18.12.1205. Required Landscape Areas.
(e) Parking Area Landscaping and Screening Requirements.

FIGURE 18.12-24: OFF-STREET PARKING SCREENING METHODS—A. PLANTING

FIGURE 18.12-25: OFF-STREET PARKING SCREENING METHODS—B. WALL OR FENCE
(4) Landscaping of Parking Structures.
Unless incorporated into a main building, all parking garages shall comply with the following:

a. Parking garages that are 35 feet or less in height shall have a minimum five-foot wide landscape area adjacent to all public rights-of-way (excluding alleys) which shall include at least one tree and five shrubs for each 30 feet of length. Required landscaping may occur in a parkway adjacent to the public right-of-way. See Figure 18.12.27.

b. Parking garages of more than 35 feet in height shall, in addition to the requirements in a., above, provide a building inset of five feet in width at each additional 35-foot level or provide other setbacks and/or structure treatments as approved by the administrator in accordance with NRS 278.319. This additional inset or other treatment shall be provided adjacent to all public rights-of-ways (excluding alleys). These areas must contain landscaping in accordance with an approved landscape plan.

(Ord. No. 5189, § 1, 9-26-00)
**(f) STREET TREE REQUIREMENTS.**

**(1) Trees Required.**

- **Arterials.**
  
  On arterial and collector streets outside of the Downtown Reno Regional Center Overlay District, tree shall be planted adjacent to the right-of-way at a rate of one tree for every 30 feet of street frontage.

- **Residential streets.**

  1. Trees shall be planted for each lot up to 50 feet in width and at a rate of one tree for every 30 feet of frontage over 50 feet. The tree shall be a minimum two and one-half-inch caliper tree from the city's permitted street tree list as stated in this subsection.

  2. The city prefers that all residential street trees be planted in the parkway, if one exists. However, the administrator may approve the planting of these
trees anywhere between the curb line and the building setback line, but all trees not planted in a parkway shall be setback at least two and one-half feet from the curb line and from the building foundation.

c. **Downtown Reno Regional Center Overlay District requirements.**

1. **Sub-area requirements.**

Street trees shall be planted as follows. See the City of Reno Redevelopment District Streetscape Master Plan for a delineation of the sub-districts.

i. **Entertainment core.**

   Trees shall be planted at a rate of one for every 30 feet of frontage.

ii. **Major arterials.**

   Trees shall be planted at a rate of one for every 30 feet of frontage. A minimum nine-foot wide planted median is required with medians planted with deciduous trees at a rate of one for every 20 linear feet and with evergreen shrubs not exceeding three feet in height and mulched with river cobble.

iii. **Urban transition standard.**

   Trees shall be planted at a rate of one for every 30 feet of frontage.

iv. **Neighborhood standard.**

   Trees shall be planted at a rate of one for every 30 feet of frontage.

v. **River corridor standard.**

   Trees shall be planted at a rate of one for every 40 feet of frontage.

vi. **Railroad corridor standard.**

   A minimum five-foot wide planter between the parking edge treatment or pathway shall be provided. Turf and plantings shall be provided along the pedestrian path.

2. **Planting standards.**

i. **Tree standard.**

   Street trees shall be deciduous and a minimum two and one-half-inch caliper (measured six inches above ground) at the time of planting.

ii. **Tree quality.**

   Trees shall conform to the Reno Urban Forester's standards for acceptable quality.

iii. **Species list.**

   Notwithstanding the list of permitted street tree species in Section 18.12.1205(f)(5) below, the following tree species are the only street trees permitted in the Downtown Reno Regional Center Overlay District:
   - Pyrus calleryana - Flowering pear
   - Quercus robur 'Fastigiata' - Columnar English Oak
   - Acer griseum - Paperbark Maple
• Zelkova serrata 'Green Vase' - Green Vase Zelkova
• Platanus acerifolia 'Bloodgood' - London Plane

iv. Tree consistency.

Trees shall be planted consistently in one species type for each particular standard.

• Entertainment Core Standard - London Plane
• Major Arterial Standard - Flowering Pear
• Neighborhood Standard - Green Vase Zelkova
• Railroad Corridor Standard - Columnar English Oak

v. Modification of species list.

Conditions may vary within each area, necessitating modifications to the species list. However, consistency in the giant palette along the street scene is the goal. To prevent the possibility of death among all trees of a particular species, the urban forester may recommend subtle variety changes.

(2) Planting Schedule.

Trees shall be planted prior to the issuance of a certificate of occupancy. The administrator may allow the planting to occur within the next growing season if the certificate of occupancy is issued outside of the growing season and the required landscaping is bonded or guaranteed as described in Section 18.12.1204.

(3) Modification of Standards.

The administrator may approve a modification of the tree species, tree spacing or planting standard according to the procedures and criteria stated in Section 18.06.411 (Minor Deviations), provided that the overall objectives of creating an attractive streetscape are achieved and the approved modification meets the intent of this section. The applicant shall incorporate all modifications approved by the administrator in the revised landscape plan and submit the revised plan for the administrator's review and approval within 30 days of the administrator's modification decision.

(4) Trees in the Public Right-of-Way.

a. Work permit required.

Trees planted or removed from the public right-of-way are subject to the issuance of a tree work permit. Placement, species, and type of tree well covering are subject to city approval prior to the issuance of the tree work permit (See RMC Chapter 8.32, Trees and Shrubs).

b. Maintenance.

Trees planted in the parkways shall be maintained by adjacent property owners, neighborhood associations, special assessment district or maintenance district formed under NRS 278.4787.

(Ord. No. 5189, § 1, 9-26-00)
(5) *Approved Street Tree Species.* Species diversity is encouraged. The use of only one or two species on a street or on the same block greatly increases the likelihood of epidemic disease and/or insect infestations. Table 18.12-16 below provides the list of approved street tree species in the city.

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>SCIENTIFIC NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MINOR TREES (LESS THAN 30 FEET AT MATURITY)</strong></td>
<td></td>
</tr>
<tr>
<td>Trident Maple</td>
<td>Acer buergeranum</td>
</tr>
<tr>
<td>Hedge Maple</td>
<td>A. campestre</td>
</tr>
<tr>
<td>Amur Maple</td>
<td>A. ginnala</td>
</tr>
<tr>
<td>Western Hackberry</td>
<td>Celtis reticulata</td>
</tr>
<tr>
<td>Chitalpa</td>
<td>Chilopsis linearis</td>
</tr>
<tr>
<td>Thornless Hawthorn</td>
<td>Crataegus spp.</td>
</tr>
<tr>
<td>Ginko (male trees only)</td>
<td>Ginkgo biloba</td>
</tr>
<tr>
<td>Golden Raintree</td>
<td>Koelreuteria paniculata</td>
</tr>
<tr>
<td>Crabapple (non-bearing)</td>
<td>Malus spp.</td>
</tr>
<tr>
<td>Hophornbeam</td>
<td>Ostrya virginiana</td>
</tr>
<tr>
<td>Amur Cork</td>
<td>Phellodendron amurense</td>
</tr>
<tr>
<td>Flowering Cherry (non-bearing)</td>
<td>Prunus spp.</td>
</tr>
<tr>
<td>Purple Plum (non-bearing)</td>
<td>Prunus spp.</td>
</tr>
<tr>
<td>Canada Red chokecherry</td>
<td>Prunus virginiana 'Canada Red'</td>
</tr>
<tr>
<td>Callery Pear</td>
<td>Pyrus calleryana</td>
</tr>
<tr>
<td>Japanese Tree Lilac</td>
<td>Syringa reticulata</td>
</tr>
<tr>
<td>Blackhaw</td>
<td>Viburnum prunifolium</td>
</tr>
</tbody>
</table>

| **INTERMEDIATE TREES (30 TO 50 FEET AT MATURITY)** | |
| Norway Maple | Acer platanoides |
| Sycamore Maple | A. pseudoplatanus |
| European Hornbeam | Carpinus betulus |
| Western Catalpa | Catalpa speciosa |
| Common Hackberry | Celtis occidentalis |
| Turkish Filbert | Corylus columnar |
| Flowering Ash | Fraxinus ornus |
| 'Urbanite' Ash | F. pennsylvanica 'Urbanite' |
| Blue Ash | F. quadrangulata |
| Kentucky Coffeetree | Gymnocladus dioica |
| Chinese Pistache | Pistacia chinensis |
| Blue Oak | Quercus douglasii |
| Gambel Oak | Q. gambelii |
| Chinkapin Oak | Q. muehlenbergii |
| Columnar English Oak | Q. robur 'fastigiata' |
| Idaho Locust | Robinia 'Idahoensis' |
| Zelkova | Zelkova serrata |

| **MAJOR TREES (GREATER THAN 50 FEET AT MATURITY)** | |
| Sensation Box Elder | Acer negundo 'Sensation' |
TABLE 18.12-16: APPROVED STREET TREE SPECIES

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>SCIENTIFIC NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Autumn Purple Ash</td>
<td>Fraxinus americana ‘Autumn Purple’</td>
</tr>
<tr>
<td>Honey Locust (thornless, green leaved only)</td>
<td>Gleditsia triacanthos inermis</td>
</tr>
<tr>
<td>London Plane</td>
<td>Platanus acerifolia ‘Bloodgood’</td>
</tr>
<tr>
<td>Swamp white oak</td>
<td>Quercus bicolor</td>
</tr>
<tr>
<td>Valley Oak</td>
<td>Q. lobata</td>
</tr>
<tr>
<td>Bur Oak</td>
<td>Q. macrocarpa</td>
</tr>
<tr>
<td>English Oak</td>
<td>Q. robur</td>
</tr>
<tr>
<td>Northern Red Oak</td>
<td>Q. rubra</td>
</tr>
<tr>
<td>Black Locust</td>
<td>Robinia pseudoacacia</td>
</tr>
</tbody>
</table>

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5821, § 1, 4-5-06)

Section 18.12.1206. Reserved.

Section 18.12.1207. Screening Between Land Uses.

(a) CONFLICTING REGULATIONS.
In case of conflict between the screening standards in this Section 18.12.1207 and any screening standards stated in a different chapter, article, or section of this title, the most restrictive screening standard shall apply.

(b) REQUIRED SCREENING.
Screening shall be required of new development ("new land use") that abuts developed property as shown in Table 18.12-17 below.

TABLE 18.12-17: REQUIRED LAND USE SCREENING

<table>
<thead>
<tr>
<th>EXISTING ZONING DISTRICT</th>
<th>SF</th>
<th>MF</th>
<th>C</th>
<th>I</th>
<th>PF</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW ZONING DISTRICT</td>
<td>SF</td>
<td>MF</td>
<td>C</td>
<td>I</td>
<td>PF</td>
</tr>
<tr>
<td>SF</td>
<td>NA</td>
<td>Solid*</td>
<td>Solid*</td>
<td>Solid*</td>
<td>Solid*</td>
</tr>
<tr>
<td>MF</td>
<td>Wall or Fence</td>
<td>NA</td>
<td>Solid</td>
<td>Solid</td>
<td>Semi/ Solid**</td>
</tr>
<tr>
<td>C</td>
<td>Wall</td>
<td>Semi</td>
<td>NA</td>
<td>NA</td>
<td>Semi</td>
</tr>
<tr>
<td>I</td>
<td>Wall</td>
<td>Solid</td>
<td>NA</td>
<td>NA</td>
<td>Solid</td>
</tr>
<tr>
<td>PF</td>
<td>Wall</td>
<td>Semi/ Solid**</td>
<td>Semi/ Solid**</td>
<td>Semi/ Solid**</td>
<td>NA</td>
</tr>
</tbody>
</table>

Notes to Table 18.12-17:
* See Section 18.12.304 Residential Adjacency Standards
** It is the intent of screening to protect against new land uses being a nuisance onto adjoining properties. There are instances where open view fencing such as tubular steel and wrought iron may be more appropriate for security and may be approved by the administrator.

(1) Installation.
Required screening shall be installed by new development which is adjacent to previously developed property.
(2) **Substitution of Screening.**
Where a semi-opaque screen is required, a solid screen may be installed. In no case, other than may be specified in particular PUD or SPD zones, may a semi-opaque screen be installed where a solid screen is required.

(3) **Maintenance of Screening.**
All screening between land uses installed according to this section shall be maintained for the life of the installing use in good repair and condition sufficient to remain effective for the intended screening purpose.

(c) **LAND USE SCREENING TYPES.**
The following types of screening shall be used to screen between land uses (see Figures 18.12-28, 18.12-29, and 18.12-30):

(1) **Solid.**
A six-foot high solid masonry or wood fence with five feet of landscaping adjacent to it with a minimum of one evergreen tree planted every 30 linear feet and a minimum three shrubs planted per tree.

(2) **Semi-Opaque.**
   a. An eight-foot wide landscape area that consists of trees which achieve at least 20 feet in height at maturity and are planted at a rate of every 30 feet with a three-foot high masonry wall.
   b. A 15-foot wide landscape area which consists of trees that achieve at least 20 feet in height at maturity, and are planted at a rate of one for every 30 feet on top of a two-foot high berm interspersed with shrubs to achieve a screening effect.
   c. A 30-foot wide landscape area which consists of trees planted at a rate of one for every 30 feet.

(d) **MODIFICATION OF SCREENING REQUIREMENTS.**
The administrator may approve minor deviations to screening requirements if the applicant can demonstrate to the satisfaction of the administrator that strict interpretation of this section would be inappropriate and not in the public interest due to topographic conditions, adjacent land uses, land uses as shown on an approved master plan, or other special circumstances. Deviations shall be reviewed and approved according to the minor deviation provisions in Section 18.06.411 of this title.

(Ord. No. 5189, § 1, 9-26-00)
CHAPTER 18.12 GENERAL DEVELOPMENT AND DESIGN STANDARDS
ARTICLE XII: LANDSCAPING AND SCREENING
Section 18.12.1207. Screening Between Land Uses.
(d) Modification of Screening Requirements.

FIGURE 18.12-28: SCREENING ALTERNATIVES—ALTERNATIVE 1: SOLID SCREENING

FIGURE 18.12-29: SCREENING ALTERNATIVES—ALTERNATIVE 2: SEMI-OPAQUE SCREENING
Section 18.12.1208. Screening of Outdoor Service Areas, Utilities, and Equipment

(a) CONFLICTING REGULATIONS.
In case of conflict between the screening standards in this Section 18.12.1208 and any screening standards stated in a different chapter, article, or section of this title, the most restrictive screening standard shall apply.

(b) TRASH RECEPTACLES—ENCLOSURE REQUIRED.

(1) Standard Enclosure Required—Applicability.
In order to screen trash receptacles, enclosures shall be constructed with any commercial, office, public building, multi-family building with more than four units, or industrial development, unless otherwise exempted by this section, to the standards identified in Figure 18.12-31.

(2) Additional/Oversized Enclosures.
Developments generating ten or more yards of trash per receptacle within any pickup cycle shall expand the size of the enclosure shown in Figure 18.12-31 to accommodate demand, or shall construct an additional enclosure.

(3) Location of Trash receptacles.
   a. Location on nonresidential properties.
      1. General.

On all nonresidential properties, trash receptacles shall be located outside
building setback lines and buffer yards, and to the side or rear of the principal building. Where the trash receptacle(s) is interior to the site and not visible from any public right-of-way or residence, enclosure may be waived. Trash receptacles may be located on a property line that is adjacent to an alley. See Figure 18.12-32.

2. *Adjacent to residential properties.*

Trash receptacles on nonresidential properties shall be screened and odor controlled, and trash pick up shall be scheduled to minimize any impact on neighboring residential uses. In addition, they shall be located a minimum of 25 feet from any residential property line, or as far away from the residential property line as possible.

(Ord. No. 5189, § 1, 9-26-00)

b. **Location on residential lots.**

Trash storage on all residential lots may be located on a property line that is immediately adjacent to an alley.

c. **Include location on plans.**

Trash enclosure locations shall be indicated on the plans accompanying any application and the plans submitted for building permit approval.

(c) **STORAGE, LOADING AREA AND UTILITY SCREENING.**

(1) **Required Screening.**

a. **Outdoor storage.**

   1. Where permitted, outdoor storage shall be located to the side or rear of the primary building, and screened from roadways, parks and residential areas by a six-foot solid fence or combination of fence and vegetation. If needed for screening, the administrator may require the fence to be taller than six feet.

   2. Fencing required by a.1. above shall not be placed closer to the right-of-way than the building setback line and must be separated from the right-of-way by landscaping.

b. **Mechanical equipment and alternative utility systems.**

   1. All mechanical equipment, including, but not limited to, air conditioners, electric meters, heating units, and alternative utility systems (except for wind turbines), shall be screened from view of streets and residential areas at all times. This shall apply to equipment and alternative utility systems located on rooftops, at ground level and at any other position upon the structure with the exception of single-family or duplex dwellings and window or wall mounted air conditioners in residential uses and the exceptions identified in (c)(1)b.4. below.

   2. Screening shall be architecturally compatible with the structure, and window mounted air conditioners/heaters in residential buildings shall be considered screened if such equipment consists of a color and material which blends with the rest of the structure, and if the equipment does not extend greater than six inches beyond the plane of the building.
3. Backflow preventers shall be screened from view of public streets and adjoining properties by low vegetation, walls, covers, or fencing, or other means acceptable to the administrator.

4. Every effort shall be made to adequately screen alternative utility systems according to the terms of this section or to integrate them into the design of the primary structure consistent with city design policies; unless it can be proven to the satisfaction of the administrator that adherence would significantly decrease the efficiency or performance of the system.

c. **Loading areas.**

Loading docks shall be located at the side or rear of the building in non-industrial zoning districts, and screened from view of public rights-of-way, single-family or duplex zoned lots, parks and other public areas by a screen which is tall enough to screen vehicles and service areas.

(2) **Types of Screening.**

The following types of screening shall be used to screen outdoor storage, ground mounted mechanical equipment including backflow preventers, and loading areas (See Figures 18.12-33 and 18.12-34):

a. Dense evergreen hedge that will screen views from the ground up to the required height within two years.

b. Solid wall constructed of the building's primary surface material or masonry.

c. A combination of a berm with a maximum 3:1 slope with dense evergreen shrub planting that will provide a solid screen to the required height.

d. Ground mounted mechanical equipment may be screened with a cover or box integrated into landscaping.

(Ord. No. 5189, § 1, 9-26-00)
CHAPTER 18.12 GENERAL DEVELOPMENT AND DESIGN STANDARDS
ARTICLE XII: LANDSCAPING AND SCREENING
Section 18.12.1208. Screening of Outdoor Service Areas, Utilities, and Equipment
(c) Storage, Loading Area and Utility Screening.

FIGURE 18.12-31: TRASH ENCLOSURE

CMU or other similar durable material

Concrete pad and bumper guards

Gates of wood, chain link with vinyl or wood slats, or other materials which provide opaque screening

9'

Bumper Guards

9'
CHAPTER 18.12 GENERAL DEVELOPMENT AND DESIGN STANDARDS
ARTICLE XII: LANDSCAPING AND SCREENING

Section 18.12.1208. Screening of Outdoor Service Areas, Utilities, and Equipment
(c) Storage, Loading Area and Utility Screening.

FIGURE 18.12-32: TRASH RECEPTACLE LOCATION

Trash Receptacles must be located outside of the building setbacks, and to the side or rear of the principle building.
CHAPTER 18.12 GENERAL DEVELOPMENT AND DESIGN STANDARDS
ARTICLE XII: LANDSCAPING AND SCREENING
Section 18.12.1208. Screening of Outdoor Service Areas, Utilities, and Equipment
(c) Storage, Loading Area and Utility Screening.

FIGURE 18.12-33: STORAGE, LOADING AREA AND UTILITY SCREENING
Section 18.12.1209. Materials and Specifications for Required Landscape Areas.

(a) General Materials Requirements.

All required landscape areas must be comprised of trees, shrubs, living and/or non-living ground covers, and/or enhanced paving. This area may also include a cover, roof structure or minor structure over a portion of the area, provided that it will enhance the use of the landscape area. Bare dirt shall not be allowed.
(b) **MINIMUM AMOUNT OF TREES AND SHRUBS IN REQUIRED LANDSCAPE AREAS.**

(1) **All Zoning Districts Except Industrial Districts.**

One tree and six shrubs shall be provided for every 300 square feet of required landscaped area, plus one tree for every ten off-street parking spaces as required by this article, except in the industrial zoning districts.

(2) **Industrial Districts.**

One tree for every 300 square feet of required front yard landscaping plus one tree for every ten parking spaces is required. At least 50 percent of the required trees shall be evergreen. If any additional screening is required because the industrial site is adjoining residentially or public facility zoned property, those requirements are in addition to the minimums stated in this subsection.

(c) **MINIMUM STOCKING AND MATERIALS STANDARDS.**

All required landscape areas shall comply with the following minimum stocking and materials standards, unless otherwise varied or modified under this title.

(1) **General.**

Generally, acceptable landscape materials shall include:

a. Living plant materials.

b. Alternate materials may be used for playing fields, skywalks, or similar situations with the administrator's approval.

(2) **Ground Cover.**

Ground cover used in required landscape areas may include the following, or alternatives if equivalent approved by the administrator:

a. Lawn or turf.

b. Living ground covers other than lawn or turf, planted in a manner so the area designed for the ground cover is fully covered within three years. Ground covers must be a minimum of a four-inch pot container in size.

c. Decorative paving, rock, or other inert materials, up to 25 percent of the required landscaped area, unless the administrator approves a different amount after consideration of the visual appearance of the site. Choices of non-living ground cover should be made after considering the flammability and toxicity of available types. When rock is used on slopes 3:1 or steeper, it shall be fractured at least three-inch minimum. Shredded bark/wood may not be used on grades in excess of 4:1. Landscape walls and retaining walls do not require fractured rock.

d. Calculation of coverage is by means of the following method:

1. Grass and ground covers are calculated based on simple area (length × width).

2. Shrubs should be calculated using the area of a shrub based on spacing. Spacing should be presented in the plant list for use of the landscaper and plan review purposes. Spacing should reflect what the expected average size of the shrub should be in three years.

3. Calculate the area of shrub coverage based on 

\[ \text{area of a circle} \times \text{number of shrubs from plant list} \times 3.14 \times \text{radius of shrub spacing} \]
Example: 20 shrubs with a spacing of 5':3.14 (2.5x2.5)= 19.6 sq. ft. 
19.6x20 = 392 sq. ft. of vegetative cover.
4. Total vegetative cover is grass + ground covers + shrub coverages.

5. Trees do not count toward vegetative cover unless their branches come down to the ground (evergreen).

(3) Trees.
In satisfying the landscaping requirements of this section, the use of high-quality, hardy, and drought-tolerant trees is required.

a. Size standards.
Plant materials used to meet landscape plan requirements must comply with the following minimum size standards at the time of installation.

1. Large trees.
Large deciduous trees shall have a minimum caliper of two and one-half inches, and large evergreen trees shall have a minimum height of ten feet.

2. Small trees.
Small deciduous trees shall have a minimum caliper of one inch and small evergreen trees shall have a minimum height of six feet.

3. Specimen trees.
Specimen trees may be deciduous or evergreen with a unique form or character (e.g., Weeping Blue Atlas Cedar). Specimen trees may be substituted for a limited number of large trees at a ratio of 2:1, with the administrator’s
approval. Specimen trees must have a minimum height of six feet. Multi-trunk trees shall have a minimum of three trunks and the smallest trunk shall have a minimum caliper of \( \frac{3}{4} \) inch.

b. **Required mix of tree sizes.**
Seventy percent of the required trees shall be large trees and 30 percent may be small trees.

c. **Tree mix.**
A mixture of deciduous and evergreen trees must be provided. Species diversity is encouraged.

d. **Tree substitution.**
Two specimen trees or two evergreen trees may be substituted for one large tree.

e. **Prohibited tree list.**
Prohibited trees are listed in Section 8.32.080 of the Reno Municipal Code. The administrator, in consultation with staff experts, may allow the planting of an otherwise prohibited tree for the purpose of maintaining riparian vegetation and habitat along the Truckee River or in other natural riparian areas.

f. **Tree well plantings in sidewalks and plazas.**
Trees shall be placed in landscaped areas no less than five feet in width and length or in tree wells with a minimum five-foot diameter. The planting hole must be at least two times the size of the root ball, and deep enough to allow the root ball to be covered in accordance with ANSI A300 (American National Standards Institute) tree and shrub planting standards. Provisions must be made for adequate drainage, depending on the soil type and related planting conditions. See Figure 18.12-35.

g. **Tree staking.**
All trees must be staked by an approved method. See Figure 18.12-35.
FIGURE 18.12-35: TREE PLANTINGS

5 OR 15 GALLON TREE OR LARGER.
1/2' RUBBER HOSE WITH 10 GA.
GALV. WIRE INSIDE - LEAVE 2' CLEAR
BETWEEN TRUNK & HOSE ON ALL SIDES.
STAKE TO IMMOBILIZE ROOT BALL.
10 GA. GALV. WIRE - WRAP AROUND
STAKE TO SECURE.

1) METAL AGRICULTURE 'T' POSTS
STAKE INTO UNDISTURBED SOIL OUTSIDE
ROOT BALL.

TURN DOWN TOP 1/3 - 1/2 BURLAP ON
8 & 8 MATERIAL, COMPLETELY REMOVE
WIRE BASKET.

6" DEEP WATERING BASIN - FILL W/ 8" SHREDDED BARK AS SPECIFIED ON PLANS
KEEP BARK 4" AWAY FROM TRUNK.

SCANIFY EDGES OF PLANT HOLE
HOLE DEPTH TO BE SAME AS
DEPTH OF ORIGINAL PLANT CONTAINER.
BACKFILL W/ NATIVE SOIL SCREENED
FREE OF ROCKS, CLods & DEBRIS
GREATER THAN 1/2" DIAMETER.
WATER SETTLE BACKFILL.

NOTES:
1. REMOVE ALL NURSERY STAKES, TIES & TAGS - TREES MUST STAND
   UPRIGHT TO BE ACCEPTABLE.
2. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADER
   OR ANY LOWER BRANCHES.
3. TOP OF ROOT BALL TO BE 1' ABOVE EXISTING GRADE - NO NATIVE
   SOIL TO BE PLACED ON TOP OF ROOT BALL.
4. GRADE WATERING BASIN SUCH THAT WATER COLLECTS AT EDGE
   OF ROOT BALL NOT AT TRUNK.
5. THOROUGHLY WATER IMMEDIATELY AFTER PLANTING.
(4) **Other Landscape Materials.**

Plant materials used to meet landscape plan requirements must comply with the following minimum size standards at the time of installation:

**a. Shrubs.**

1. **Large shrubs.**
   
   Large shrubs must be a minimum of a five-gallon container in size.

2. **Small shrubs.**
   
   Small shrubs must be a minimum of a one-gallon container in size.

3. **Size requirements.**
   
   At least 25 percent of the required shrubs shall be a minimum of five-gallon with the remaining 75 percent one gallon or larger.

**b. Ground covers.**

Ground covers must be a minimum of four-inch pot container size.

**c. Vines.**

Vines must be a minimum of a five-gallon container in size.

**d. Grass.**

Solid sod or grass seed applied with Hydro-Mulch may be used.

**e. Annuals and Perennials.**

The use of annuals and perennials are encouraged but do not count toward minimum landscape requirements. There are no size limits.

(Ord. No. 5189, § 1, 9-26-00)

(5) **Mulch.**

Under all trees and shrubs and anywhere in a required landscaped area not planted with live material or otherwise covered, mulch shall be provided. Mulch may be waived by the administrator when the landowner has an approved maintenance program and/or has demonstrated acceptable maintenance on past projects. Where mulches are used, they shall be a minimum of four inches in depth to decrease water evaporation. Nonporous material, such as plastic sheets, shall not be placed under the mulch.

**(d) DRAINAGE.**

All trees and shrubs shall be planted with positive drainage.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5473, § 1, 7-16-03)

**Section 18.12.1210. Water Conservation.**

To reduce water consumption, all landscaping plans approved under this section must comply with the following:

**(a) The minimum dimension of each lawn or turf area shall be five feet.**

**(b) The maximum slope of lawn or turf areas shall be 3:1. Where a berm wider than ten feet is provided, one additional foot of level (7:1 or flatter) planted area is required for every three feet of bermed area to capture slope runoff at the toe of the berm.**
(c) In multi-family, commercial, or industrial developments, or model homes, lawn or turf areas shall not exceed 50 percent of the required landscape area.

(d) An efficient water-conserving irrigation system including drip, low-arching and/or low-flow heads must be used.

(e) Soil in landscape area must be improved by incorporating a minimum of two inches of organic soil amendment into the top six inches of soil, unless recommended otherwise by the soil report for the property.

(f) Soil in landscape areas shall be tilled to a minimum depth of six inches for lawn areas, and to the depth of the root ball for shrubs and trees within the planting area to allow for sufficient aeration.

(g) Non-turf areas shall emphasize low water consumptive plants.

(h) All debris must be removed from a planting site prior to soil preparation or planting. Debris includes cement, asphalt, wire, steel, scrap lumber or other foreign matter.

(Ord. No. 5189, § 1, 9-26-00)

Section 18.12.1211. Irrigation.

(a) IRRIGATION REQUIRED.
All required landscaping must be irrigated unless approved by the administrator.

(b) IRRIGATION PLANS.
Irrigation plans that ensure adequate coverage of landscape material must be submitted at the same scale as the landscape plans. Plans must also include specifications which comply with the Uniform Plumbing Code, and include the following:

(1) Scale, north arrow, locations of adjacent streets, property lines, easements, sidewalks, drives, paved areas, buildings, street trees, and any other natural or manmade site features influencing the use of the site.

(2) Identification and description of automatic irrigation components to ensure that vegetation is adequately serviced through water conserving features.

(3) Indication of the system point of connection and size, water pressure available, and maximum demand of the system in gallons per minute.

(4) Manufacturer’s name and equipment identification number must identify irrigation equipment specified.

(5) Reduced pressure backflow preventer (R. P. Device). Refer to water purveyors for requirements for backflow preventers.

(6) All locations of irrigation valves, controllers, hose bibs, quick coupler valves, sprinkler heads, and backflow preventers. Sprinkler location on plans shall also include pattern of sprays (i.e. full circle, half circle), psi, radius of throw and gallons per minute.

(7) Irrigation details must be used to clarify particular situations. Typical details should include backflow preventers, valves, irrigation heads, and irrigation controllers.

(8) Schedule 40 PVC with schedule 80 fittings is required on all piping up to three inches in size. For piping over three inches in size, class piping is required. Mainlines must be a minimum of 24 inches deep with approved backfill. Mainlines shall have detectable tape one foot above line. Lateral lines shall be schedule 40 with a minimum of 18 inches in depth with approved backfill.

(Ord. No. 5189, § 1, 9-26-00)
Section 18.12.1212. Reserved.


(a) **MAINTENANCE.**

All landscape areas and plant materials must be maintained in a vigorous and healthy condition, free of weeds and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other needed maintenance, in accordance with generally accepted horticultural practices. This shall including using pruning standards accepted by the International Society of Arboriculture and/or the National Arborist Association.

(b) **REPAIR AND REPLACEMENT.**

Any damaged or dead plant must be replaced or repaired within 30 days. If the season of the year makes such repair or replacement impractical, the property owner shall schedule an appropriate time for the accomplishment of this work with the administrator.

(c) **VIOLATION.**

If the repair or replacement is not accomplished in a timely fashion as described in item (b) above, the administrator may initiate proceedings to revoke the special use permit or business license for the subject property, or use the remedies and fines associated with violations under Title 1.

(Ord. No. 5189, § 1, 9-26-00)
ARTICLE XIII: EXTERIOR LIGHTING

Section 18.12.1301. Related Regulations.
See also Section 18.12.304 for additional exterior lighting standards applicable to development subject to residential adjacency standards.

Section 18.12.1302. Lighting Fixtures.
Any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures, and lamps must not extend below the bottom of the cover when the light will be visible from residences or public rights-of-way. See Figure 18.12-36.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 5, 5-22-01)

Section 18.12.1303. Searchlights.
No rotating searchlights shall be permitted in any district, except that the administrator may issue a temporary permit for such searchlights for a period not to exceed three days. No more than three such permits may be issued for the same location within a one-year period.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 5, 5-22-01)

Section 18.12.1304. Flashing or Animated Lights.
(a) Outside of the Downtown Reno Regional Center Overlay District as identified in Section 18.08.101(i)(1), no flashing or animated lighting is permitted on a structure above 35 feet except for Federal Aviation Administration (FAA) required lighting. Stationary floodlighting of the structure is permissible so long as nothing else is floodlighted and the lighting is screened in a manner that is architecturally compatible with the structure.
(b) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at the airport, other than an FAA approved navigational signal light or visual approach slope indicator is prohibited without FAA approval.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 5, 5-22-01; Ord. No. 5821, § 1, 4-5-06)
ARTICLE XIV: FENCES AND WALLS


(a) **GENERALLY APPLICABLE FENCE AND WALL STANDARDS.**

The following fence and wall standards shall apply in all zoning districts.

1. For purposes of this article, on through lots, the front yard shall be the yard adjacent to the street on which the property is addressed and the rear yard shall be the yard opposite the front yard, and walls or fences six feet or less in height may be erected on the rear lot line, except as provided in Section 6.06.090 of the Reno Municipal Code.

2. Except as provided in Section 6.06.090 of the Reno Municipal Code and in the residential street image standards in Section 18.12.302, on a lot where there are two or more required front yards, any wall or fence erected in the yard shall not exceed four and one-half feet.

3. Walls or fences shall not exceed four and one-half feet in height within 20 feet of each side of a primary driveway.

4. Public utilities in any zone may be enclosed by a fence six feet in height with barbed wire used above it as long as the total height thereof does not exceed nine feet. Arms carrying barbed wire must extend inward or straight up.

5. Where a fence or wall is constructed on top of a retaining wall, the height of such fence or wall shall be measured from the top of the retaining wall.

6. Use of razor ribbon or razor tape fencing is prohibited, except in conjunction with a jail or other public detention or correctional facility.

(b) **FENCES AND WALLS IN ALL ZONING DISTRICTS EXCEPT INDUSTRIAL DISTRICTS.**

The following fence and wall standards shall apply in all zoning districts except the industrial zoning districts.

1. Walls or fences six feet or less in height may be erected on lot lines in any zone except in required front yards.

2. Walls or fences four and one-half feet or less in height may be erected in the required front yard area in any zone, except as provided in Section 6.06.090 of the Reno Municipal Code. Walls or fences in excess of four and one-half feet may be erected on lots with more than one front yard subject to the residential street image standards in Section 18.12.302.

3. In residential zoning districts, fence posts may extend up to two feet higher than the fence itself, as long as the posts are at least six feet apart.

4. Where residential uses abut an arterial, expressway, or freeway as classified in the master plan of the city, or any part thereof, fences or walls exceeding six feet in height may be constructed on the property line between the residential use and the arterial, expressway or freeway, except as provided in Section 6.06.090 of the Reno Municipal Code.

(c) **FENCES AND WALLS IN THE INDUSTRIAL ZONE DISTRICTS.**

The following fence and wall standards shall apply in the industrial zoning districts only.

1. In industrial zones, walls or fences six feet in height or less may be erected in the required front yard, except as provided in Section 6.06.090 of the Reno Municipal Code.
(2) In industrial zones, barbwire may be used above any conventional six-foot fence as long as the total height thereof does not exceed nine (9) feet. Arms carrying barb wire must extend inward or straight up.

(Code 1966, §§ 11.52.010, 11.08.120; Ord. No. 3133, § 1, 10-10-83; Ord. No. 5545, § 2, 3-10-04)


(a) PROPERTY ABUTTING WATER SUPPLY DITCHES.
Property abutting or adjoining any water supply ditch shall have four and one-half-foot fencing, approved by the administrator as reasonably non-climbable and safe, such fencing to have tension wires along both top and bottom, or other adequate means of protection to the specifications of the administrator, where any water supply ditch constitutes a hazard to the life, limb and safety of the people of the city, such installation to be completed and approved prior to any occupancy other than purely for the purpose of construction.

(b) PARK, RECREATION, OR PUBLIC USE AREA ABUTTING DITCHES.
Where property abutting or adjoining any water supply ditch is a park, recreational area or is otherwise open to public use, the administrator may, for good cause consistent with public health and safety, waive or modify the requirements in (a) above.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 5, 5-22-01)

Section 18.12.1403. Permit Required.

Construction of fences and walls in the City of Reno shall require a permit in compliance with the provisions and standards stated in this article and in Chapter 14.18 (Fences) of Title 14 (Building and Construction) of the Reno Municipal Code.
ARTICLE XV: GENERAL ENVIRONMENTAL STANDARDS


(a) PURPOSE.

The purpose of this article is to set forth regulations which protect the public from the potential negative effects of development and business activities by regulating smoke and particulate matter, odorous matter, fire or explosive materials, toxic and noxious matter, vibration, open storage, glare and fuel supply in the vicinity of such sites. This article is also intended to protect Reno's natural resources.

(b) APPLICABILITY.

The following general environmental standards shall apply to all zoning districts.

(Ord. No. 5189, § 1, 9-26-00)

Section 18.12.1502. Glare and Spillover Lighting.

See Section 18.12.304 (Residential Adjacency Standards) and Section 18.12.1302 (Lighting Fixtures).

(Ord. No. 5189, § 1, 9-26-00)


(a) NOISE AT RESIDENTIAL PROPERTY LINES.

See Section 18.12.304 (Residential Adjacency Standards).

(b) NOISE EXPOSURE FROM AIRPORT OPERATIONS.

See section 18.08.402 (Airport Safety General Overlay Districts).

(Ord. No. 5189, § 1, 9-26-00)

Section 18.12.1504. Smoke and Particulate Matter.

(a) STANDARDS.

No industrial operation or use shall cause, create, or allow the emission for more than three minutes in any one hour, of air contaminants which at the emission point, or within the bounds of the property, are:

(1) In violation of the standards specified by the Washoe County District Health; or

(2) Of such opacity (opaqueness) as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants in the standard prescribed in a. above except that, when the presence of steam is the only reason for failure to comply or when such contaminants are emitted inside a building which prevents their escape into the outside atmosphere, performance shall be considered to comply with this section.

(b) COMBINED STANDARDS.

The emission of particulate matter from all sources in a district subject to this section shall not exceed the level specified by Washoe County District Health.

(c) STANDARDS MEASURED AT PROPERTY LINE.

Open storage and open processing operations, including on site transportation movements which are the source of wind or airborne dust or other particulate matter; or which involve dust or other particulate air contaminant generating equipment including but not
limited to paint spraying, grain handling, sand or gravel processing or storage or sand blasting shall be so conducted such that dust and other particulate matter so generated are not transported across the boundary property line or the tract on which the use is located in concentrations exceeding standards set by Washoe County District Health.

(Ord. No. 5189, § 1, 9-26-00)

Section 18.12.1505. Odors.

(a) APPLICABILITY.
No use shall be operated in any zoning district in such a manner that the emission of odorous matter occurs in such quantity or volume as to produce a nuisance or hazard beyond the bounding property lines of the use.

(b) DETERMINATION.
The odor threshold as referred to in this section shall be determined using methods and procedures specified by the American Society for Testing Materials ASTMD 1391-57 entitled "Standard Method for Measuring Odors in Atmosphere."

(Ord. No. 5189, § 1, 9-26-00)

Section 18.12.1506. Reserved.

Section 18.12.1507. Toxic and Noxious Matters.

No industrial operation or other use shall emit toxic or noxious matter as defined by Washoe County District Health in any concentration across the bounding property line of the tract on which the operation or use is located.

(Ord. No. 5189, § 1, 9-26-00)

Section 18.12.1508. Vibration.

No permanent use shall at any time create earth-borne vibration which, when measured at the boundary property line of the source operation, exceeds the limits of the displacement below:

<table>
<thead>
<tr>
<th>TABLE 18.12-18: ALLOWABLE DISPLACEMENT OF EARTH BORNE VIBRATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>FREQUENCY (CYCLES-PER-SECOND)</td>
</tr>
<tr>
<td>0—10</td>
</tr>
<tr>
<td>10—20</td>
</tr>
<tr>
<td>20—30</td>
</tr>
<tr>
<td>30—40</td>
</tr>
<tr>
<td>40 and over</td>
</tr>
</tbody>
</table>

(Ord. No. 5189, § 1, 9-26-00)

Section 18.12.1509. Fire or Explosive Hazard Materials.

(a) EXPLOSIVE MATERIAL.
No industrial use involving the manufacture or storage of compounds or products which decompose by detonation shall be permitted, except that chlorates, perchlorates, phosphorous, and similar substances and compounds in small quantities for use by industry, school laboratories, druggists, or wholesalers may be permitted.

(Ord. No. 5189, § 1, 9-26-00)
(b) **FLAMMABLE MATERIAL.**

1. Bulk storage of flammable liquids, liquefied petroleum, gases and explosives above ground is unlawful in all zoning districts, except gasoline and lubricating oil.

2. Above-ground storage of flammable liquids, liquefied petroleum, and gases is limited to amounts less than that permitted under adopted fire and life safety codes and regulations.

3. Flammable liquids shall not be stored in stationary rail cars for longer than a 24-hour period.

4. The storage and use of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose film solvents and petroleum products shall be permitted only when such storage or use conforms to city, state and federal standards and regulations, as well as applicable water pollution control standards and regulations.

(Ord. No. 5189, § 1, 9-26-00)
ARTICLE XVI: HILLSIDE DEVELOPMENT

Section 18.12.1601. Purpose.

The purpose of regulations regarding hillside development is to:

(a) Acknowledge that as slope increases so does the potential for environmental degradation including slope failure, increased erosion, sedimentation, and stormwater run-off.

(b) Preserve and enhance the beauty of the landscape by encouraging retention of natural topographic features, including but not limited to prominent ridgelines, major drainageways, and significant rock outcrops.

(c) Encourage innovative grading practices which are more appropriate in hillsides, and hide from public view unsightly scarring.

(d) Take into account that hillside development sites have unique topographic, landscape, and geotechnical settings and thus require site-specific design solutions.

(e) Promote the preservation of significant topographic features by retaining portions of development sites as undisturbed open space.

Section 18.12.1602. Applicability and Exemptions.

(a) Hillside development regulations apply to developments that have an average slope, as calculated below, equal to or greater than ten percent or slopes that exceed 15 percent on 25 percent or more of the site.

(b) Hillside developments shall be subject to the approval of a "major" special use permit according to Section 18.06.405 of this title.

(c) Development of one single-family house and permitted accessory structures, activities typically associated with and accessory to legally established uses, and trails shall be exempt from this article's regulations.

(d) Utility box/well house, back-up generator, and pumping or booster station uses shall be exempt from the special use permit process requirement as long as structures total no more than 2,000 square feet in size on the subject parcel. Compliance with this section shall be verified during building permit review for such facilities.

(Ord. No. 6000, § 18, 1-30-08)


(a) Slope shall be computed on the existing slope of the land before any grading for the proposed development has commenced, as determined from a topographic map having a scale of not less than one inch equals 60 feet, and a contour interval of not more than two feet. Average slope of a development and slope cell sizes shall not be derived from lower resolution topographic data.

(b) Percent slope for cells shall be computed by dividing the contour interval by the horizontal distance between contour intervals then multiplying by 100 percent, or by a comparable digital slope analysis.

(c) For purposes of determining the applicability of a project to this article's standards, the average slope formula below or a comparable digital slope analysis shall be used.

\[ S = \frac{(0.0023)(I)(L)}{A} \]

Where:
- \( S \) = Average percent slope
- \( L \) = Summation of length of contours in scale feet
- \( I \) = Contour interval in feet
- \( A \) = Area in acres of parcel being considered


(a) Plans for a hillside development shall depict existing contours, proposed finish contours, representative cross sections showing existing and proposed conditions, ridgelines and their proposed treatment, proposed erosion control and slope stabilization techniques, structure siting criteria, building envelopes, any height limitations, any solar orientation considerations, grading treatments necessary to provide access to building envelopes, vehicular circulation routes, and pedestrian circulation routes. Locations of all six-inch caliper or larger trees proposed to be maintained or removed with development shall also be noted on aerial photographs or site plans.

(b) Additional grading plans and site improvement plans shall be superimposed over a color slope cell map that groups pre-grading slopes into categories identified in Table 18.12-19 (Hillside Density Calculation).

(c) All projects proposing development on hills or mountains, as shown on the "visually prominent ridgeline and related landforms" map (adopted by reference and available for inspection or purchase at the administrator's office), shall provide additional application material indicating how mapped ridgelines and other visually prominent portions of the project are proposed to be treated. Application material may include photosimulations, sight-line analyses, three-dimensional models, three-dimensional computer generated images, or similar representations of the proposed project.

(d) All required plans shall be wet stamped, signed and certified accurate by a civil engineer licensed in the State of Nevada.


To retain the natural features of hillsides, the maximum number of dwelling units shall be reduced as slope increases in accordance with Table 18.12-19 (Hillside Density Calculation), and the following standards:

(a) Each property to be developed shall be divided into cells of similar slope, utilizing the slope ranges listed in Table 18.12-19.

(b) The 100-year floodplain of major drainageways plus a 15 foot wide buffer on both sides shall be excluded from density calculations and shall not be allocated any development for purposes of hillside density calculations. (See Article XIX (Drainageway Protection Standards) for applicable major drainageway standards.) Notwithstanding the above, the area excluded from density calculations shall not exceed 80 feet in width along each major drainageway.

(c) In zoning districts without residential base density standards, allowable development density shall be based on other applicable provisions of this Title 18.
The maximum number of dwelling units allowed by Table 18.12-19 may only be realized if the proposed development complies with all other applicable provisions of this article.

<table>
<thead>
<tr>
<th>SLOPE RANGE</th>
<th>COLUMN A: DENSITY REDUCTION FACTOR</th>
<th>COLUMN B: BASE ZONING DENSITY (UNITS/ACRE) (2)(3)</th>
<th>COLUMN C: ACRES WITHIN SLOPE RANGE (3)</th>
<th>COLUMN D: DWELLING UNIT ALLOCATION (3) (4) (5) (6)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0—15%</td>
<td>1.0 (No Reduction)</td>
<td></td>
<td></td>
<td>Sum of Column D Entries = Maximum Dwelling Units for the Project</td>
</tr>
<tr>
<td>15.1—20%</td>
<td>0.6</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20.1—25%</td>
<td>0.2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25.1—30%</td>
<td>0.1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greater than 30%</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 18.12-19 Notes:
(1) Allowable dwelling units are determined at the project level - the dwelling unit allocation for each slope range is for calculations purposes only.
(2) Base zoning density is identified in Table 18.12-1 of Section 18.12.102 for single-family residential zoning districts and in Table 18.12-2 of Section 18.12.103 for multi-family residential zoning districts.
(3) Base zoning density, acres within each slope range, and the unit allocation for each slope range shall be rounded to two decimal points.
(4) For each row, columns A, B and C are multiplied to determine the number of dwelling units allocated to each slope range (column D).
(5) The sum of allowable units within each slope range represents the maximum number of dwelling units for each project.
(6) Maximum dwelling units for the project shall be rounded down to the next whole number.

Section 18.12.1606. Reserved.

Section 18.12.1607. Required Open Space.

(a) Open space shall be preserved in accordance with Table 18.12-20 (Required Open Space).

<table>
<thead>
<tr>
<th>SLOPE RANGE</th>
<th>COLUMN A: MINIMUM OPEN SPACE (%)</th>
<th>COLUMN B: ACRES WITHIN SLOPE RANGE (2)</th>
<th>COLUMN C: REQUIRED OPEN SPACE WITHIN EACH SLOPE RANGE (ACRES) (2) (3) (4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-15%</td>
<td>None</td>
<td></td>
<td>Sum of Column C Entries: Open Space Required for the Project</td>
</tr>
<tr>
<td>15.1-20%</td>
<td>25%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20.1-25%</td>
<td>50%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>25.1-30%</td>
<td>75%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greater than 30%</td>
<td>100%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
TABLE 18.12-20: REQUIRED OPEN SPACE IN HILLSIDE DEVELOPMENTS (1)

<table>
<thead>
<tr>
<th>SLOPE RANGE</th>
<th>COLUMN A: MINIMUM OPEN SPACE (%)</th>
<th>COLUMN B: ACRES WITHIN SLOPE RANGE (2)</th>
<th>COLUMN C: REQUIRED OPEN SPACE WITHIN EACH SLOPE RANGE (ACRES) (2) (3) (4)</th>
</tr>
</thead>
</table>

Table 18.12-20 Notes:
(1) Required open space determined at the project level - the open space required for each slope is for calculation purposes only.
(2) Acres within each slope range and required open space shall be rounded to two decimal points.
(3) For each row, columns A and B are multiplied together then divided by 100% to determine the required open space for each slope range in acres (column C).
(4) The sum of allowable units within each slope range represents the minimum amount of open space required for the project.

(b) Open space required by other subsections of this article's hillside regulations shall be added to open space required by Table 18.12-20 and may be provided within any slope range.

(c) Property that is zoned to open space in conjunction with a hillside development shall qualify towards open space required by Table 18.12-20.

(d) Required open space areas shall be strategically located to include some of the site's environmental, recreational, or scenic areas. Environmental, recreational or scenic amenities include, but are not limited to, major drainageways, wetlands, riparian vegetation, high value groundwater recharge areas, visually prominent areas (including ridgelines on the "visually prominent ridgelines and related landforms" map), recreational amenities (including connections to off-site amenities), rock outcrops, and viewpoints.

(e) Required open space shall be retained in a natural state without clearing, grading, or other construction-related disturbance, or shall be restored or improved with landscaping or recreational amenities.

(f) At its sole discretion, the decision-making body may allow some or all of the required open space to be incorporated within private lot lines if the project site meets the following standards:
   (1) The site does not include a major drainageway;
   (2) The site does not abut an existing or planned open space or public recreational area;
   (3) Visual impacts in any sensitive viewshed area are mitigated using alternative means; and
   (4) The alternative site layout is determined to be more compatible with nearby development.


Potential visual impacts of development containing ridgelines identified on the "visually prominent ridgelines and related landforms" map shall be mitigated with site design, structure locations, and/or architectural treatments. Techniques to mitigate visual impacts may include preserving ridgelines as open space, providing setbacks from ridgelines and other visually prominent areas, height limitations, structure colors consistent with the natural environment, architectural treatments, or similar techniques. If mapped ridgelines are primarily developed on properties surrounding the proposed development, a similar development pattern may occur subject to design provisions of this section.
Section 18.12.1609. Development on 30 Percent and Greater Slopes.

Development on natural slopes greater than 30 percent shall only be permitted in accordance with subsections (a) and (b) below.

(a) The following developments may be allowed on 30 percent or greater slopes in accordance with other provisions of this Title 18:

1. Communication facilities;
2. Recreational facilities;
3. Utilities;
4. Agriculture;
5. Forestry;
6. Mining; and
7. Residential development at a maximum density of one unit per 40 acres.

(b) All other development on 30 percent or greater slopes shall comply with the requirements of this article, Title 18, and the following conditions:

1. A 2:1 ratio of property with slopes under 30 percent shall be added to the project open space requirement for all encroachments of development into 30 percent or greater slopes; and
2. Encroachments are determined to improve or not significantly impact the open space network, based on the standards in Section 18.12.1606 above.

Section 18.12.1610. Slope Treatment.

(a) Where possible, without significantly increasing the amount of cut and fill, angles at the edge of cut and fill slopes shall be rounded off in a natural manner.

(b) Cut and fill slopes over ten feet in height shall be designed with natural appearing variations in slope, aspect, and surface treatment to minimize the engineered appearance of these slopes.

(c) Retaining walls with landscaping shall be incorporated into cut and fill slopes that require mechanical stabilization, are over ten feet in height, and are within or adjacent to areas with public access. Retaining walls shall be constructed with decorative materials such as natural rock, brick, stamped and tinted concrete, stucco-faced concrete, or similar materials.

Section 18.12.1611. Pedestrian Circulation.

(a) Sidewalks or walkways shall be provided in accordance with a total pedestrian circulation plan that addresses projected needs, including those of school children.

(b) Safe pedestrian access shall be provided between occupied structures and recreational facilities on or adjacent to the site.

(c) Sidewalk standards may be modified to minimize grading disturbances.

(d) The pedestrian circulation plan shall be evaluated with respect to safety, accessibility and recreational value.
Section 18.12.1612. Reserved.

Section 18.12.1613. Reduction of Street Width.

On-street parking lanes may be omitted from streets when the result is a substantial decrease in cutting and/or filling. Off-street parking areas shall provide one additional space for each dwelling unit that does not front an on-street parking lane. Local streets may be reduced to 20 feet in width for one-way travel, 24 feet in width for two-way travel (with no on-street parking), or 28 feet in width (with on-street parking on one side of the street).


Hillside adaptive architectural features shall be strategically utilized to reduce grading disturbances in areas where standard construction methods would generate major grading disturbances and deviations from standard construction methods would not prevent effective utility and service delivery. Examples of major grading disturbances include but are not limited to cut or fill slopes that generally exceed 30 feet in height, cut or fill slopes that generally exceed 15 feet in height within or adjacent to areas with public access and fill depths that generally exceed ten feet at project edges and interfaces with major drainageways. Hillside adaptive architectural features include but are not limited to, multi-level foundations, height restrictions, view corridor provisions, construction of structures on the existing natural grade and similar techniques.
ARTICLE XVII: FLOOD HAZARD AREAS*


(a) PURPOSE AND AUTHORITY.

The purpose of this article is to safeguard the public health, safety and welfare by establishing guidelines and requirements for development of property within areas determined to be subject to flood damage. The requirements set forth herein are authorized by NRS Ch. 278 in general and more specifically by NRS 278.020 and NRS 278.250.

(b) APPLICABILITY.

This article shall apply to all flood hazard areas as set forth in the flood insurance rate maps ("FIRMs") and limited flooding areas (shaded X) within the jurisdiction of the city.

(c) BASIS FOR ESTABLISHING FLOOD HAZARD AREAS AND LIMITED FLOODING AREAS.

The flood hazard areas and limited flooding areas (shaded "X") identified by the Federal Insurance Administration (FIA) of the Federal Emergency Management Agency (FEMA) in the flood insurance study (FIS) dated September 30, 1994 and accompanying flood insurance rate maps (FIRM) dated September 30, 1994 and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this article. The FIS and attendant mapping is the minimum area of applicability of this article and may be supplemented by studies for other areas which allow implementation of this article and which are recommended to the City of Reno by the floodplain administrator. The FIS, and FIRMs are on file at Reno City Hall, 1 East First Street, Reno, NV 89505 in the Department of Public Works.

(d) COMPLIANCE.

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this article and other applicable regulations.

(e) ABROGATION AND GREATER REQUIREMENTS.

This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this article and another chapter, article, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent requirements shall prevail.

(f) INTERPRETATION.

In the interpretation and application of this article, all provisions shall be considered as minimum requirements, shall be liberally construed in favor of the city, and shall be deemed to neither limit nor repeal any other powers granted under state statutes.

(g) WARNING AND DISCLAIMER OF LIABILITY.

The degree of flood protection required by this article is considered reasonable for regulator purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. This article does not imply that land outside flood hazard areas or limited flooding areas or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the city, any officer or employee thereof, or the Federal Insurance Administration, for any flood

*Cross references—Trailor parks, Chapter 4.54; civil emergencies, Chapter 8.34; health and sanitation, Title 10; buildings and construction, Title 14.
damages that result reliant on this article or any administrative decision lawfully made thereunder.

(h) LETTER OF MAP AMENDMENT.

(1) If an owner or developer believes his or her property to be inappropriately designated as being in a flood hazard areas (zone A, A1—30, AH, AE, and AO) or an area of limited flooding (shaded X) on the FIRM, he or she may appeal to FEMA. A successful appeal will show either that the property is higher in elevation than the base flood, or that the elevation of the base flood is incorrect. If the appeal is successful, the Federal Emergency Management Agency will provide the owner or developer with a letter of map amendment, which will exempt him or her from the requirements of this article and from the mandatory purchase of flood insurance.

(2) All appeals should be submitted to the Floodplain Administrator. For purposes of this Article, the Floodplain Administrator is the Director of Public Works or designee. The Floodplain Administrator will transmit the appeals to the Federal Emergency Management Agency for its consideration. Appeals should include the following:

a. An actual stamped copy of the recorded plat of the property showing official recordation and proper citation, or a photocopy of the property's legal description (e.g., lot, block, and plot number, etc.), or a photocopy of the appropriate page of the county assessor's parcel map.

b. A copy of the flood insurance rate map (FIRM) with the location of the property identified.

c. Certification by a land surveyor. A "land surveyor" means a land surveyor registered in the State of Nevada. The certification shall state:
   1. The type of structure.
   2. The elevation of the lowest finished grade adjacent to the structure.
   3. The elevation of the bottom of the lowest floor beam.

d. When appealing the elevation of the base flood, a thorough technical hydrological study of the contributing area which will substantiate the appeal must be submitted and shall be certified by an engineer.
   1. When base flood elevations in the city either increase or decrease resulting from physical changes affecting flooding conditions, as soon as practicable, but not later than six months after the date such information becomes available, city will submit the technical or scientific data to FEMA. Such submissions are necessary so that upon confirmation of the physical changes affecting flooding conditions, risk premium rates and flood plain management requirements will be based upon current data.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 4418, § 1, 8-23-94; Ord. No. 5978, § 1, 10-24-07; Ord. No. 6110, § 1, 7-15-09; Ord. No. 6296, § 1, 6-5-13)

Section 18.12.1702. Permit.

(a) BUILDING AND/OR GRADING PERMIT REQUIRED.

Any person desiring to construct, locate, extend, convert, or alter a structure or alter any land within any flood hazard areas (zones A, A1—30, AH, AE, and AO) or limited flooding
area (shaded X) must obtain a building and/or grading permit and none of the exemptions to the building code in effect in the city shall apply to any such development. The city shall determine whether the proposed development is within any flood hazard areas (zone A, A1—30, AH, AE, and AO) or limited flooding area (shaded X). If so, the procedures and requirements set forth hereinafter must be satisfied before a building and/or grading permit is issued.

(b) RESPONSIBILITIES OF THE OWNER OR DEVELOPER.

(1) The owner or developer shall submit the following information for review by the city:
   a. The elevation of the base flood at the site(s) proposed for development.
   b. In A, A1—30, AH, and AE zones, proposed elevation in relation to mean sea level, certified by an engineer or surveyor, lowest point of the lowest horizontal member of the lowest floor of all structures; in zone AO, elevation of proposed finish grade and proposed elevation of lowest floor of all structures.
   c. Proposed elevation in relation to mean sea level to which any structure will be floodproofed, certified by an architect, engineer or land surveyor.
   d. Certification by an engineer that the proposed development will comply with the provisions for flood hazard reduction required in Section 18.12.1703.
   e. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development, certified by an engineer. The altered watercourse shall have a flood-carrying capacity that is at least equal to the unaltered course that it replaces, and is to be certified to that effect by an engineer.
   f. An operation and maintenance plan for any and all flood protection measures, such as levees, dams, dikes, reservoirs, etc.

(2) The owner or developer shall obtain a permit from the Nevada Division of State Lands before altering or relocating any waterway. This permit will be provided to the city.

(3) Notify, in riverine situations, adjacent communities and the state coordinating office prior to altering or relocating any waterway, and submit copies of such notifications to the Federal Insurance Administrator (for the purpose of RMC 18.12.1702(b)(3) "community" means any state or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or authorized native organization, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction).

(4) The owner or developer shall provide the city with certification by an engineer that all development was completed in compliance with the provisions of this article and all other applicable city codes.

(c) RESPONSIBILITIES OF THE CITY.

(1) The city will review all permit applications to determine:
   a. That the requirements of this article have been satisfied.
   b. That the site is reasonably safe from flooding.
(c) Responsibilities of the City.

That the cumulative effect of the proposed development when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point.

d. That the flood discharge volume and velocity exiting the development after construction is equal to or less than the flood discharge at the location prior to development and that no property upstream or downstream will be subject to increased flood levels or velocities as a result of the development.

e. That all required state and federal permits have been obtained by the applicant.

(2) The city will maintain for public inspection and make available as needed for flood insurance policies all certifications required in this article.

(3) The city will provide interpretations, where needed, as to the location of the boundaries of the flood hazard areas and limited flooding areas, and the elevation of the base flood.

(4) When base flood elevation data has not been provided in accordance with Section 18.12.1701(c), the city shall obtain, review and reasonably utilize any base flood elevation data available from a federal, state, or other source in order to administer Section 18.12.1703. The city may require that the developer provide an engineering study which determines the base flood elevation.

(5) The city will maintain on file in the Floodplain Administrator’s office all operation and maintenance plans submitted by the developer for any and all flood protection measures.


(a) STANDARDS OF CONSTRUCTION.

In all flood hazard areas, the following standards are required:

(1) Anchoring.

a. All new construction and substantial improvements shall be anchored to prevent floatation, collapse or lateral movement of the structure.

b. All manufactured home units shall meet the anchoring standards of Section 18.12.1703(e).

(2) Construction materials and methods.

a. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

b. All new construction and substantial improvements shall use methods and practices that minimize flood damage.

c. All elements that function as a part of the structure, such as furnace, hot water heater, air conditioner, etc., shall be elevated to one foot or more above the base flood elevation or depth number specified on the flood insurance rate map (FIRM).
For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

**Elevation and floodproofing.**

- **a.** In zones A, A1—30, AH, and AE, new construction and substantial improvement of any structure shall have the bottom of the lowest floor beam or basement floor elevated to one foot or more above the base flood elevation. Nonresidential structures will meet the standards in paragraph d, below.

- **b.** New construction and substantial improvement to any structure in a zone AO shall have the bottom of the lowest floor beam or basement floor elevated from finish grade adjacent to the building at least one foot above the depth number specified on the flood insurance rate map (FIRM). If there is no depth number on the flood insurance rate map (FIRM), the bottom of the lowest floor beam or basement floor shall be elevated to a depth of at least two feet above the finished grade adjacent to the building. Nonresidential structures will meet standards in paragraph d, below.

- **c.** New construction and substantial improvement to any structure in a "shaded X" shall have the bottom of the lowest floor beam or basement floor elevated to at least one foot above the highest existing grade adjacent to the building, or one foot above the highest top of curb on the street adjacent to the property, as approved by the Floodplain Administrator. Nonresidential structures will meet standards in paragraph d, below.

- **d.** Nonresidential construction shall either be elevated in conformance with paragraphs a., b., or c., or together with attendant utility and sanitary facilities, be floodproofed as follows:
  1. Zone A: At least one foot above the base flood elevation.
  2. Zone AO: At least one foot above the depth number from finish grade adjacent to the building or where no depth number is given, two feet above the finish grade adjacent to the building.
  3. Shaded X: At least one foot above the highest existing grade adjacent to the building, or one foot above the highest top of curb on the street adjacent to the property, as approved by the administrator.
  4. Examples of floodproofing include, but are not limited to:
     i. Installation of watertight doors, bulkheads, and shutters.
     ii. Reinforcement of walls to resist water pressure.
iii. Use of paints, membranes, or mortars to reduce seepage through walls.
iv. Addition of mass or weight to the structure to resist floatation.
v. Armor protection of all fill materials from scour and erosion.

5. A registered professional engineer or architect shall develop and/or review plans for construction, and shall certify that the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

e. Manufactured homes shall meet the above standards and also the standards in Section 18.12.1703(e).

f. In A1—30, AH and AE zones, all recreational vehicles must be fully licensed and highway ready. (A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.) An acceptable option requires that the recreational vehicle be elevated on a permanent foundation so that the lowest portion of the floor will be elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

(b) STANDARDS FOR ALLUVIAL FANS.
Areas subject to alluvial fan flooding have irregular flow paths that result in erosion of existing channels and the undermining of fill material. Those areas are identified on the flood insurance rate map (FIRM) as AO and AH zones with velocities.

(1) All structures must be securely anchored to minimize the impact of the flood and sediment damage.

(2) All new construction and substantial improvements must be elevated on pilings, columns, or armored fill so that the bottom lowest floor beam is elevated at least one foot above the depth number.

(3) All fill materials must be armored to protect the material from the velocity of the flood flow.

(4) Provide adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures.

(5) All proposals for subdivision development must provide a mitigation plan that identifies the engineering methods used to:
   a. Protect structures from erosion and scour caused by the velocity of the flood flow.
   b. Capture or transport flood and sediment flow through the subdivision to a point of deposition that will not create a health or safety hazard.

(6) All manufactured homes shall be prohibited within the identified hazard area except within existing manufactured home parks or existing manufactured home subdivisions.

(c) STANDARDS FOR UTILITIES.
(1) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(2) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(3) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.

(4) All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters or discharge from the systems into flood waters. Sanitary sewer and storm drainage systems for buildings that have openings below the base flood elevation shall be provided with automatic backflow valves or other automatic backflow devices that are installed in each discharge line passing through a building's exterior wall.

(d) STANDARDS FOR SUBDIVISIONS.

(1) In addition to the requirements for subdivisions set forth in NRS Chapter 278 and Chapter 18.10 of this Title, the following requirements apply:
   a. All tentative subdivision maps shall identify the flood hazard area, the limited flooding area, and the elevation of the base flood.
   b. All subdivision improvement plans shall identify the flood hazard area, the limited flooding area, the elevation of the base flood, the elevation of proposed structure(s), pads, and adjacent grade. If the site is filled above the base flood, the final pad elevation shall be certified by an engineer or surveyor and provided to the city.
   c. All subdivision proposals shall be consistent with the need to minimize flood damage.
   d. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage to these utilities.
   e. All subdivision proposals shall demonstrate that adequate drainage will be provided to reduce exposure to flood damage as set forth in this section.

(e) STANDARDS FOR MANUFACTURED HOMES, MANUFACTURED HOME PARKS, AND SUBDIVISIONS.

(1) All new manufactured homes and additions to manufactured homes shall be set on a permanent foundation by anchoring the unit to resist flotation, collapse, or lateral movement by one of the following methods:
   a. By providing an anchoring system designed to withstand horizontal forces of 15 pounds per square foot and uplift forces of nine pounds per square foot, and vertical (down) loading as required by NRS 489.251.
   b. By the anchoring of the unit's system, designed to be in compliance to the U.S. Department of Housing and Urban Development, "Manufactured Home Construction and Safety Standards"; or
   c. By bolting the frame or undercarriage to a reinforced, permanent foundation such as a retaining wall or storm wall used to set the unit.
(2) Adequate surface drainage and access for a hauler shall be provided.

(3) All manufactured homes shall be placed on pads or lots elevated on compacted fill or on pilings so that the lowest floor of the mobile home is at least one foot above the base flood level. If elevated on pilings:
   a. The lots shall be large enough to permit steps;
   b. The pilings shall be placed in stable soil no more than ten feet apart; and
   c. A lateral reinforcement shall be provided for pilings taller than six feet above ground level.

(4) No manufactured home shall be placed in a floodway.

(5) Neither an existing manufactured home park nor an existing manufactured home subdivision shall be allowed to expand into a floodway.

(f) FLOODWAYS.

(1) Located within flood hazard areas are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, any encroachment, including fill, new construction, substantial improvements, and other development is prohibited in the floodway.

(2) If no floodway is identified, the permit applicant shall provide an engineering study for the project area that establishes a setback from the stream bank within which no encroachment of any new development will be allowed. Development occurring beyond the setback will be allowed only to the extent that the elevation of the base flood is not increased more than one foot at any point. The area reserved for conveyance between the stream channel and the setback shall be capable of discharging the base floodwaters without causing increased flood levels or velocities upstream or downstream.

(g) CLOSED INTERMITTENT LAKES, RESTRICTIONS.

Development within watersheds contributing to closed basins and intermittent lakes shall not raise the base flood water surface elevation. Any development that would cause an expansion of the limits of the area designated as A, A1—30, AH, AE, and AO zones as shown on the FEMA maps shall require prior map amendment pursuant to Section 18.12.1701(h).

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, §§ 2, 3, 2-27-89; Ord. No. 4162, § 2, 10-22-91; Ord. No. 4418, § 1, 8-23-94; Ord. No. 5978, § 1, 10-24-07; Ord. No. 6296, § 1, 6-5-13)

Cross references—Subdivisions, Chapter 18.10; water service, Chapter 12.12; sewer service, Chapter 12.16.

Section 18.12.1704. Remedies.

(a) In addition to the provisions of Chapter 18.22, "Enforcement, Violations, and Penalties," the city has the following remedies:
(1) **Declaration of public nuisance.**

Every new structure, building, fill, excavation or development located or maintained within any area of special flood hazard must comply with the FIRM in effect at the time the structure, building, fill, excavation or development is permitted. Any new structure, building, fill, excavation or development within any area of special flood hazard which is not in compliance with the governing FIRM is a public nuisance per se and may be abated, prevented, or restrained by action of the city.

(2) **Abatement of violations.**

Within 30 days of discovery of a violation of this ordinance, the floodplain administrator may:

a. Request the property owner of the property upon which the violation exists to provide whatever additional information may required for their determination. Such information must be provided to the city within five days; and/or

b. Consider whether any application for a variance on file by the property owner is sufficient mitigation to withhold any further remedial action until the city makes a decision to grant or deny the variance. The duty to consider the effects of an application for a variance shall be a continuing duty of the Floodplain Administrator. At any time during the time that the variance application is being considered, the Floodplain Administrator may take any remedial action allowable under the law, he or she deems appropriate; and/or

c. Take any action to effect the abatement of such violations allowable under the law; and/or
d. Submit to the administrator of Federal Insurance Administration a declaration for denial of insurance, stating the property is in violation of a cited statute or ordinance pursuant to section 1316 of the National Flood Insurance Act of 1968, as amended.

(Ord. No. 3153 § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 4418, § 1, 8-23-94; Ord. No. 5978, § 1, 10-24-07)

Section 18.12.1705. Variances.

(a) NATURE OF VARIANCES

(1) A variance is a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by ordinance.

(2) The variance criteria set forth in this section of the ordinance are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

(3) The need to protect the public from flooding is so compelling and the implications of the cost of insuring a structure built below flood level are so serious that variances from flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance regulations provided in this ordinance are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternative other than a variance are more appropriate.

(b) In deciding whether to grant variances, the city shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and

(1) The danger of materials being swept onto other lands and injuring others;

(2) The danger to life and property due to flooding or erosion damage;

(3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the existing individual owner and future owners of the property;

(4) The importance of the services provided by the proposed facility to the community;

(5) The necessity to the facility of a waterfront location, where applicable;

(6) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

(7) The compatibility of the proposed use with existing and anticipated development;

(8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

(9) The safety of access to the property in time of flood for ordinary and emergency vehicles;
The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site; and

The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and streets and bridges.

(c) PROCEDURE.

(1) The procedure for obtaining a variance shall be in accordance with Title 18, "Annexation and Land Development," Chapter 18.06, "Administration and Procedures," Article II: Common Procedural Requirement, and Article IV: Zoning Review and Approval Procedures, where applicable.

(d) CONDITIONS.

(1) In addition to the considerations set forth in subsection b, the city shall consider that:

a. Variances may be issued for new construction, substantial improvements, and other proposed new development to be erected on a lot of on-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing that the procedures, considerations, conditions, and findings set forth in this ordinance have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing a the variance increases.

b. Variances may be issued for the repair or rehabilitation of "historic structures" upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

c. Variances shall not be issued within any mapped regulatory floodway if any increase in flood level during the based flood discharge would result.

d. Variances shall only be issued upon a determination that the variance is the "minimum necessary" considering the flood hazard, to afford relief. "Minimum necessary" means to afford relief with a minimum of deviation from the requirements of this ordinance. For example, in the case of variances to an elevation requirement, this means the City of Reno need not grant permission for the applicant to build at grade, or even to whatever elevation the applicant proposed, but only to that elevation which the City of Reno believes will both provide relief and preserve the integrity of the local ordinance.

e. Variances may be issued for new construction, substantial improvement, and other proposed new development necessary for the conduct of a functionally dependent use provided that subsection a-d are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and does not result in additional threats to public safety and does not create a public nuisance. With respect to nuisances in this article, the granting of a variance must not result in anything which is injurious to safety or health of the entire community or neighborhood, or any considerable number of person, or unlawfully obstructs the free passage or use, in the customary manner of any navigable lake, or river, bay, stream, canal, or basin.
(e) **FINDINGS.**

(1) After consideration of the factors set forth in subsection (b) and the conditions set forth in subsection (d) to approve an application for a variance, the city shall grant a variance upon a:

a. Showing of good and sufficient cause;

b. Determination that failure to grant the variance would result in hardship to the applicant. The hardship shall be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one’s neighbor likewise cannot, as a rule, qualify as a hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

c. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create a nuisance, conflict with existing local laws or ordinances, or commit fraud/victimization on the public. With respect to fraud/victimization, the city will consider the fact and that every newly constructed building adds to government building responsibilities, and remains a part of the community for 50 to 100 years. Buildings permitted to be constructed below the base flood elevation are subject during all those years to increase risk of damage from floods, while future owners of the property and the community as a whole are subject to all the costs, inconvenience, danger, and suffering that those increased flood damages bring. Additionally future owners may be unaware of the risk potential to the property due to flood damage and the extremely high rates for flood insurance, and

d. Making of the findings set forth in Section 18.06.408, as amended from time to time.

(f) Upon consideration of all the factors and considerations and the purposes of this article, the city may attach such conditions to the granting of variances as it deems necessary to further the purposes of this article.

(Ord. No. 5978, § 1, 10-24-07)
[THIS PAGE INTENTIONALLY LEFT BLANK]
ARTICLE XVIII: WETLANDS AND STREAM ENVIRONMENT PROTECTION STANDARDS

Section 18.12.1801. Purpose.

The purpose of this section is to establish standards for the review of development proposals within wetlands, stream environments and areas of significant hydrologic resources to:

(a) Improve area water quality;
(b) Retain natural flood storage capacity;
(c) Protect rare and endangered plant and animal species; and
(d) Enhance the aesthetics of the community.

(Ord. No. 5978, § 2, 10-24-07)

Section 18.12.1802. Mapped Resources.

The map, incorporated by reference, entitled "Potential Wetlands, Stream Environments and Regionally Significant Hydrologic Resources Map" as amended from time to time, depicting significant hydrologic resources is adopted. Potential stream environments are listed in the "Administrative Manual for Implementation of the Wetland and Stream Environment Policy" as amended from time to time is a companion document to the map. It shall be available from the Community Development Department.

(Ord. No. 5978, § 2, 10-24-07)


(a) The "Administrative Manual for Implementation of the Wetland and Stream Environment Policy" ("Manual") is adopted for the purpose of providing guidance in the administration of this Article XVIII.

(b) This Manual may be amended only after a public hearing by the planning commission and adoption of a resolution by the city council. It shall be available from the Community Development Department.

(Ord. No. 5978, § 2, 10-24-07)

Section 18.12.1804. Applicability and Exemptions.

(a) APPLICABLE TO REQUESTS FOR DEVELOPMENT PERMITS WITHIN OR ADJACENT TO SIGNIFICANT HYDROLOGIC RESOURCES.

(1) Unless exempted by subsection (b) below, the wetlands and stream environment protection standards in this Article XVIII shall apply to requests for development permits that include or are within 150 feet of areas depicted on the Potential Wetlands, Stream Environments and Regionally Significant Hydrologic Resources Map as significant hydrologic resources.

(2) For purposes of this section, the term "development permit" includes:

a. Building permits, grading permits, drainage plans;

b. Tentative subdivision or parcel map applications; and

c. Master plan amendments, zoning map amendments, special use permits.
(b) EXEMPTIONS.
The following developments shall be exempt from this section:

(1) No over-covering of additional land.
Development projects or permit applications that do not involve over-covering of additional land area (i.e. signs, interior remodels, master plan amendments to open space).

(2) Projects previously approved.
Permit applications that have been approved prior to the effective date of this ordinance.

(3) Farming activities.
Normal farming activities as described in Section 404(f) of the Clean Water Act as amended from time to time.

(4) Certain lots or parcels.
Development on lots or parcels in existence prior to September 24, 1991, shall not be required to meet the requirements of this article provided that all of the following criteria are met:

a. The impact to the stream environment, playa, spring fed stand of riparian vegetation or wetlands not requiring a US Corps of Engineers 404 permit ("non-404 wetlands") is one-half acre or less;

b. The property is adjacent to urban or suburban development along 75 percent of its perimeter; and

c. Off-site mitigation, or in-lieu fees, is provided in accordance with the "Administrative Manual for Implementation of the Wetland and Stream Environment Policy."

(Ord. No. 5978, § 2, 10-24-07)


(a) There shall be no net loss of wetlands, stream environments, playas, spring fed stands of riparian vegetation, and non-404 wetlands in the city, in terms of both acreage and value. The goal of no net loss shall be achieved in one or more of the following ways:

(1) Designation of lands for resource or open space use;

(2) Avoidance of these areas for development;

(3) Mitigation of impacts on site; or

(4) Mitigation off-site.

(b) No building permit shall be issued to erect or construct any structure; no grading permit or drainage plan shall be approved; and no tentative subdivision map, parcel map or special use permit shall be approved, unless the requirements of this article are met.

(Ord. No. 5978, § 2, 10-24-07)
Section 18.12.1806. Reserved.


(a) **TECHNICAL SURVEY REQUIRED.**

Development permit applications subject to this article's protection standards shall be accompanied by technical surveys sufficient to determine:

(1) If a significant hydrologic resource is present and its classification and value;

(2) The need for protection of the resource; and

(3) The appropriate design techniques or mitigation measures that should be incorporated into the development.

(b) **WAIVER OF TECHNICAL SURVEYS.**

The requirement for a technical survey may be waived by the administrator when the landowner or developer sets aside as open space, any and all lands involved in the development permit request which have been identified on the potential wetland, stream environment and regionally significant hydrologic resources map.

(c) **REQUIREMENTS FOR TECHNICAL SURVEYS.**

(1) Technical surveys should be based on field methods described in the Federal Delineation Manual. On the basis of the technical survey, lands which do not meet the definition of federally significant hydrologic resources, or regionally significant hydrologic resources found in the administrative manual shall be removed from the map as areas of concern.

(2) Lands which only meet the definition of potential mitigation sites shall be so noted on the map, and shall not trigger additional surveys or protection at the time of development unless voluntarily protected through the use of incentives, or other desires of the property owner, actively targeted for off-site mitigation efforts or acquisition by a public or non-profit organization.

(Ord. No. 5978, § 2, 10-24-07)

Section 18.12.1808. Mitigation Required.

(a) **MITIGATION PLAN REQUIRED.**

Negative impacts to wetlands, stream improvements, playas, spring fed riparian and non-404 wetlands shall be mitigated. A detailed mitigation plan in compliance with the administrative manual shall be submitted when a federally or regionally significant hydrologic resource is proposed or expected to be destroyed or substantially altered by development.

(b) **APPROVAL OF PLAN.**

The mitigation plan, including an erosion control and landscape plan, shall be approved by the City of Reno Planning Manager prior to final action on the primary development permit. Once approved, the mitigation plan shall be considered a condition of approval of the project and subject to enforcement.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5978, § 2, 10-24-07)
ARTICLE XIX: DRAINAGE WAY PROTECTION STANDARDS

Section 18.12.1901. Findings.

The city finds that the protection of drainage ways in the City of Reno is important to the public health, safety, and welfare and that their protection under this article implements the city’s mandated policies to preserve major drainage ways as open and recreational space, and to save and improve these public resource areas for future generations.

(Ord. No. 5978, § 3, 10-24-07)

Section 18.12.1902. Purpose.

The specific purposes of this article are to carry out the provisions of the City of Reno Major Drainageways Plan, an element of the City of Reno Master Plan and to establish standards for the review of development proposals within major drainage ways to:

(a) Ensure the safety of people and property by providing for drainage of storm waters;
(b) Maintain, preserve, or enhance the quality of the water in both the Truckee River and Stead basins;
(c) Maintain or improve wildlife habitats, native vegetation, and natural terrain;
(d) Reduce the need for the expenditure of public funds to remedy or avoid flood hazards, erosion, or other situations caused by inappropriate alterations of natural water-courses;
(e) Provide open space land, especially in environmentally sensitive areas, with development where high densities require new approaches and attention to open space needs;
(f) Improve or enhance wildlife corridors in urban areas to maintain the quality of life and the ecological balance of the community; and
(g) Assure that drainageways are used for public access and recreational facilities, where determined appropriate.

(Ord. No. 5978, § 3, 10-24-07)

Section 18.12.1903. Applicability.

(a) The drainageway protection standards in this Article XIX shall apply to all new development that is located within a major drainageway. For purposes of this article, a "major drainageway" is a drainageway that drains a land area of 100 acres or more. Some of these are shown on the Major Drainageways Plan Map, as amended from time to time. Other major drainageways may exist that are not shown on this map (i.e. in recently annexed areas).

(Ord. No. 5978, § 3, 10-24-07)


(a) Unless otherwise specified though the approval of a "major" special use permit in accordance with Section 18.06.405, all drainageways shall be the width of the 100-year floodplain with a minimum 15-foot wide area on each side.
(b) Maintenance of the drainage ways shall be performed by the property owner including but not limited to, removal of trash, clearing of sediments and debris, and clearing of weeds.

(c) Soils, grading spoils, rubbish, abandoned autos and auto bodies, etc., which impair the usefulness or capacity of the drainage way as a water storage and transport area, shall not be introduced into the drainage way. In cases of severe destruction (cannot be remedied by general maintenance) of the drainage way's vegetation and capacity as a water storage and transport area, the property owner or the person determined to have disrupted the channel will be required to rehabilitate the drainage way to a stable condition comparable to pre-disturbance capacity.

(d) There shall be no net loss of wetlands, stream environments, playas, stream fed riparian and non-404 wetlands in terms of both acreage and value. See Article XVIII above for applicable wetland and stream environment protection standards.

(e) Drainage ways will not be piped and/or filled in unless there are no alternatives (i.e. re-route or bridge).

(f) Engineered improvements to the drainage way shall emphasize reducing erosion, improving water quality, and controlling velocities.

(Ord. No. 5978, § 3, 10-24-07; Ord. No. 6000, § 19, 1-30-08)


(a) All natural drainage courses within project sites that are shown on the major drainage way plan or the wetland and stream environment policy must be preserved as open space.

(b) All natural drainage ways shall remain undisturbed except for enhancements to existing vegetation.

(c) No grading shall occur within a natural drainage way except for that which is required for the construction of bicycle/pedestrian paths or necessary roadway or utility crossings.

(d) Whenever development comes in contact with a natural drainage way, the drainageway shall be marked and restricted as a non-construction area during construction (i.e. no stock piling of materials, no parking of equipment, no dumping of refuse, soils, or rocks, and no construction roads). Sediment fencing or other suitable treatment shall be employed to protect the channel from sediment loaded runoff into the drainageway.

(e) The fencing of properties adjacent to the natural drainage way shall be no more than six feet in height and shall be black, green, or brown chain link, wooden split-rail, ornamental iron or an acceptable alternative. Such alterative treatment shall be described in detail at the time the project is presented to the planning staff. Slats will not be allowed in the chain link fence; however vegetative screening is permissible. Solid wooden fences are strongly discouraged adjacent to drainage ways. Any development adjacent to a drainage way shall submit a detailed fencing plan for approval by the administrator or decision-making body.

(f) Native and drought-tolerant or riparian vegetation, whichever is deemed most appropriate, shall be used in the natural drainage way.

(g) If channelization of a natural drainage course is deemed necessary by the city, natural materials must be utilized.

(Ord. No. 5978, § 3, 10-24-07)
Section 18.12.1906. Reserved.


(a) Native and drought-tolerant or riparian vegetation, whichever is deemed most appropriate, shall be used in the disturbed drainageway.

(b) In the event that a drainageway is disturbed during development activity, (e.g. stripping of natural vegetation), the developer will be required to:

(1) Perform analysis of soils including pH texture, depth, type, and compaction;

(2) Identify the direction of exposure (i.e. southern) of all surfaces and slopes of the drainage way;

(3) Prepare discussion of the characteristic behavior of water and moisture in the drainage way;

(4) Except for drainage ways designated to be "landscaped", prepare listing of diversified plant communities, with an emphasis on shrubs and forbs and consideration of wildlife needs, proposed for planting in the drainage way and the methods for irrigation;

(5) Submit above with any other information explaining process by which the drainage way will be enhanced or the natural condition reestablished for review and approval by planning staff;

(6) If the rehabilitation or modification is deemed acceptable, the owner/developer shall deposit a bond or letter of credit in the amount determined by the city to assure that plantings within the natural drainage way will be permanently established. The security shall remain in effect until the city determines that plantings have been permanently established, or for a period of not more than four years; and

(7) In the event the city determines that rehabilitation and plantings have not been permanently established within the four-year period following construction, the city will determine the cost to replace and permanently establish such plantings. Such costs shall be deducted from the security and retained by the city for rehabilitating the drainage way. Any remaining security will be returned to the owner/developer.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5978, § 3, 10-24-07)
ARTICLE XX: SKYWAYS AND SKYWAY DESIGN GUIDELINES


The purpose of this section is to establish a process for the review of development proposals which include skyways, as defined in Chapter 18.24 (Definitions), to ensure that proposed skyways:

(a) Are consistent with the orderly development of the project;
(b) Are architecturally compatible with the supporting buildings and the surrounding environment;
(c) Will not have a significant detrimental effect on the volume of street level activity;
(d) Have been designed to enhance the aesthetics of the community and to lessen the "tunnel effect" of elevated structures and include appropriate aesthetic treatment above and along the covered roadway; and
(e) Preserve "view corridors" in Reno, as they may be established from time to time.

(Ord. No. 5189, § 1, 9-26-00)


No building permit shall be issued to erect or construct any development proposal which includes a skyway unless the requirements of this section are met and a "major" special use permit is obtained, subject to the requirements of Section 18.06.405 (Special Use Permit), except that all proposals under this section shall require a hearing by the City Council.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6000, § 20, 1-30-08)


No skyway shall be permitted to bridge:

(a) Virginia Street between the north ramp of the freeway (I-80) on the north and Liberty Street on the south. Virginia Street has been identified as the signature pedestrian street of Reno and as such should not be obstructed;
(b) The Truckee River, within the Reno City limits as further depicted on Figure 18.12-40 below. The Truckee River has been identified as a Scenic View Corridor;
(c) Second Street between Evans Avenue on the east and West Fourth Street on the west. Second Street provides one of the few remaining unobstructed pedestrian corridors in Downtown Reno with views to the mountains. Additionally, the Virginia Street and Second Street intersection, originally the center of Downtown Reno, is also a pedestrian corridor;
(d) Fourth Street between Evans Avenue on the west and Wells Avenue on the east. Fourth Street is an important historic corridor between Reno and Sparks and as such should not be covered unless an area plan has been completed which recommends skyways;
(e) Sierra Street between the north ramp of the Freeway (I-80) on the north and Elm Street on the south, which is a portion of the North Gateway;
(f) Center Street between the north ramp of the Freeway (I-80) and Seventh Street, which is a portion of the North Gateway;
(g) The south ramp of the Freeway (I-80), within the North Gateway; and
(h) First Street between West Street and Ralston Street, and Arlington Avenue between the River Corridor at First Street and Second Street. These street segments help provide an unobstructed view of the River Corridor.

(Ord. No. 5189 § 1, 9-26-00)
CHAPTER 18.12 GENERAL DEVELOPMENT AND DESIGN STANDARDS
ARTICLE XX: SKYWAYS AND SKYWAY DESIGN GUIDELINES
Section 18.12.003. Prohibited Skyway Locations.

FIGURE 18.12-37: SKYWAYS PROHIBITED

(a) **SKYWALKS AND SKYTRAMS.**

Pedestrian skywalks and skytrams are permitted throughout Reno, subject to the issuance of a "major" special use permit, except where skyways of any type are prohibited. (See Figure 18.12-37 Skyway Prohibition Area).

(b) **SKYBUILDINGS.**

Skybuildings are only permitted in a regional center planning area overlay zoning district (Section 18.08.405), except where skyways of any type are prohibited. (See Figure 18.12-37 Skyway Prohibition Area). Skybuildings shall require a "major" special use permit.

(c) **CONSENT REQUIRED.**

If the owners of at least 75 percent of the frontage on both sides of the affected block of any street proposed for a skybuilding consent in writing to the application, then finding "d." in Section 18.06.405(e)(10) is assumed to have been met.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6000, § 21, 1-30-08)


(a) **SKYWAY DESIGN GUIDELINES.**

Skyway design guidelines are hereby adopted in order to provide design standards for skyways. The skyway design guidelines are set forth in Appendix B to Title 18, and are hereby incorporated by reference. These guidelines may be amended only after a public hearing by the planning commission and adoption of a resolution by the city council.

(b) **COMPLIANCE WITH DESIGN GUIDELINES.**

Skyways shall conform to the skyways design guidelines stated in Appendix B to this title. To demonstrate that proposed skyways are in substantial conformance with the skyway design manual, photo renderings shall be required with a development application that includes a skyway. Photo renderings shall include all of the following:

1. 80 inches by 11 inches color photographs of the existing street views in each direction, at the pedestrian and vehicular level, showing the views that exist for that roadway, including the structures abutting the street for a distance of not less than 100 feet, and including any other skyways within 660 feet of the proposed skyway in the Downtown Reno Regional Center Overlay District or 1,320 feet of the proposed skyway outside the Downtown Reno Regional Center Overlay District; and

2. 80 inches by 11 inches color renderings, which are an accurate representation of the proposed skyway added to the photographs; and

3. Photographs and photo renderings that are at least 24 inches by 36 inches in size for display purposes; and

4. 35 mm slides of the photographs/photo renderings; and

5. At the city's discretion, the applicant may be required to provide a scale model depicting the accurate colors and materials of the proposed skyway and terminus buildings.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5821, § 1, 4-5-06)
Section 18.12.2006. Reserved.


Skyways shall be properly maintained by the skyway property owner at all times. Ventilation and lighting of the public space covered by skyways shall be powered and metered independently in order to provide continuous service to the public. The property owner shall not terminate the lighting and ventilation without the consent of the city and the city at its discretion and expense, may operate the lighting and ventilation systems for the public space. Any expenditure by the city under this provision will be reimbursed to the city by the property owner(s). If a skyway is closed to the public, a notation shall be placed at the ground level entry point(s).

(Ord. No. 5189, § 1, 9-26-00)


To ensure public safety prior to the issuance of a building permit, the applicant shall hire a qualified, licensed contractor to provide engineering specifications to ensure that public safety personnel will be able to transmit and receive information inside, underneath and in all areas directly surrounding, connected to, or covered by skyways. This requirement includes radio transmissions, pager information and wireless or cellular telephone. Prior to the issuance of a certificate of occupancy, the applicant shall install, test and demonstrate adequacy of these engineering specifications for communication.

(Ord. No. 5189, § 1, 9-26-00)
ARTICLE XXI: SAFE SCAPE REGULATIONS*

Section 18.12.2101. Purpose.

The purpose of this chapter is to: (i) safeguard property and promote public health, safety and welfare in and around the businesses; (ii) prevent crime, illegitimate behavior and nuisance behavior in and around the businesses; (iii) protect the city’s investment in the redevelopment of the downtown areas, (iv) maintain and revitalize downtown property values; (v) preserve and improve the quality of the city’s downtown neighborhoods and commercial districts; and (vi) preserve and improve the quality of urban life, by providing minimum standards for designated businesses subject to the limitations of RMC 5.07.125.

(Ord. No. 5624, § 1, 10-27-04; Ord. No. 6021, § 1, 5-14-08)

Section 18.12.2102. Applicability.

This chapter applies only to those commercial buildings and premises upon which businesses are conducted that are subject to the limitations of RMC 5.07.125, with the following exceptions:

(a) OFF-SITE SALES AS AN INCIDENTAL USE.
   For incidental businesses defined as those having not less than 100 square feet but not more than 2,500 square feet of distinct floor space which are engaged in the sale of alcoholic beverages for off-site consumption within a primary business with a minimum of 20,000 additional square feet of floor space, if such distinct and incidental business is located entirely within the primary business and has neither an outdoor storefront nor a door leading immediately to the outdoors, the area of the business subject to this chapter shall be limited to the premises of the distinct and incidental business only and not with respect to the primary business as a whole.

(b) GIFT BASKET DELIVERY BUSINESSES.
   Businesses previously qualifying under the former gift basket delivery exception in RMC 5.07.125(c)(3) shall not be subject to any provision of this chapter.

(c) SPECIAL EVENTS FINE WINE TASTING AND SALES.
   Businesses qualifying under the exception in RMC 5.07.125(4) shall not be subject to any provisions of this chapter.

(Ord. No. 5624, § 1, 10-27-04; Ord. No. 5705, § 1, 5-11-05; Ord. No. 6021, § 2, 5-14-08)


For the purpose of this chapter, the following terms, words, phrases and their derivations shall have the meaning given in this section:

Business means businesses that are subject to the limitations of RMC 5.07.125.

Licensee means a person holding a license subject to RMC 5.07.125.

*Editor’s note—Ord. No. 5624, § 1, adopted Oct. 27, 2004, amended former Title 18 by adding provisions designated as a new Ch. 18.34. At the request of the city, the provisions of said Ord. No. 5624 have been included herein as a new Art. XXI to Ch. 18.12 and former Art. XXI has been renumbered as Art. XXII to facilitate such inclusion. See also the Table of Amendments.
Malt beverage means beer, ale, porter, stout, and other similar fermented beverages of any name or description, brewed or produced from malt, wholly or in part.

Premises means the legal parcel on which the business is located, all structures on the parcel, and customer parking for the business, except as provided in RMC 18.12.2102(a).

Refuse container means a container designed and used for the collection of on-site trash until it can be picked up by a refuse service or taken directly to a solid waste disposal or recycling facility. The term includes such containers of all sizes but does not include boxes or other containers originally designed for another purpose.

Sales clerk means any principal, employee or other agent of the business who participates in taking sales, operates the cash register or is otherwise behind the counter of the business at any time during which the business is open to the public.

(Ord. No. 5624, § 1, 10-27-04; Ord. No. 6021, § 3, 5-14-08)

Section 18.12.2104. Operating Hours and Conditions.

(a) HOURS OF OPERATION.
   A business shall not sell any type or quantity of alcoholic beverages between the hours of 1:00 a.m. and 5:00 a.m. unless such business has complied with all provisions of this chapter.

(b) HEIGHT MARKER.
   A height marker shall be placed at each exit to enable witnesses to a crime to estimate the height of the perpetrator.

(c) STORAGE.
   Outdoor storage of equipment, merchandise, materials, boxes and other materials is prohibited.

(d) TELEPHONES.
   A business shall be required to have a public telephone listing and an operational telephone that is easily accessible by and within direct line of sight of the sales clerk(s).

(Ord. No. 5624, § 1, 10-27-04; Ord. No. 5691, § 1, 4-27-05; Ord. No. 6021, § 4, 5-14-08)

Section 18.12.2105. Products Offered for Sale.

(a) TYPES OF CONTAINERS.
   Malt beverages shall not be sold in glass containers in excess of 16 ounces in volume.

(b) BAGS FOR CANS OR BOTTLES.
   Alcoholic beverage containers shall not be placed in opaque bags or boxes at or after the time of sale except where the volume of alcohol purchased is in excess of three liters.

(Ord. No. 5624, § 1, 10-27-04; Ord. No. 6021, § 5, 5-14-08)

Section 18.12.2106. Surveillance.

(a) ENTRY DETECTORS.
   A detector shall be placed at each entrance of the business open to the public to alert the sales clerk, other store personnel and customers of the entrance or exit of any customer or other person.
(b) **ATMS AND CALLING CARD VENDING MACHINES.**

All automated teller machines and calling card vending machines shall be located inside the building, mounted securely to the floor and/or wall, located so as not to block required views of the cashier, within direct line of sight of the cashier, and not less than ten feet from the edge of any entrance or exit.

(c) **VIDEO SURVEILLANCE CAMERAS.**

1. Each business shall have video surveillance cameras that allow sales clerks or other employees to monitor interior and exterior on-premise activity. These cameras shall be recording at all times during which the business is open to the public. The data collected by the cameras shall be stored for at least 24 hours.

2. Each business shall have a minimum of one sign in a conspicuous location stating that the premises is under active video surveillance.

(Ord. No. 5624, § 1, 10-27-04; Ord. No. 5692, § 1, 4-27-05; Ord. No. 6021, § 6, 5-14-08)

---

**Section 18.12.2107. Windows and Doors.**

(a) **VISIBILITY.**

1. The total area of opaque objects, including but not limited to items such as signs, displays, coolers, merchandise, automatic teller machines, and calling card vending machines, which are located on or within three horizontal feet of the window shall not exceed 25 percent of the area of any window or door glass.

2. Existing glass coverage on the storefront (including glass doors and windows) and other exterior glass coverage adjacent to and generally parallel to a public street or other public right-of-way shall not be reduced or eliminated.

(b) **WINDOW AND FACADE SECURITY.**

1. Metal security bars or grates on windows, when used on a side of a building facing a public right-of-way, shall be located on the interior side of the window.

2. The style and shape of windows must be consistent with the design of the facade, and with any design guidelines adopted by the city for the area in which the business is located.

3. The following guidelines shall apply to the windows and facade of a building facing a public right-of-way.
   a. Businesses are encouraged to remove new facades or facade coverings that were placed on the original facade.
   b. Transom and awning windows are encouraged if they are compatible with the original facade design.
   c. Awnings are encouraged.

(c) **DOOR SECURITY.**

1. Metal accordion grate or grill-type doors, when located on the wall of a building facing a public right-of-way when such building is subject to this chapter, shall be located within the building interior. Metal accordion grate or grill-type doors shall be equipped with metal guide tracks at top and bottom, and a cylinder lock and/or padlock. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.

(Ord. No. 5624, § 1, 10-27-04; Ord. No. 6021, § 7, 5-14-08)
Section 18.12.2108. Reserved.

Editor’s note—Ord. No. 6021, § 8, adopted May 14, 2008, repealed § 18.12.2108, which pertained to lighting. See also the Table of Amendments.

Section 18.12.2109. Reserved.

Editor’s note—Ord. No. 6021, § 9, adopted May 14, 2008, repealed § 18.12.2109, which pertained to signs. See also the Table of Amendments.


(a) REQUIREMENTS.

The address number of buildings subject to this chapter shall be illuminated during the hours of darkness so that it shall be easily visible from the street or right-of-way. The numerals in these addresses shall be no less than six inches in height and of a color contrasting with the background. In addition, any business in a location that affords vehicular access to the rear through any driveway, alleyway or parking lot shall also display the same numbers on the rear of the building.

(Ord. No. 5624, § 1, 10-27-04; Ord. No. 6021, § 10, 5-14-08)

Section 18.12.2111. Outside Areas.

(a) OUTDOOR MERCHANDISE.

Outdoor merchandise and outdoor merchandise displays and racks shall not be permitted between the front facade of the main building and the adjacent right-of-way.

(b) LANDSCAPING.

(1) Landscaping shall not obstruct views required by this chapter or provide a hiding place for drug sales or other illegal or illegitimate activity.

(2) Tree canopies, shrubs and groundcover shall be planted and maintained to uphold a visual clearance zone between three and one-half feet (42 inches) and six and one-half feet (78 inches) above the ground.

(3) Landscaping shall be planted and maintained to prevent hiding places on the premises.

(4) Landscaping shall not interfere with natural surveillance of the exterior portion of the premises.

(5) Landscaping shall be designed and installed to soften the appearance of buildings and parking lots.

(6) Landscaping shall be designed and installed to aid in defining routes of pedestrian and vehicular ingress and egress.

(7) Landscaping shall be designed and installed to provide shade for pedestrians and parked cars.

(c) FENCING.

(1) Fences or other permanent buildings shall enclose the portions of the exterior premises not within line of sight of cashier stationed at the primary point of sale.

(2) Fences shall be constructed of a durable material, shall be a maximum of 25 percent opaque, shall be a minimum of five feet high, and shall not be of a chain-link type.
(3) Signs shall not be posted on fences.

(d) REFUSE.
All refuse, except for temporary construction debris resulting from a project for which a valid building permit has been issued, shall be contained in refuse containers. Such containers shall comply with the following provisions:

(1) They shall be designed and located to:
   a. Avoid entrapment or hiding areas conducive to loitering, public drinking, drug dealing, urination or defecation behind, at the side of, or within refuse containers.
   b. Avoid a place for people to sleep in or quickly dispose of alcohol containers being consumed illegally on the premises.

(2) Except for refuse containers located within enclosures constructed as an integrated part of a commercial building, each refuse container shall be subject to one of the following conditions:
   a. Have a freestanding enclosure which is at most five feet in height, includes durable, self-closing and lockable doors or gates, is open at the bottom six to 12 inches except for necessary corner posts and is permanently attached to the ground; or
   b. Have a capacity of at least ten cubic yards, be shared by at least five separate but adjacent businesses and be operated pursuant to a city approved agreement; or
   c. Be located in an alley with an approved dumpster permit issued by the city.

(3) They shall not be located in the front area of the building unless within enclosures approved by the city.

(4) They shall be illuminated from one-half hour after sunset to one-half hour before sunrise at an average horizontal illuminance level of between two and four foot-candles, measured three feet above the surface.

(Ord. No. 5624, § 1, 10-27-04; Ord. No. 5680, § 1, 4-13-05; Ord. No. 6021, § 11, 5-14-08)

Section 18.12.2112. General Appearance.
Businesses shall improve the appearances of storefronts consistent with the provisions of this chapter.
(Ord. No. 5624, § 1, 10-27-04; Ord. No. 6021, § 12, 5-14-08)

Section 18.12.2113. Reserved.

Editor's note—Ord. No. 6021, § 13, adopted May 14, 2008, repealed § 18.12.2113, which pertained to posting of rules. See also the Table of Amendments.

Section 18.12.2114. Reserved.

Editor's note—Ord. No. 6021, § 14, adopted May 14, 2008, repealed § 18.12.2114, which pertained to training. See also the Table of Amendments.

Section 18.12.2115. Compliance Review.
(a) REVIEW PROCESS.
Each time a business subject to this chapter seeks a new license or renewal of an existing license, the city may conduct a review of the business for compliance with this chapter. The
city may enter upon and review each business for compliance with the provisions (including all guidelines) of this chapter. No review shall take place within the first six months after the effective date of this chapter. To the extent the time frame for such provision has passed, the city’s inspection may include a compliance review of all such provisions.

(b) NONCOMPLIANCE.
If a business is in noncompliance with the provisions of this chapter, it shall serve as grounds for suspension, revocation or non-renewal of the business's license for the sale of alcoholic beverages for off-site consumption pursuant to RMC 4.04.190, with the following additional provisions:

(1) A business subject to RMC 5.07.125 shall not receive a new or renewed business license for the sale of alcoholic beverages for off-site consumption without first timely complying with the provisions of this chapter.

(2) Two violations of any provision of this chapter within any 12-month period shall result in a mandatory 30-day suspension of the license for the sale of alcoholic beverages for off-site consumption.

(3) Three violations of any provision of this chapter within any 12-month period shall result in a mandatory revocation of the license for the sale of alcoholic beverages for off-site consumption.

(4) If a business seeks renewal of an existing license but is denied renewal for failure to comply with the provisions of this chapter, then so long as the business voluntarily ceases selling packaged liquor, it shall have six months to comply with the provisions of this chapter. If the business fails to comply with the provisions of this chapter within six months from the date it voluntarily ceases to sell packaged liquor, such failure shall result in the mandatory revocation of the license for the sale of alcoholic beverages for off-site consumption.

(c) OTHER PENALTIES.
Any person operating, maintaining or using any premises that is subject to this chapter or who causes the same to be done in violation of this chapter shall be guilty of a misdemeanor and shall be punished as provided in Title 1 of the RMC. This provision is in addition to any other remedy allowed by law.

(d) COURTESY INSPECTION.
Within the first six months, the first 12 months and the first 24 months following adoption of this ordinance and prior to the date a businesses receives a license for the sale of alcoholic beverages for off-site consumption under RMC Chapter 5.07 for the first time, businesses may request and within 30 days of such request shall receive, one courtesy inspection from the city in order to identify any non-compliance of such businesses with the provisions of this section.

(e) NUISANCES.
Any premises subject to this chapter that is operated, maintained or used contrary to the provisions of this chapter is declared to be unlawful and a nuisance giving the city cause to commence action or proceedings for the abatement and removal and enjoinder thereof in the manner prescribed by law, and shall take such steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate such nuisance, and
restrain and enjoin any person, firm or corporation operating, maintaining or using any
such premises contrary to the provisions of this chapter.

(Ord. No. 5624, § 1, 10-27-04; Ord. No. 6021, § 15, 5-14-08)
ARTICLE XXII: CROSS REFERENCES TO RELATED CITY DEVELOPMENT STANDARDS

Standards, procedures, and specifications related to land development in the City of Reno, and supplementary to the general development and design standards in this Chapter 18.12, may be found in the following titles and chapters of the Reno Municipal Code (RMC).

Applicants for land development governed by this Title 18 are encouraged to reference the above-cited RMC provisions, and other RMC titles and chapters related to land use, licensing, and entitlement in the city.

Section 18.12.2201. Title 5.

Title 5 (Privileged Licenses, Permits and Franchises), and including but not limited to the following chapters:
(a) Chapter 5.10 (Escort and Out Call Services);
(b) Chapter 5.12 (Peddlers, Solicitors and Temporary Merchants); and
(c) Chapter 5.13 (Special Events).

Section 18.12.2202. Title 10.

Title 10 (Health and Sanitation) and specifically Chapter 10.14 (Child Care Facilities).

Section 18.12.2203. Title 12.

Title 12 (Public Works and Utilities), and including but not limited to Chapter 12.10 (Driveways and Curbs).

Section 18.12.2204. Title 14.

Title 14 (Buildings and Construction), and including but not limited to the following chapters:
(a) Chapter 14.16 (Sign Code); and
(b) Chapter 14.18 (Fences).

Section 18.12.2205. Title 22.

Title 22 (Public Art), and including but not limited to Chapter 22.02 (Art in Public Places).
CHAPTER 18.13 RESERVED
CHAPTER 18.14 IMPROVEMENT STANDARDS FOR NEW DEVELOPMENT

OVERVIEW OF CHAPTER

Chapter 18.14 of Title 18 sets forth the general requirements for public and private improvements provided with new development and subdivisions within the city. Improvements include, but are not limited to, streets, water and wastewater utilities, parks and recreational facilities, and right-of-way and common area landscaping. Applicants should reference this chapter together with Chapter 18.10, which contains the city's subdivision regulations, and with Chapter 18.08, Zoning, and Chapter 18.12, General Development and Design Standards.

Article I states the purpose, policy, and applicability of this chapter. Article II states the applicant's responsibility to provide improvements needed to serve new development in the city, prescribes submittal and city approval of plans for the improvements, and addresses the timing of completion of required improvements. Article III sets forth the general requirements for improvement agreements and security, which guarantee to the city the provision and completion of required improvements.

Article IV and Article V provide detailed requirements for the provision of specific types of public improvements through the payment, by the applicant, of special taxes, charges, and impact fees at the time of development. Article IV covers the residential construction tax for parks, playgrounds and recreational facilities and Article V authorizes a regional road impact fee.
Article I: General Provisions
Sec. 18.14.102. Authority.
Sec. 18.14.103. Applicability.
Sec. 18.14.104. General Compliance Requirement.

Article II: Improvement Requirements and Timing of Completion
Sec. 18.14.203. Timing of Completion.

Article III: Improvement Agreements and Security
Sec. 18.14.301. Requirement for Improvement Agreement.
Sec. 18.14.302. Contents of Agreement.
Sec. 18.14.304. Improvement Agreement Extension.
Sec. 18.14.305. Default and Remedies.

Article IV: Residential Construction Tax for Parks, Playground and Recreational Facility Improvements
Sec. 18.14.402. Imposition and Rate of Residential Construction Tax.
Sec. 18.14.403. Creation of Neighborhood Park and Park Facilities Districts.
Sec. 18.14.405. PUD Exception.

Article V: Regional Road Impact Fee
Sec. 18.14.503. Adoption of RRIF Capital Improvement Plan.
Sec. 18.14.504. Service Areas.
Sec. 18.14.505. Amount of Impact Fees to be Imposed.
Sec. 18.14.506. Use of Funds.
Sec. 18.14.507. Reserved.
Sec. 18.14.508. Effective Date.
ARTICLE I: GENERAL PROVISIONS


The purpose of this chapter is to protect the public by providing safe and orderly developments, by establishing minimum requirements for design, plans, testing, inspection and supporting documents for improvements provided with new development in the city. This chapter is to be applied to public and private improvements.

(Ord. No. 4069, § 1, 3-26-91)

Section 18.14.102. Authority.

NRS 278.326 provides for enactment of local ordinances governing improvements.

Section 18.14.103. Applicability.

The requirements of this chapter shall apply to any public or other improvements wherein a building or grading permit is required. All development shall conform with city code and with the plans, reports and materials submitted with a project application. In the event of a conflict between the application and city code, city code shall prevail. Improvement plans shall be to the approval of the administrator prior to final plat approval by the city council or issuance of building permits; and improvements shall be constructed to city standards prior to release of security or issuance of certificates of occupancy. In the event of an error or omission in the accepted improvement plans, city code shall prevail.

(Ord. No. 4069, § 1, 3-26-91)


All designs must conform to city standards, application reports and documents, and the requirements of this chapter and Chapter 18.10, as applicable.
ARTICLE II: IMPROVEMENT REQUIREMENTS AND TIMING OF COMPLETION


(a) The subdivider/developer shall construct, at their own expense, and within a period as determined by the city council, all improvements required by the city council's conditions of approval, the improvement drawings of record and city code. Any changes, other than minor in nature, to the improvement plans of record must be approved by the administrator prior to construction. All private improvements within each construction phase of a subdivision, with the exception of recreational facilities, shall be constructed in accordance with the improvement drawings of record.

(b) An excavation permit is required for excavation within the city's right-of-way. A grading permit and/or building permit shall be obtained prior to any grading.

(c) Subdivision improvements inspection, testing verification, and acceptance shall be in accordance with city code.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 3417, § 1, 7-28-86; Ord. No. 4183, § 1, 2-11-92)


(a) GENERAL.
Improvement plans shall be to the approval of the administrator prior to final plat approval by the city council or issuance of building permits; and improvements shall be constructed to city standards prior to release of security or issuance of certificates of occupancy.

(b) IMPROVEMENT PLAN SUBMITTALS.
Prior to the installation of any improvements, the subdivider/developer shall file with the city three copies of the final plat and one copy of the boundary calculations; one copy of the improvement plans; the engineer's estimate of the improvement quantities and costs for public improvements; and supporting reports and calculations, including all appropriate service charges. All plans and documents submitted must be stamped with the engineer's or surveyor's seal in compliance with NRS Chapter 625, Chapter 18.10, and this chapter. The first sheet of the improvement plans must contain the statement "These plans, sheets 1 through _____________, have been prepared in accordance with the approved tentative map, city council conditions of approval and Reno Municipal Code." Within 30 days, the administrator shall complete its review of the plans and documents and advise the subdivider's engineer or surveyor of any revisions or corrections.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 3400, § 1, 6-3-86; Ord. No. 3441, § 1, 12-8-86; Ord. No. 4183, § 1, 2-11-92; Ord. No. 5584, ' 1, 7-21-04)


The timing for completion of required improvements shall be according to following standards:

(a) COMPLETION OF PUBLIC IMPROVEMENTS.
All improvements shown on the plans of record, including primary and secondary or emergency access, must be constructed and completed within and to serve the subdivision or development prior to the issuance of any certificate of occupancy for the subdivi-
sion or development, unless otherwise stated in the terms of an improvement agreement pursuant to Article III of this chapter below. For phased subdivision or development projects, please see subsection (d) below.

(b) COMPLETION OF PRIVATE IMPROVEMENTS.

(1) All private improvements within each construction phase of a subdivision or development, with the exception of recreational facilities, shall be constructed in accordance with the improvement drawings of record and shall be verified by the engineer of record prior to the issuance of any certificate of occupancy for each phase.

(2) Private recreational facilities shall be installed and operational by the time certificates of occupancy have been issued for 75 percent of the dwelling or commercial units within each construction phase of the subdivision.

(c) COMPLETION OF OFF-SITE IMPROVEMENTS.

All required improvements located outside the subdivision or development boundary, whether public or private, must be installed and/or completed and operational prior to the issuance of any certificate of occupancy for any structure within the subdivision or development.

(d) COMPLETION OF IMPROVEMENTS IN PHASED PROJECTS.

When the subdivision or development is to be constructed in more than one phase, a phasing plan for all improvements within each construction phase is required according to Section 18.14.202 above. Each construction phase as developed, must stand on its own and meet the requirements of the total subdivision. All improvements shown on the plans of record, including primary and secondary or emergency access, must be constructed and completed within and to serve a construction phase prior to the issuance of any certificate of occupancy for that phase.
ARTICLE III: IMPROVEMENT AGREEMENTS AND SECURITY

Section 18.14.301. Requirement for Improvement Agreement.

An improvement agreement for construction of public improvements is required prior to final subdivision plat approval, and prior to all other final development plan approvals.


The improvement agreement for construction of public improvements shall be on the document provided by the city, as approved by the city attorney, and shall include the following exhibits:

(a) EXHIBIT "A".

An estimate of the quantities and costs of public improvements and on-site improvements. The engineer shall provide an engineer's estimate of the improvement quantities and costs. The city will determine the final estimate of quantities and costs based on the engineer's estimate and the improvement plans of record, and will provide the subdivider/developer with Exhibit A.

(b) EXHIBIT "B".

A statement of the proposed build-out of the subdivision to be recorded; or when the subdivision to be recorded is to be constructed in more than one phase, a phasing plan for all improvements within each construction phase.

(c) EXHIBIT "C".

A document, provided by the developer, conforming to the format furnished by the city guaranteeing proper inspection and testing of improvements in accordance with the Public Works Design Manual, latest edition.


(a) SECURITY REQUIRED.

The security for public improvements shall be on a format approved by the city attorney, shall accompany the improvement agreement, and shall be in such amount as set by the administrator, corresponding to the improvement agreement, to ensure that all public improvements required by this chapter will be provided and installed by the subdivider/developer within a period as set forth in the improvement agreement.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 4169, § 1, 11-26-91; Ord. No. 4183, § 1, 2-11-92; Ord. No. 4219, § 1, 4-28-92)

(b) REDUCTIONS IN SECURITY.

(1) A reduction of the security for public improvements may be considered once each calendar year or upon completion of 25 percent, 50 percent, or 80 percent of the secured items. The dollar amount of no one item, as set forth in Exhibit "A" to the improvement agreement, shall be reduced below ten percent of the original item amount and further the security shall at no time be reduced below 20 percent of the original security amount or as stipulated in the improvement agreement until all improvements have been completed and accepted by the city. The following procedure is to be followed when requesting a reduction in security:

a. The-subdivider/developer shall make a formal request in writing to the city that the security be renegotiated.
b. The project engineer must provide the city with an estimate of the work remaining in the format as provided by the city.

c. The city will determine the total amount of security reduction allowed based on the estimated amount of work remaining as provided by the project engineer and verified by the city, and shall provide the subdivider/developer with a revised Exhibit "A".

d. The subdivider/developer shall submit to the city new security, in the format as provided by the city with revised Exhibit "A" attached, for the improvements remaining.

e. Upon approval as to legal form of the new security by the city attorney, the new security will be filed with the city clerk and the old security document returned.

(2) When a reduction in security is requested, service charges are required in accordance with city requirements.

(Ord. No. 4069, § 1, 3-26-91)

(3) In no case shall a reduction in security be construed as constituting a final acceptance of improvements by the city, either in whole or in part.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 3441, § 1, 12-8-86; Ord. No. 4183, § 1, 2-11-92)


(a) In the event that all improvements shown on Exhibit "A" to the improvement agreement cannot be completed and the public improvements accepted by the city within the time period of the improvement agreement, the developer may make application to the city for an improvement agreement extension, not to exceed two years, which requires new security for the public improvements in an amount determined by the city. Granting of such extension will require approval by the administrator. In the event that the administrator denies a request for an extension, or an extension is granted by the city manager or his designee and at the end of a two-year period following such extension, substantial improvements as shown on Exhibit "A" to the improvement agreement have not been completed, the city council may cause any or all lands within the recorded plat to be reverted to acreage.

(b) The subdivider/developer shall file with the city at least 30 days prior to the date for which approval of an improvement agreement extension is sought, the following, including the service charge:

(1) Improvement agreement extension on the form provided by the city, with copies of exhibits attached thereto.

(2) New security to cover the public improvements listed in Exhibit "A."

(3) Estimate of the percent of completion of the bonded improvements.

(4) Written justification for an extension of the original agreement.

(5) Copy of the appropriate water purveyor's letter of commitment to supply water.


In the event that the subdivision improvements are not completed within the time period of the improvement agreement and the improvement agreement is not otherwise extended, the
subdivision, and specifically the improvement agreement shall be deemed in default. Issuance of building permits and certificates of occupancy will be terminated immediately upon default of the subdivision improvement agreement, and the security for public improvements may be called on as set forth in Section 18.14.303. "Stop-work" orders will be immediately issued and remain in effect until a subdivision improvement agreement extension has been granted by the city; or the city resorts to the security and causes completion of the public subdivision improvements, or causes reversion to acreage. In the event of the reversion of the land to acreage, the land must be restored to a condition that does not pose a threat to the health, safety and welfare of the community, and any public improvements which are determined by the city to be necessary for the well being of the community shall be provided. The city council may determine and cause some or all of the public improvements to be installed by the city and expenses thereof assessed against the lots or parcels within the subdivision in accordance with the charter provisions of the city.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 3441, § 1, 12-8-86; Ord. No. 4183, § 1, 2-11-92; Ord. No. 4219, § 2, 4-25-92; Ord. No. 4636, § 1, 6-25-96)
ARTICLE IV: RESIDENTIAL CONSTRUCTION TAX FOR PARKS, PLAYGROUND AND RECREATIONAL FACILITY IMPROVEMENTS*

(a) This article is enacted pursuant to the authority of Chapter 726 of the 1973 Statutes of Nevada, as amended, adopted by the legislature of the state on April 30, 1973, to provide for the acquisition, improvement and expansion of public park, playground, and recreational facilities.

(b) The public interest, convenience, health, welfare and safety require that certain amounts of land in the city be devoted to park, playground, and recreational purposes, which include neighborhood, district and regional facilities serving various recreational needs of the residents of the city and the neighborhoods located therein. The geographical areas of the city are, by this article, divided into various park districts, taking into account in such division the uneven population distribution throughout the geographical areas of the city. It is the intent of the city council that park districts created herein shall periodically be revised, both in number and location to take account of future population distribution within the different geographical areas of the city and to insure on a continuing basis that all monies collected are expended, as nearly as practicable and feasible, in the immediate area from which they are collected.

(Ord. No. 2820, § 1 (16.09.010), 3-24-80)

Section 18.14.402. Imposition and Rate of Residential Construction Tax.

Prior to the issuance of any building permit for the construction of any residential dwelling unit, the development of any mobile home lot or the remodeling of any nonresidential structure within the incorporated limits of the city for the purpose of residential use, the applicant shall pay to the city a residential construction tax fee which shall be equal to one percent to the nearest dollar of the value or valuation, or $1,000.00, whichever is less, of the residential dwelling unit, mobile home lot or converted residential structure as reflected on the building permit. The value or valuation of the building permit shall reflect actual costs of residential construction in the area as determined by the community development department in accordance with the building code in effect in the city and Marshall-Swift formulas utilized by the Washoe County Assessor's Office.

(Ord. No. 2820, § 1(16.09.030), 3-24-80; Ord. No. 3692, § 2, 6-27-88)

(a) There are hereby created within the city five neighborhood park and park facilities districts which are designated by numbers one through five and the boundaries of which are designated on a map of the city that is available for inspection at the administrator's office and incorporated herein by reference thereto. Residential construction taxes collected

*Cross reference—Recreation and parks commission, Ch. 2.08, Art. II.
State law reference—Provisions of parks and playgrounds in residential developments, NRS 278.497 et seq.
within a particular district will be expended for the acquisition, improvement and/or expansion of neighborhood parks and facilities for parks within said district which are required by the residents of those apartment houses, mobile homes and residences within said district.

(b) The parks and recreation department is hereby directed to conduct a continuing study of population trends and concentrations as well as of neighborhood development throughout the city and shall, at least once every three years, submit recommendations to the city council, based on such study, suggesting any changes, either in number or boundary locations, which may be necessary to insure that monies collected from the residential construction tax are expended for the benefit of the residents within the district from which they were collected.

(c) The city council shall consider the recommendations of the parks and recreation department required by subsection (b) of this section in determining whether any amendment to subsection (a) of this section is required. If the city council determines amendment to subsection (a) is required, it shall consider the recommendations of the parks and recreation department in adopting such amendment.

(Ord. No. 2820, § 1(16.09.040), 3-24-80; Ord. No. 3073, § 1, 4-11-83; Ord. No. 3692, § 3, 6-27-88)


Cross reference—Finances generally, Ch. 2.10.

(a) There shall be established in the office of the director of finance a special fund known as the neighborhood park and park facilities fund.

(b) The neighborhood park and park facilities fund shall be divided into separate accounts. There shall be one account for each neighborhood park and park facilities district.

(c) All taxes collected pursuant to section 18.14.402 shall be placed in the account within the neighborhood park and park facilities fund for the district in which the tax was collected.

(d) All interest derived from monies within the neighborhood park and park facilities fund shall accrue to such fund and to the particular district account within the fund from which the interest was derived.

(e) Neighborhood park and park facilities fund monies shall be used only for consultant fees and the acquisition, improvement, and expansion of neighborhood park and park facilities in the city. Such monies shall be expended for the benefit of the residents within the district from which they were collected.

(f) If a neighborhood park has not been developed or park facilities installed or improvements made to existing or neighborhood parks within the park district created to serve the neighborhood within three years after the date on which 75 percent of the residential dwelling units within an approved subdivision or development are first occupied, all money paid by the subdivider or developer, together with interest at the rate at which the city has invested the money in the fund, shall be refunded to the owners of the lots in the subdivision or development on a pro rata basis.

(Ord. No. 2820, § 1(16.09.050), 3-24-80; Ord. No. 3692, § 4, 6-27-88)
Section 18.14.405. PUD Exception.

(a) Prior to the issuance of any building permit for the construction of any residential dwelling unit of a planned unit residential development, the applicant shall pay to the city a residential construction tax in accordance with section 18.14.402; provided, however, where a landowner provides for and establishes an organization for the ownership and maintenance of common open space in a proposed planned unit residential development and such space is to be privately owned and maintained for park, playground and recreational use by the future residents of the planned unit residential development, credit may be given against the requirement of a construction tax if the city council, on recommendation from the parks and recreation department, determines it to be in the public interest to do so and that such determination shall be based on, but not limited to, the following standards:

1. That yards, court areas, setbacks, and other open areas required to be maintained by the zoning and building ordinances and regulations shall not be included in the computation of such private open space;

2. That the private ownership and maintenance of the open space is adequately provided for by the recorded written agreement, conveyance or restrictions;

3. That the use of the private open space is restricted for park and recreational purposes by recorded covenant, which runs with the land in favor of the future owners of the property and which cannot be defeated or eliminated without the consent of the city;

4. That the proposed private open space is reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access, and location;

5. That the open space for which credit is given is a minimum of three acres and provides all (or a minimum of five) of the local park basic elements listed below or a combination of such other recreational improvements that will meet the specific recreation and park needs of the future residents of the area:

<table>
<thead>
<tr>
<th>TABLE 18.14-1: CREDIT FOR OPEN SPACE</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children's play apparatus area</td>
<td>.50 to .75</td>
</tr>
<tr>
<td>Landscape park-like and quiet areas</td>
<td>.50 to 1.00</td>
</tr>
<tr>
<td>Family picnic area</td>
<td>.25 to .75</td>
</tr>
<tr>
<td>Game court area</td>
<td>.25 to .50</td>
</tr>
<tr>
<td>Turf playfield</td>
<td>1.00 to 3.00</td>
</tr>
</tbody>
</table>

6. The common open space is sufficient to accommodate the park, playground and recreational needs of the projected population of the planned unit residential development.

(Ord. No. 2820, § 1 (16.09.060), 3-24-80; Ord. No. 3527, § 1, 6-8-87)


(a) Prior to the issuance of any building permit for the construction of any residential dwelling unit, or development of any mobile home lot, the applicant shall pay to the city a residential construction tax in accordance with section 18.14.402; provided, however, that where a subdivider of an approved subdivision or development has dedicated, or made an
irrevocable offer of dedication, to the city of unimproved or improved real property for neighborhood park use, and where such property meets the requirements of the parks, recreation and community services director, then credit not to exceed 100 percent may be given against the requirement of the residential construction tax.

(b) The amount of credit to be given against the residential construction tax shall be determined by the city council, on recommendation from the parks and recreation department.

(c) The subdivider or developer making the dedication of improved or unimproved real property is entitled to compensation of the fair market value, as determined by independent appraisal, for the value of any land and improvements which exceed the value of the residential construction tax which would otherwise have been collected. Nothing in this section, however, prohibits a subdivider or developer from donating land and/or improvements to the city which exceed the value of the residential construction tax obligation.

(d) For land dedicated pursuant to this section, public hearings shall be scheduled upon 25 percent completion of the subdivision or development to address a proposed site development plan, schedule for development, and financing plan, the latter to include operational and maintenance costs.

(e) If a neighborhood park has not been developed or park facilities installed on land dedicated pursuant to this section within three years after the date on which 75 percent of the residential dwelling units within the subdivision or development are first occupied title to the land shall revert to the owners of the lots in the subdivision or development on a pro rata basis, or to any homeowners’ association representing all lot owners established within the subdivision or development.

(f) Title to land dedicated pursuant to this section shall be transferred to the city upon the request of the parks, recreation, and community services director; provided that, in no event shall more than 90 percent of the certificates of occupancy for the development be issued unless and until title is transferred to the city.

(Ord. No. 2820, § 1(16.09.070), 3-24-80; Ord. No. 3692, § 5, 6-27-88; Ord. No. 4916, § 1, 9-22-98)
ARTICLE V: REGIONAL ROAD IMPACT FEE


(a) SHORT TITLE, AUTHORITY AND APPLICATION.

(1) Title. This article shall be known and may be cited as the "regional road impact fee" (hereinafter "RRIF") article.

(2) Authority. The city council has the authority to adopt this article pursuant to the Nevada Constitution, Sec. 278, et seq., NRS, Sec. 278B.010—278B.320, NRS, Sec. 244.155 and 244.195, NRS, and Sec. 277.080—277.180, NRS.

(3) Application. This article shall apply to all lands within the boundaries of the City of Reno and pursuant to the Regional Road Impact Fee Ordinance Interlocal Cooperative Agreement (hereinafter "RRIF Interlocal Cooperative Agreement").

(b) INTENT AND PURPOSE.

(1) Intent. Intent is to implement regional CIP, local road CIPs and local master plans. This article is intended to implement and be consistent with the Regional Road Impact Fee System Capital Improvements Plan (hereinafter "RRIF CIP"), the City of Reno Capital Improvements Plan (hereinafter "Local CIP") and Master Plan, and the Local CIPs and master plans of the other two participating local governments.

(2) Purpose. Purpose is to establish a region wide impact fee program. The purpose of this article is to establish a region wide impact fee program by the establishment of a comprehensive and region wide system for the imposition of road impact fees to assure that new development contributes its proportionate share of the cost of providing, and benefits from the provision of, the road capital improvements identified as needed to be built in the RRIF CIP which has been adopted as the City of Reno's CIP, and the local CIP of the other two participating local governments.

(c) LIBERAL CONSTRUCTION, SEVERABILITY AND PENALTY PROVISIONS.

(1) Liberal construction. The provisions of this article shall be literally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

(2) Severability. If any subsection, phrase, sentence or portion of this article is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

(Ord. No. 5459, § 1, 5-28-03; Ord. No. 6353, § 1, 11-12-14)

The latest edition of the regional road impact fee system general administrative manual (hereinafter "RRIF manual") approved by the Regional Transportation Commission of Washoe County is hereby adopted by reference. The RRIF Manual shall contain appropriate definitions, an independent fee calculation study, exemptions, credits, appeals and review sections for the effective administration of the program. It may subsequently be amended by a resolution approved by the regional transportation commission board and the governing bodies of each participating local government.

(Ord. No. 5459, § 1, 5-28-03; Ord. No. 6353, § 2, 11-12-14)

Section 18.14.503. Adoption of RRIF Capital Improvement Plan.

The latest edition of the regional road impact fee capital improvement program (RRIF CIP) adopted by the Regional Transportation Commission of Washoe County is hereby adopted by reference. It may be amended only by subsequent ordinance.

(Ord. No. 5459, § 1, 5-28-03; Ord. No. 6353, § 3, 11-12-14)

Section 18.14.504. Service Areas.

(a) There are hereby established two (2) service areas for the imposition of regional road impact fees and the collection and expenditure of funds under the provisions of this article. The service areas are identified in Figure 3 of the RRIF CIP and are defined as:

(1) North Service Area.
Starting at the southwest corner of the district at the California-Nevada state line and Interstate 80, follow the state line north to the northern boundary of the Washoe County North Valleys planning area (i.e. northern boundary of the Red Rock Hydrographic Basin boundary), then east along the northern boundary of the North Valleys planning area (i.e. northern boundary of the Red Rock and Bedell Flat Hydrographic Basin boundary), then north to the northwest corner of the Warm Springs planning area, then north and east along the northern boundary of the Warm Springs planning area, then southeast and south along the boundary of the Warm Springs planning area, then west along the southern boundary of the Warm Springs planning area to the eastern edge of the Washoe County Spanish Springs planning area and the Washoe County Truckee Canyon planning area, then southwest along the western edge of the Truckee Canyon planning area to Interstate 80, then west along Interstate 80 to the California-Nevada state line.

(2) South Service Area.
Starting at the northwest corner of the district at the California-Nevada state line and Interstate 80, follow Interstate 80 east to the western edge of the Washoe County Truckee Canyon planning area, then south along the Washoe County-Storey County line to the Washoe County-Carson City line, then west along the Washoe County-Carson City line to the southern jurisdictional line of the Tahoe Regional Planning Agency and the Washoe County Tahoe planning area, then north along the California-Nevada state line to Interstate 80.

(Ord. No. 5459, § 1, 5-28-03; Ord. No. 6353, § 4, 11-12-14)
Sec. 18.14.505. Amount of Impact Fees to be Imposed.

(a) The amount of the impact fees shall be determined by the local RRIF administrator in accordance with the applicable provisions of the RRIF Manual Adopted by the Regional Transportation Commission of Washoe County on September 19, 2014 or by resolution as provided in Section 18.14.502 and in conjunction with the fee schedule identified as Appendix B of the RRIF CIP. Appendix B may be amended by ordinance or in accordance with subsection (b) as authorized by NRS 278B.225.

(b) Except as provided in subsection (d), the current amount of the impact fee set forth in the column designed “Fees” in Exhibit D of the RRIF Manual shall be automatically increased to off-set inflation each year in which the City does not:

   (1) Adopt any revisions to the land use assumptions regarding the Regional Road Impact Fee; or

   (2) Adopt any revisions to the capital improvement plan; or

   (3) Otherwise increase the impact fee.

(c) In years of an automatic increase, the current amount of the impact fee may be increased:

   (1) By a percentage equal to the average annual percentage of increase in the Consumer Price Index for West Urban Consumers for the preceding five calendar years; or

   (2) By 4.5 percent, whichever is less.

(d) Each increase authorized in subsection (b) shall be cumulative and become effective one year after:

   (1) The date upon which the impact fee initially becomes effective; or

   (2) The date the City Council adopts a revised capital improvements plan; or

   (3) The effective date of any previous increase in the impact fee pursuant to subsection (b), whichever occurs last.

(e) The amount of the fee for a traffic generating land development activity paying the fee shall be determined by the date the building permit application or certificate of occupancy is issued by the Community Development Department, City of Reno.

(Ord. No. 5459, § 1, 5-28-03; Ord. No. 5843, § 1, 6-28-06; Ord. No. 6353, § 5, 11-12-14)

Section 18.14.506. Use of Funds.

(a) ESTABLISHMENT OF TRUST FUND.

   There is hereby established the City of Reno Regional Road Impact Fee Trust Fund (hereinafter “City of Reno RRIF Trust Fund”) and the RTC Regional Road Impact Fee Trust Fund (hereinafter "RTC RRIF Trust Fund") for the purpose of ensuring that fee payers receive sufficient benefit for regional road impact fees paid.

(b) DEPOSIT IN TRUST FUND/GENERAL REQUIREMENTS FOR TRUST FUND.

   (1) All regional road impact fees collected by the City of Reno’s RRIF administrator pursuant to this article shall be immediately deposited in the City of Reno RRIF Trust Fund.

   (2) Any proceeds in the City of Reno RRIF Trust Fund not immediately necessary for expenditure shall be invested in an interest bearing account. All income derived from these investments shall be retained in the City of Reno RRIF Trust Fund until
transferred to the RTC RRIF Trust Fund. Record of the City of Reno RRIF Trust Fund accounts shall be available for public inspection in the Local Government RRIF administrator's Office, during normal business hours.

(3) No less frequently than quarterly, and pursuant to the RRIF Interlocal Cooperative Agreement, the City of Reno RRIF administrator shall transfer the impact fee funds in the City of Reno RRIF Trust Fund to the RTC RRIF administrator, who shall deposit these funds in the RTC RRIF Trust Fund. All proceeds in the RTC RRIF Trust Fund not immediately necessary for expenditure shall be invested in an interest bearing account. Records of the RTC RRIF Trust Fund accounts shall be available for public inspection in the RTC RRIF administrator's office, during normal business hours.

(c) LIMITATIONS ON EXPENDITURES.

(1) Impact fee monies shall only be expended from funds drawn from the RTC RRIF Trust Fund.

(2) Funds shall only be expended on those projects selected by the RTC Board and approved by the RTC board and the participating local governments in the RRIF interlocal cooperative agreement.

(3) The expenditure of impact fee funds shall be limited to those road capital improvement projects included in the RRIF CIP.

(4) For the purposes of determining whether impact fee funds have been spent or encumbered, the first fees collected shall be considered the first monies spent or encumbered.

(5) If impact fee funds transferred to the RTC RRIF Trust Fund are required to be refunded pursuant to Section VIII of the RRIF Manual, they shall be returned by the RTC RRIF administrator to the Local RRIF administrator for refund.

(d) SERVICE AREAS.

The two service areas within which impact fees are collected are described in the RRIF CIP. Impact fee funds shall be spent within the service area from which the traffic generating land development activity paying the fee is located, except that:

(1) Where a road on the RRIF Network as identified in the RRIF CIP is used to define service area boundaries, the road demarcating the boundary shall be considered as part of both service areas that it bounds, the impact fees from both service areas may be used to fund road capital improvements for that road, including regionally significant freeway ramps that provide access to a boundary road; or

(2) Impact fee funds may be used to fund a road capital improvement on the RRIF CIP outside the service area from which the fees are collected if it is demonstrated by competent substantial evidence that the fee payers from the service area from which the fees come will receive sufficient benefit from the road capital improvement, as provided in the RRIF Manual.

(Ord. No. 5459, § 1, 5-28-03; Ord. No. 6353, § 6, 11-12-14)

Section 18.14.507. Reserved.

Editor's note—Ord. No. 5843, § 2, adopted June 28, 2006, repealed § 18.14.507, which pertained to requirement for initiating resolution to amend article. See also the Table of Amendments.
Section 18.14.508. Effective Date.

The RRIF article shall become effective 30 days after this article and similar ordinances are adopted by Washoe County and the City of Sparks.

(Ord. No. 5459, § 1, 5-28-03; Ord. No. 6353, § 8, 11-12-14)
CHAPTER 18.15 RESERVED
CHAPTER 18.16 SIGNS*

Article I: On-Premises Signs
Sec. 18.16.101. Purpose, Scope and Authority.
Sec. 18.16.103. On-Premises Allowable Sign Area.
Sec. 18.16.104. Location of Permanent On-Premises Signs.
Sec. 18.16.108. Number of On-Premises Signs.
Sec. 18.16.110. Sign Area Computation for On-Premises Signs.
Sec. 18.16.201. Regulated On-Premises Signs.
Sec. 18.16.202. Permit Required.
Sec. 18.16.203. Exempted On-Premises Permanent Signs.
Sec. 18.16.301. On Premises Signs Prohibited.
Sec. 18.16.401. On-Premises Permanent Signs Allowed Only by Site Plan Review.
Sec. 18.16.502. Temporary On-Premises Signs.
Sec. 18.16.509. Canopies.
Sec. 18.16.601. Removal of Abandoned of On-Premises Signs.
Sec. 18.16.701. Permanent On-Premises Sign Regulations by Zoning District.
Sec. 18.16.702. Additional Regulations for Animated Signs.
Sec. 18.16.801. Nonconforming On-Premises Signs.
Sec. 18.16.802. Right to Maintain and Continue the Use of a Nonconforming On-Premises Sign.
Sec. 18.16.803. Termination of Right to Nonconforming On-Premises Sign.
Sec. 18.16.804. Alteration, Enlargement, or Relocation of On-Premises Sign.
Sec. 18.16.850. Noncommercial Speech is Allowed Wherever Commercial Speech is Allowed.
Sec. 18.16.855. Time Limitations on Review of Applications for On-Premises Signs.
Sec. 18.16.860. Appeal of Administrator’s Decision.
Sec. 18.16.865. Judicial Review.
Sec. 18.16.870. Decisions regarding On-Premises Signs.

Article II: Off-Premises Advertising Displays
Sec. 18.16.901. Purpose and Intent.
Sec. 18.16.902. Restrictions on Permanent Off-Premises Advertising Displays.
Sec. 18.16.903. Nonconforming Permanent Off-Premises Advertising Displays.
Sec. 18.16.904. Permanent Off-Premises Advertising Displays—Permitted and Prohibited Locations.
Sec. 18.16.905. General Standards for Permanent Off-Premises Advertising Displays.
Sec. 18.16.906. Reserved.
Sec. 18.16.907. Prohibited Types of Off-Premises Advertising Displays.
Sec. 18.16.908. Expiration and Redemption of Banked Receipts; Litigation Stay.
Sec. 18.16.909. Reserved.
Sec. 18.16.910. Temporary Off-Premises Advertising Displays.
Sec. 18.16.911. Temporary Off-Premises Advertising Displays—Special Events.
Sec. 18.16.912. Reserved.

*Editor's note—Ord. No. 6201, § 1, adopted September 14, 2011, amended Ch. 18.16, in its entirety, to read as herein set out. See also the Table of Amendments.
Sec. 18.16.913. Abandoned Off-Premises Advertising Displays.
Sec. 18.16.914. Time Limitations on Review of Applications for Off-Premises Advertising Displays.
Sec. 18.16.915. Reserved.
Sec. 18.16.960. Appeal of Administrator’s Decision.
Sec. 18.16.965. Reserved.
Sec. 18.16.970. Decisions Regarding Off-Premises Advertising Display.
Sec. 18.16.995. Noncommercial Speech is Allowed Whenever Commercial Speech is allowed.
Sec. 18.16.1000. Regulated Off-Premises Advertising Display.
Sec. 18.16.1010. Permit Required.
Sec. 18.16.1500. Reserved.
ARTICLE I: ON-PREMISES SIGNS

Section 18.16.101. Purpose, Scope and Authority.

(a) The purpose of this article is to promote the public health, safety, general welfare, and aesthetics by regulating and controlling the size, number, height, and location of on-premises signs. This chapter is designed to accomplish the following:

(1) To promote and maintain healthy commercial centers by providing for effective communication of the nature of goods and services available, and eliminating wasteful and unsightly competition in signs;

(2) To encourage good sign design, integrated with and harmonious to the building and sites occupied;

(3) To add to the quality of life by minimizing visual pollution;

(4) To attract and direct persons to various activities and enterprises, thereby providing for the maximum public convenience;

(5) To notify or warn the public about the location or existence of hazardous or dangerous conditions;

(6) To protect and enhance the residential neighborhoods by prohibiting obtrusive and incompatible signs; and

(7) To allow noncommercial speech on any otherwise permissible sign.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6201, § 1, 9-14-11; Ord. No. 6429, § 1, 4-26-17)

Section 18.16.103. On-Premises Allowable Sign Area.

Where the allowable sign area is a function of business frontage, no more than two business frontages may be counted in calculating the allowable area for any building occupant.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6201, § 1, 9-14-11)

Section 18.16.104. Location of Permanent On-Premises Signs.

Signs located on private property shall not extend across property lines into adjacent property. Signs shall not extend across property lines into a public right-of-way except as provided in this Article. Freestanding or projecting signs may be located within, or project into, setbacks except that no sign shall be located in a manner that would create a hazard for traffic or pedestrians.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6201, § 1, 9-14-11)

Section 18.16.108. Number of On-Premises Signs.

The number of freestanding signs allowed is specified in Table 18.16-1 in Section 18.16.801 below. Wall signs are not specifically restricted by number, provided the maximum area is not exceeded. In all zones, suspended signs located perpendicular to the front of the building and not exceeding six square feet in area will not be included in calculating the number of signs. Multiple signs on a single freestanding structure are allowed; provided, that all signs supported by a single structure are visually compatible with one another.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6201, § 1, 9-14-11)
Section 18.16.110. Sign Area Computation for On-Premises Signs.

The allowable sign area shall apply to the maximum geometric area of all sign faces visible from any one point at eye level. Where a sign consists of individual letters, numbers or symbols, painted on or attached directly to a building, which are without an integrated background and are not enclosed in a frame or cabinet, the area of the display shall be the average height of the display times the average width or the sum of the surface area of individual letters, whichever is smaller. If such a display consists of more than one line or component, the area of each line or component may be calculated separately. Where a display is enclosed in a frame or cabinet, or has an integrated background, the entire area within the frame, cabinet or background must be included.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6201, § 1, 9-14-11)

Section 18.16.201. Regulated On-Premises Signs.

All on-premises signs erected or located in the city, which are not exempted by federal or state law, or Chapter 14 are subject to the provisions of this Article and Chapter 14.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6201, § 1, 9-14-11; Ord. No. 6216, § 1, 1-18-12; Ord. No. 6429, § 2, 4-26-17)


Except as otherwise provided, no person may erect, enlarge, alter, (except for normal maintenance) or relocate within the city, any sign without first having obtained a sign permit.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6201, § 1, 9-14-11)

Section 18.16.203. Exempted On-Premises Permanent Signs.

(a) The following types of signs are not subject to the permit or application requirements of this chapter and need not be included in any aggregate area computations, however, they are otherwise subject to the standards and requirements of this code:

(1) Address number or plates and residential nameplates as required by NRS 278.0231.

(2) Changes in copy or advertising display on an existing sign which do not alter the structure, size or configuration of the sign.

(3) On residentially zoned parcels, one or more signs not exceeding a combined total of 16 square feet and the top of the sign(s) is no greater than three feet above the ground located on parcels of one acre or less; one or more signs not exceeding a combined total of 32 square feet and the top of the sign(s) is no greater than six feet above the ground on parcels that are one to five acres; one or more signs not exceeding a combined total of 64 square feet and the top of the sign(s) is no greater than 12 feet above the ground on parcels greater than five acres.

(4) Flags displayed from permanently located freestanding or wall-mounted flagpoles which are designed to allow raising and lowering of flags. The number of such flagpoles shall be limited in number to one per parcel and the maximum height shall be 30 feet.

(5) Sign or tablets when cut into any masonry surface, or constructed of bronze or other noncombustible surface not to exceed eight square feet in area when located within commercial zones.
(6) Official traffic-control sign, signals or devices, and street-name signs.

(7) Signs that notify the public of the location or access of emergency medical services.

(8) Public safety signs that notify or warn the public about the location or existence of hazardous or dangerous conditions.

(9) Signs which are located within a building.

Section 18.16.301. On Premises Signs Prohibited.

(a) The following types of signs are prohibited within the city:

(1) Signs which constitute a hazard to traffic or pedestrians.

(2) Signs located within any stream or drainage canal.

(3) Mobile sign, A-framed, or portable signs except as provided in Section 18.16.502.

(4) Inflatable or other temporary or wind signs except as otherwise provided.

(5) Signs which initiate or simulate official signs, or which use yellow or red blinking intermittent light resembling danger or warning signals.

(6) Sign on public property or rights-of-way or signs attached to utility poles, street-light standards, fences, sheds, trees, hydrants, or similar structures except as otherwise provided in this Chapter.

(7) Roof signs.

(8) Wall signs extending above the top of the wall or belong the ends of the wall to which the signs are attached unless the signs conform to the requirements for projecting signs, or ground signs.

(9) Signs emitting and/or producing noise, odor, sound, smoke, fire or other such emissions.

(10) Signs within 100 feet of the right-of-way of a freeway that exceed 20 square feet and have faces which are visible from the travel lanes of the freeway.

Section 18.16.401. Reserved.

Editor’s note—Ord. No. 6429, § 5, adopted April 26, 2017, repealed § 18.16.401, which pertained to on-premises permanent signs allowed only by site plan review, and derived from Ord. No. 5189, § 1, 9-26-00; Ord. No. 6000, § 22, 1-30-08; Ord. No. 6201, § 1, 9-14-11.

Section 18.16.502. Temporary On-Premises Signs.

(a) In addition to the permanent signage allowed, the following signs shall comply with all provisions and regulations of this chapter; however, no fee, permit or application is required. Temporary signs are prohibited signs except as provided by this section.
(1) Generally.

(a) **Illumination:**
No temporary sign shall be internally or externally illuminated.

(b) **Location:**
1. Except as provided by this section, no temporary sign shall extend into or over the public right-of-way.
2. No temporary sign shall extend into the vision triangle area.

(c) **Maintenance:**
Temporary signs shall be kept neat, clean and in good repair. Signs which are faded, torn, damaged or otherwise unsightly or in a state of disrepair shall be immediately repaired or removed.

(d) **Placement:**
Temporary signs shall not be attached to trees, shrubbery, utility poles, or traffic control signs or devices. They shall not obstruct or obscure signs on adjacent premises.

(e) **Sign Collection and Retrieval:**
1. The city may collect temporary signs placed in the public right-of-way in violation of this Section 18.16.502.
2. Each sign collected will be stored for a minimum of 30 days excluding all handbills as defined in RMC Chapter 8.24.
3. Notice will be mailed within five business days of the date of collection to the owner of each sign if the ownership is reasonably discernible.
4. The owner of the sign may retrieve a sign collected by the city within 30 days of the collection date. The owners must present proof of ownership of the sign.
5. The owners of the sign may appeal the city's action as an administrative action by filing an appeal and paying the appeal to the city council with the City of Reno Clerk's Office within ten days of the signs removal. The city clerk shall set the hearing before the city council at the next city council meeting at least 15 days in the future.

(2) **Allowed Signage.**

(a) In any residential zone temporary signage shall be allowed for each and every parcel. This signage shall not be restricted by content, but is usually and customarily used to advertise real estate sales, political or ideological position, garage sales, home construction or remodeling. Signage shall be allowed for each parcel as follows:
1. Temporary signs not exceeding six square feet each, provided the signs are erected not more than 90 days prior to an election and removed within five days following the election, and
2. One temporary sign not exceeding six square feet provided the sign is removed within 15 days from the sale, lease or rental of the property or within seven days of completion of any construction or remodeling. An additional sign of the same size may be erected if the property borders a second street and the signs are not visible simultaneously. On tracts of land of more than two acres in residential zones the sign area may be increased to 32 square feet. In no case shall the sign or signs be erected for more than 24 months, and
[THIS PAGE INTENTIONALLY LEFT BLANK]
3. One temporary sign not exceeding four square feet in area which is erected no earlier than sunrise and is removed by sunset on any day it is erected.

(b) In any non-residential, mixed use, commercial, or industrial zone temporary signage shall be allowed for each and every parcel. This signage shall not be restricted by content, but is usually and customarily used to advertise real estate signs, political or ideological positions, construction or remodeling, etc. The signage shall be allowed for each lot as follows:

1. Temporary signs not exceeding 20 square feet each, provided are erected not more than 90 days prior to an election and removed within five days following the election. Square footage may be increased on parcels without established uses or structures by the square footage that would be allowed when calculating for permanent freestanding signs. In this situation street frontage would be used for business frontage.

2. Temporary sign not exceeding 32 square feet provided said signs are removed within 15 days from the sale, lease, or rental of the property or within seven days of completion of any construction or remodeling. An additional sign of the same size may be erected if the property borders a second street and the signs are not visible simultaneously. In no case shall the sign or signs be erected for more than 24 months. An additional sign of the same size may be erected on each street frontage.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5928, § 1, 5-23-07; Ord. No. 6201, § 1, 9-14-11; Ord. No. 6216, § 1, 1-18-12)

Section 18.16.509. Canopies.

Canopies over the building entrance shall be permitted in all districts and may extend into the public right of way with the permission of the owner of the right of way. Canopies may be embellished with copy that does not exceed 20 square feet. Canopies shall not count towards the sign area allowed or number of signs allowed. Permit required.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6201, § 1, 9-14-11)

Section 18.16.601. Removal of Abandoned of On-Premises Signs.

Any sign or sign structure which has been abandoned for a period of six months shall be removed or restored to use within 30 days after a notice of abandonment is issued to the owner of the sign. Notice shall be given by the administrator using certified mail. The administrator may allow an abandoned sign or sign structure to remain in place, provided that the sign or sign structure is maintained in good condition, and that there is a reasonable possibility that the sign can be restored to use within a one-year period.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6201, § 1, 9-14-11)
Section 18.16.701. Permanent On-Premise Sign Regulations by Zoning District.

Sign regulations for each zoning district are established in Table 18.16-1 below:

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MAXIMUM HEIGHT</th>
<th>SIGN AREA FREESTANDING</th>
<th>SIGN AREA WALL</th>
<th>ILLUMINATION</th>
<th>FLASHING/ANIMATED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td>6' monument only</td>
<td>50 sq. ft. per access up to 150 sq. ft. max w/site plan review</td>
<td>20 sq. ft. (1) (2)</td>
<td>Indirect (8)</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Nonresidential and Mixed Use:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PO</td>
<td>8' monument only (3)</td>
<td>1 sq. ft/100 sq. ft. of GFA, (4) max 25% of business frontage on a building</td>
<td>20 sq. ft/parcel</td>
<td>Indirect (8)</td>
<td>Not allowed</td>
</tr>
<tr>
<td>GO</td>
<td>25' or bldg. height 1/ street frontage</td>
<td>3 sq. ft/100 GFA combined (10)</td>
<td>3 sq. ft/100 GFA combined (10)</td>
<td>All types; indirect facing residential zones (8)</td>
<td>Allowed up to 25' if not facing residential zones</td>
</tr>
<tr>
<td>PF</td>
<td>6' monument established by special use permit</td>
<td>15% of allowed wall sign area</td>
<td>10 sq. ft/acre</td>
<td>All types; none facing residential</td>
<td>Not allowed</td>
</tr>
<tr>
<td>MU (6) (11)</td>
<td>8' maximum or if the parcel is ≥ one acre the free-standing sign maximum height is 25' or 35' if parcel fronts street that is posted at 35 mph or greater</td>
<td>125 sq. ft. maximum (5) (7)</td>
<td>1 sq. ft. of sign area per lineal foot of business frontage. Sign length shall not exceed 75% of the business frontage. All wall sign area will not exceed 400 sq. ft. per parcel. 5' maximum letter height. Notwithstanding the above, each business shall be allowed a minimum of 40 square feet.</td>
<td>All types</td>
<td>Not allowed (12)</td>
</tr>
<tr>
<td>NC (6)</td>
<td>Monument only 8' if &lt; 100' street frontage 12' if 100'+</td>
<td>60 sq. ft. monument</td>
<td>1 sq. ft./100 GFA (all signs combined not to exceed 400 sq. ft. per parcel, 3' maximum letter height)</td>
<td>Indirect</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>
### TABLE 18.16-1: SIGN REGULATIONS BY ZONING DISTRICT

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MAXIMUM HEIGHT FREESTANDING</th>
<th>SIGN AREA FREESTANDING</th>
<th>SIGN AREA WALL</th>
<th>ILLUMINATION</th>
<th>FLASHING/ANIMATED</th>
</tr>
</thead>
<tbody>
<tr>
<td>CC, AC (6) (9)</td>
<td>1’4’ of linear street frontage not to exceed 25’ in CC or 35’ in AC; over 35’ in AC with a “major” SUP</td>
<td>60 sq. ft. up to 100 linear street ft. frontage, 125 sq. ft. for parcel between 100-400 linear ft. frontage, 250 sq. ft. for parcels with more than 400 linear ft. (5)(7) artistic embellishment, no limit</td>
<td>1 sq. ft. of sign area per linear foot of business frontage. 6’ maximum letter height for anchor tenants, 4’ maximum letter height for line shops and pad sites. Notwithstanding the above, each business shall be allowed a minimum of 40 square feet.</td>
<td>All types</td>
<td>Allowed up to 35’ in height if not facing residential zones</td>
</tr>
<tr>
<td>Commercial:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CB</td>
<td>25’</td>
<td>60 sq. ft.</td>
<td>15% of the building facade area, 8’ maximum letter illumination all types</td>
<td>Flashing allowed up to 35’ in height</td>
<td></td>
</tr>
<tr>
<td>HC</td>
<td>100’ “major” SUP required to exceed 100’</td>
<td>No limit</td>
<td>No limit</td>
<td>All types</td>
<td>No limit</td>
</tr>
<tr>
<td>Industrial I, IB, IC (6)</td>
<td>25’</td>
<td>80 sq. ft. per frontage; For properties with 2 or more street frontages, maximum combined area of 160 sq. ft. per sign.</td>
<td>1/business/ street frontage 1 sq. ft/linear foot of building frontage</td>
<td>All types</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

**NOTES:**

1. Established by special use permit for nonresidential use in residential zone.
2. Either a wall or monument sign is allowed per street frontage.
3. On multi-tenant building, may have one 12 feet center identification sign/ footage.
4. GFA - Gross floor area.
5. The allowable square footage may be doubled on arterial roadways with a posted speed limited of 35 mph or greater.
6. Number of freestanding allowed: one per frontage, 2nd or one additional sign allowed if over 10 acres. Gas stations may have one additional 16 sq. ft. sign advertising gas prices.
7. Copy area only.
8. Signs of light copy and dark backgrounds with internal illumination are permitted, provided the copy makes up less than 50 percent of the sign area.
9. As an alternative to specific square footage allowances for wall and freestanding signs in the AC and CC zones, two square feet/linear foot of building frontage may be utilized for all sign types combined.
TABLE 18.16-1: SIGN REGULATIONS BY ZONING DISTRICT

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MAXIMUM HEIGHT FREESTANDING</th>
<th>SIGN AREA FREESTANDING</th>
<th>SIGN AREA WALL</th>
<th>ILLUMINATION</th>
<th>FLASHING/ANIMATED</th>
</tr>
</thead>
<tbody>
<tr>
<td>(10)</td>
<td>Three (3) sf/100 GFA is the maximum total sign area and may be provided on wall and/or freestanding signs.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(11)</td>
<td>Legally established Nonrestricted Gaming Operation, land uses may use HC sign requirements.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(12)</td>
<td>Permitted on parcels fronting North Virginia Street, South Virginia Street, West 4th Street, East 4th Street, and Mill Street and shall not exceed 125 sq. ft. Any other street shall require a site plan review for flashing/animated signs.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5864, § 1, 8-23-06; Ord. No. 6000, § 23, 1-30-08; Ord. No. 6201, § 1, 9-14-11)

Section 18.16.702. Additional Regulations for Animated Signs.

(a) Applicability: The following regulations (b)—(e) only apply to (1) fixed message electronic signs and (2) computer controlled variable message electronic signs as defined in Section 18.24.203.4570(12).

(b) No animated sign shall exceed 1,500 nits between sunset and sunrise. No animated sign shall exceed 5,000 nits between sunrise and sunset. Signs shall automatically adjust/dim due to changes in ambient light, such as inclement weather.

(c) Any animated sign constructed prior to December 2, 2015, shall be brought into conformance with the nit standards listed in Section 18.16.702(b) above by December 2, 2017.

(d) Animated signs shall only be allowed within 750 feet of residentially zoned property with the approval of a special use permit. The 750 feet shall be measured from the base of the sign to the property line of the residentially zoned parcel.

(e) No animated signs shall be allowed within 300 feet of the outer boundary of the outer travel lane/white line of:
   (i) State Route 431 (Mount Rose Highway);
   (ii) Interstate 80 west of Robb Drive, to the western most City limit;
   (iii) U.S. 395 north of North McCarran Boulevard; and
   (iv) Interstate 580 south of South McCarran Boulevard.

Any animated signs located within these areas which were in existence prior to December 2, 2015, may only be enlarged or relocated with the approval of a special use permit.

(Ord. No. 6381, § 1, 12-2-15)

Section 18.16.801. Nonconforming On-Premises Signs.

(a) A "nonconforming on-premise sign" is a sign that was lawfully erected prior to the adoption of the sign regulations codified in this chapter, or subsequent amendments thereto, which would not be permitted under the current provisions of such regulations. "Nonconforming signs" include signs that were erected without a special use permit and which would require a site plan review under the current provisions of this chapter or of Section 18.06.407 of this title.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6201, § 1, 9-14-11)
Section 18.16.802. Right to Maintain and Continue the Use of a Nonconforming On-Premises Sign.

A nonconforming on-premises sign may be maintained and continued in use, provided that:
(a) It is not altered structurally, enlarged or relocated without proper permits; and
(b) It is maintained in a good and workmanlike condition.

Section 18.16.803. Termination of Right to Nonconforming On-Premises Sign.

(a) Any nonconforming on-premises sign that is declared a hazard by the administrator shall be removed or repaired within ten days of notice to the owner of the sign.
(b) Any nonconforming sign that requires repairs costing in excess of 50 percent of its replacement value shall be removed or made to comply with the provisions of this chapter and title.

Section 18.16.804. Alteration, Enlargement, or Relocation of On-Premises Sign.

(a) Excluding Section 18.16.702(e) above no permit shall be issued for the alteration, enlargement, or relocation of a nonconforming sign unless any changes decrease the amount of any nonconforming size by a minimum of 25 percent and any nonconforming height by a minimum of 25 percent. Methods of lighting shall not be changed until all other elements of the sign are brought into full conformance.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6201, § 1, 9-14-11; Ord. No. 6232, § 1, 6-13-12; Ord. No. 6381, § 2, 12-2-15)

Section 18.16.850. Noncommercial Speech is Allowed Wherever Commercial Speech is Allowed.

(a) Speech which proposes a commercial transaction and no more or expression related solely to the economic interests of the speaker and its audience is commercial speech.
(b) Any protected noncommercial speech, whether on-premises or off-premises, is allowed wherever commercial speech is permitted without further review or permits. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message.

(Ord. No. 6201, § 1, 9-14-11)

Section 18.16.855. Time Limitations on Review of Applications for On-Premises Signs.

(a) The administrator shall review and make a decision or recommendation regarding an application for on-premises signs which are not a part of or accompanied by an application for any other development on the parcel within five working days of the date the completed application is accepted by the community development department.
(b) The administrator shall review and make a decision regarding an application for a temporary or special events on-premises signs no later than three working days of the date the completed application is accepted by the community development department.
(c) The administrator shall review and make a decision or recommendation regarding an application for on-premises signs which are a part or accompanied by an application for any other development no later than the decision regarding the development is rendered.

(d) If the planning commission reviews the application the planning commission shall hold a hearing promptly but in no event no later than 65 days from the date the completed application is file-stamped within the community development department.

(e) The planning commission shall make its decision promptly but in no event later than 30 days of the date of the opening of the hearing.

(f) The city council shall make its decision promptly but in no event later than 30 days of the date of the opening of the hearing.

(g) If the applicant requests a continuance or a specified time or date for the matter to be heard, the time lines provided herein are deemed waived.

(Ord. No. 6201, § 1, 9-14-11)

Section 18.16.860. Appeal of Administrator’s Decision.

(a) Aggrieved persons may appeal the administrator’s decision to the city council by filing a written appeal in the city’s clerk’s office setting forth how they are aggrieved and the reasons for the appeal within five days of the administrator’s written decision.

(b) The city clerk shall set the appeal at the next available city council meeting at least 15 days in the future from the date the appeal is filed.

(Ord. No. 6201, § 1, 9-14-11)

Section 18.16.865. Judicial Review.

(a) Judicial review may be sought in accordance with NRS Chapter 34.

(b) Except as otherwise provided, if the city denies a “First Amendment” application, the city will institute legal proceedings within ten working days of its final action to determine in an adversarial proceeding the constitutionality of the denial on prior restrain grounds, unless otherwise waived by the applicant. For purposes of this subsection, a “First Amendment” application is one in which the applicant has inserted the words, “First Amendment” in the caption of the application.

(Ord. No. 6201, § 1, 9-14-11)

Section 18.16.870. Decisions Regarding On-Premises Signs.

(a) Decisions shall be in writing.

(b) Decisions shall include an explanation setting forth the reasons for the decisions.

(Ord. No. 6201, § 1, 9-14-11)

ARTICLE II: OFF-PREMISES ADVERTISING DISPLAYS

Section 18.16.901. Purpose and Intent.

(a) Recognizing that the City of Reno is a unique city in which public safety, maintenance, and enhancement of the city’s esthetic qualities are important and effective in promoting quality of life for its inhabitants and the City of Reno’s 24-hour gaming/entertainment/recreation/tourism economy; recognizing that the promotion of tourism generates a
commercial interest in the environmental attractiveness of the community; and recognizing that the visual landscape is more than a passive backdrop in that it shapes the character of our city, community, and region, the purpose of this article is to establish a comprehensive system for the regulation of the commercial use of off-premises advertising displays. It is intended that these regulations impose reasonable standards on the number, size, height, and location of off-premises advertising displays to prevent and alleviate needless distraction and clutter resulting from excessive and confusing off-premises advertising displays; to safeguard and enhance property values; and to promote the general welfare and public safety of the city’s inhabitants and to promote the maintenance and enhancement of the city’s esthetic qualities and improve the character of our city. It is further intended that these regulations provide one of the tools essential to the preservation and enhancement of the environment, thereby protecting an important aspect of the economy of the city which is instrumental in attracting those who come to visit, vacation, live, and trade and to permit noncommercial speech on any otherwise permissible sign.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 1, 10-10-00; Ord. No. 5208, § 1, 11-14-00; Ord. No. 5215, § 1, 1-23-01; Ord. No. 5295, § 1, 1-22-02; Ord. No. 6201, § 1, 9-14-11)

Section 18.16.902. Restrictions on Permanent Off-Premises Advertising Displays.

Except as specifically provided in this chapter, state or federal law, the city shall not issue any permits authorizing the construction of any new, permanent off-premises advertising displays.

(Ord. No. 5295, § 1, 1-22-02; Ord. No. 6258, § 1, 10-24-12; Ord. No. 6436, § 1, 9-13-17)

Section 18.16.903. Nonconforming Permanent Off-Premises Advertising Displays.

(a) All legally established, permanent off-premises advertising displays existing within the city on (Effective Date of Ordinance) or subsequently annexed into the city thereafter, are deemed nonconforming. Nothing in this chapter shall be construed to require the removal of any nonconforming permanent off-premises advertising display.

(b) No later than 30 days after (Effective Date of Ordinance) and by July 15th of each year thereafter:

(1) All owners of nonconforming permanent off-premises advertising displays must submit a report to the administrator detailing the size, height, location, and City of Reno inventory number of their current inventory of nonconforming permanent off-premises advertising displays.

(2) All holders of banked receipts must submit a report to the administrator detailing the size, height, location, demolition permit number, and City of Reno inventory number of the permanent off-premises advertising displays associated with holder’s unexpired banked receipts.

(c) All nonconforming permanent off-premises advertising displays may be continued and maintained at their current location until:

(1) Required to be removed as a result of termination of the lease that governs the placement of the nonconforming permanent off-premises advertising display on the real property pursuant to the terms of that lease; or
(2) Destroyed or damaged in excess of 50 percent of its material structural value as a result of a natural disaster, including, without limitation, a fire, flood, earthquake, windstorm, rainstorm and/or snowstorm.

(Ord. No. 5295, § 1, 1-22-02; Ord. No. 6258, § 1, 10-24-12; Ord. No. 6436, § 1, 9-13-17)

Section 18.16.904. Permanent Off-Premises Advertising Displays—Permitted and Prohibited Locations.

(a) PERMITTED LOCATIONS.

(1) Permanent off-premises advertising displays shall be permitted only in the I (Industrial), IB (Industrial Business), IC (Industrial Commercial), AC (Arterial Commercial), and CC (Community Commercial) District when within 100 feet of the edge of the right-of-way line of a major or minor arterial road or freeway unless otherwise prohibited within Article IX (Off-Premise Advertising Displays).

(2) Off-premises advertising displays shall be permitted in the MU (Mixed Use) zoning district where off-premises advertising displays were permitted in the zoning district immediately preceding the Mixed Use zoning district and when within 100 feet of the edge of the right-of-way line of a major or minor arterial road or freeway unless otherwise prohibited by this section.

(b) PROHIBITED LOCATIONS.

(1) No permanent off-premises advertising display shall be erected closer to a street than the right-of-way line. No portion of any permanent off-premises advertising display may be placed on or extend over the right-of-way line of any street.

(2) No permanent off-premises advertising display, or part thereof, shall be located on any property without the consent of the owner, holder, lessee, agent, or trustee.

(3) No permanent off-premises advertising display shall be located within 300 feet of the centerline of the Truckee River or within 300 feet of the outer boundary of any areas designated in this title as the Truckee River Corridor or its successor, or as open space adjacent to the Truckee River.

(4) No permanent off-premises advertising display shall be erected within 300 lineal feet of a residually zoned parcel on the same side of the street.

(5) The number of permanent off-premises advertising displays located within 300 feet of the centerline or within the boundaries of the following areas shall not exceed the number of legally existing permanent off-premises advertising displays in that location on July 1, 2012, as set forth in Section 18.16.902(b):

   a. Interstate 80 right-of-way from Robb Drive to the most western city limit.
   b. U.S. 395 right-of-way from Panther Drive to the most northern city limit.
   c. The Downtown Reno Regional Center Plan, the East 4th Street TOD Corridor, Mill Street TOD Corridor, the Medical Regional Center, the Wells Avenue Neighborhood Plan, the northern section of the South Virginia Street TOD, and the Midtown District.
Section 18.16.904. Permanent Off-Premises Advertising Displays—Permitted and Prohibited Locations.

(b) Prohibited Locations.

  d. If any off-premises advertising displays are removed from the areas identified in a.—c. above the maximum number of permanent off-premises advertising displays allowed in the identified area shall be reduced accordingly. The removed signs shall not be replaced or banked.

  e. This subsection neither prohibits relocation of existing off-premises displays within the above locations nor reconstruction of existing off-premises advertising displays provided that the relocated and/or reconstructed permanent off-premises advertising display conforms with Article IX (Off-Premise Advertising Displays) of this chapter.

(6) No permanent off-premises advertising displays shall be located within 200 feet of the right-of-way of McCarran Boulevard except within the following locations:

  a. Talbot Lane east to Mill Street.

  b. Northtowne Lane west to Sutro Street.

  c. This subsection neither prohibits relocation of existing off-premises displays within the above locations nor reconstruction of existing off-premises advertising displays provided that the relocated and/or reconstructed permanent off-premises advertising display conforms with Article IX (Off-Premise Advertising Displays) of this chapter.

(7) The number of permanent off-premises advertising displays within 300 feet of the centerline of U.S. 395 from Patriot Boulevard to Neil Road shall not exceed seven permanent off-premises advertising displays.

(8) The number of permanent off-premises advertising displays located within the following cooperative planning areas of the City of Reno that are regulated by Washoe County specific plans shall not exceed the number of legally existing off-premises permanent advertising displays as of their respective effective dates of annexation, as set forth in Section 18.16.920(b):

  a. If permanent off-premises advertising displays are not specifically listed as an allowed use in the pertinent specific plan, permanent off-premises advertising displays shall be prohibited.

  b. Reconstruction of an existing off-premises advertising display is allowed provided that the reconstructed off-premises advertising display conforms with Article IX (Off-Premise Advertising Displays) of this chapter.

(9) No permanent off-premises advertising display, or part thereof, shall be located within a Historic or Conservation District.

(10) No permanent off-premises digital advertising display, or part thereof, shall be located within City of Reno or the City of Reno Sphere of Influence.

(Ord. No. 5295, § 1, 1-22-02; Ord. No. 5595, §1, 9-8-04; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5864, § 2, 8-23-06; Ord. No. 6155, § 1, 7-7-10; Ord. No. 6258, § 1, 10-24-12; Ord. No. 6436, § 1, 9-13-17)

Section 18.16.905. General Standards for Permanent Off-Premises Advertising Displays.

(a) The area of display surface shall be the sum total square feet of geometric area of display surfaces which comprise the total off-premises advertising display, except the structure. The computation of display surface of a back-to-back off-premises advertising display shall be limited to one display surface.

(Ord. No. 5295, § 1, 1-22-02; Ord. No. 5595, §1, 9-8-04; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5864, § 2, 8-23-06; Ord. No. 6155, § 1, 7-7-10; Ord. No. 6258, § 1, 10-24-12; Ord. No. 6436, § 1, 9-13-17)
(b) No off-premises advertising display shall have a primary display surface, not including allowed cut-outs, greater than 672 square feet.

(c) A cut-out shall not exceed ten percent of the primary surface area of the off-premises display.

(d) No off-premises advertising display shall exceed 35 feet in height as measured from the surface of the road grade to which the sign is oriented to the highest point of the off-premises advertising display. If the off-premises advertising display is oriented to more than one road grade, the lowest road grade shall be the reference point.

(e) No off-premises advertising display shall be located closer than 750 feet to the next off-premises advertising display on either side of the same street. No mechanically changeable off-premises advertising display shall be located closer than 1,000 feet to the next mechanically changeable off-premises advertising display on either side of the same street.

(f) All off-premises advertising displays shall be maintained in a clean and workmanlike condition. Surface shall be neatly painted. Property immediately surrounding off-premises advertising displays shall be maintained and kept free of litter, rubbish, weeds and debris. Any off-premises display deemed to be a nuisance as defined in RMC Section 8.22.100 shall be enforced as provided for in RMC Chapter 1.05.

(g) The permit/inventory number, as assigned by the administrator shall be displayed on every permanent off-premises advertising display.

(h) The reverse side of a cut-out shall be dull and non-reflective.

(i) The reverse side of a single-face off-premises advertising display shall be dull and non-reflective.

(j) No tree may be removed for the purpose of erecting an off-premises advertising display. If an existing tree would impact the visibility of a site which otherwise meets the requirements of Sections 18.16.904 and 18.16.905, a variance to the spacing requirements may be requested. If the variance to the spacing requirements is denied as a final action, the tree may removed. If the variance to spacing requirements is approved, the tree may not be removed.

(k) Off-premises advertising displays shall be of monopole design.

(l) All lighting shall be directed toward the off-premises advertising display.

(m) An off-premises advertising display may not contain more than two faces and one face may not be angled from the other face by more than 20 degrees as measured from the back of the structure supporting the face.

(Ord. No. 5295, § 1, 1-22-02; Ord. No. 6258, § 1, 10-24-12; Ord. No. 6436, § 1, 9-13-17)

Section 18.16.906. Reserved.

Section 18.16.907. Prohibited Types of Off-Premises Advertising Displays.

The following off-premises advertising displays are prohibited:

(a) Signs which emit noise via artificial devices.

(b) Roof signs.
(c) Signs which produce odor, sound, smoke, fire or other such emissions.

(d) Stacked signs.

(e) Temporary signs except as otherwise provided in Sections 18.16.910 and 18.16.911.

(f) Wall signs.

(g) Signs with more than two faces.

(h) Building wraps.

(i) Computer controlled variable message electronic signs.

(Ord. No. 5295, § 1, 1-22-02; Ord. No. 6436, § 1, 9-13-17)

**Section 18.16.908. Expiration and Redemption of Banked Receipts; Litigation Stay.**

(a) Nothing in this section shall be construed to require the removal of any existing, permanent off-premises advertising displays, or extinguish or impair the rights of any existing holders of banked receipt(s).

(b) Expiration of banked receipts:

   (1) Banked receipts issued by the city prior to July 19, 2012 expire 15 years after the date of issuance.

   (2) Banked receipts issued by the city after July 18, 2012 expire three years after the date of issuance.

   (3) Banked receipts issued by the city in connection with any litigation expire in accordance with the terms and conditions of any applicable:

      (i) Court order; or

      (ii) Settlement agreement.

(c) Application. The holder of an unexpired and valid banked receipt may submit a sign permit application to the city to construct a permanent off-premises advertising display. At a minimum, the sign permit application shall include the following:

   (1) The banked receipt which is being exchanged for the proposed off-premises advertising display. Such receipt shall include the inventory number assigned by the City of Reno and proof that a minimum ratio of one square foot of the display represented by the banked receipt is exchanged for one square foot of new display construction. Should the proposed construction exceed the size of the banked receipt display an additional banked receipt must be redeemed.

   (2) A description of the proposed site prepared by a land surveyor, licensed by the State of Nevada, demonstrating compliance with the applicable zoning and spacing criteria contained in this chapter;

   (3) Dimensions of the proposed new permanent off-premises advertising display;

   (4) Structural calculations and related engineering specifications;

*Editor’s note— Ord. No. 6436, § 1, adopted September 13, 2017, amended § 18.16.908 in its entirety to read as herein set out. Former § 18.16.908, pertained to relocation of existing, legally established permanent off-premises advertising displays, and derived from Ord. No. 5295, § 1, 1-22-02; Ord. No. 5461, § 1, 6-11-03; Ord. No. 5534, § 1, 1-14-04; Ord. No. 6201, § 1, 9-14-11; Ord. No. 6258, § 1, 10-24-12.
(5) Signature of the holder of the banked receipt;

(6) Signature of the applicant; and

(7) Any other information requested by the city reasonably required to promote the health, safety, morals or general welfare of the community, and control the location and soundness of the proposed permanent off-premises advertising display.

(d) Redemption of banked receipt. Upon review and in accordance with the applicable zoning, spacing and general standards contained in this chapter, the administrator shall issue a permit authorizing the holder of a banked receipt to construct a new permanent off-premises advertising display on the proposed site. Upon completion of construction, the legally established, permanent off-premises advertising display shall be deemed nonconforming for the purposes of this chapter.

(e) Litigation stay. Notwithstanding subsection (a)-(d), until the validity of banked receipts issued prior to October 24, 2012 is resolved in Scenic Nevada v. City of Reno, et al., Case No CV17-00361, the city shall not accept any permit applications authorizing the construction of new, permanent off-premises advertising display based on banked receipts issued prior to October 24, 2012, not in connection with any prior litigation. Banked receipts created as a result of ReTRAC shall be accepted.

(Ord. No. 6436, § 1, 9-13-17)

Section 18.16.909. Reserved.

Editor's note—Ord. No. 6436, § 1, adopted September 13, 2017, repealed the former § 18.16.909, which pertained to permanent off-premises advertising displays-reporting and derived from Ord. No. 5295, § 1, 1-22-02.

Section 18.16.910. Temporary Off-Premises Advertising Displays.

(a) Off-premises temporary advertising displays are allowed without permit on private property in any zoning district with the permission of the owner(s), holder(s) lessee(s), agent(s), or trustee(s) as applicable, when the temporary off-premises advertising displays:

(1) Are located in any zoning district within one-half radial mile of the site on which the activity will take place;

(2) Shall be a maximum of six square feet;

(3) Shall be designed to be stable under all weather conditions, including high winds;

(4) Shall not obstruct the vision triangle as defined set forth in Section 18.12.902 nor traffic control device or impair access to a sidewalk, street, driveway, bus stop, or fire hydrant; and

(5) Displayed for less than 12 hours each day, no earlier than 6:00 a.m. nor later than 9:00 p.m.

(Ord. No. 5295, § 1, 1-22-02; Ord. No. 6201, § 1, 9-14-11)
Section 18.16.911. Temporary Off-Premises Advertising Displays—Special Events.

A holder of a special event’s permit may apply for a building permit pursuant to RMC Chapter 14 to erect a temporary off-premises advertising display promoting the special event provided the temporary off-premises advertising display:

(a) Complies with Article IX (Off-Premise Advertising Displays) of this chapter, as applicable;
(b) The applicant has obtained a permit to hold a special event;
(c) The proposal complies with city policies if the applicant seeks to use city owned improvements such as poles designed for temporary signs or buildings;
(d) Such off-premises advertising displays, when permitted shall not be installed prior to 30 days before and shall be removed within ten after the special event advertised;
(e) The temporary off-premises advertising display shall not exceed 100 square feet;
(f) The temporary off-premises advertising display shall be designed to be stable under all weather conditions, including high winds; and
(g) The temporary off-premises advertising display shall not obstruct the sight distance triangle as defined in Section 18.12.902 nor a traffic control device or impair access to a sidewalk, street, highway, driveway, bus stop or fire hydrant.

(Ord. No. 5295, § 1, 1-22-02)

Section 18.16.912. Reserved.

Section 18.16.913. Abandoned Off-Premises Advertising Displays.

(a) Abandonment is the cessation of the right to continue the existence of a permanent off-premise advertising display:

(1) Under existing law;
(2) When a state of disrepair exists because of substantial tearing, chipping, or missing material 30 days after receipt of notice sent pursuant to RMC Chapter 1.05;
(3) When there is no current business license in existence for the owner(s) of the off-premises advertising display; or
(4) When there has been no display for a period of one year with respect to a permanent off-premises advertising display.

(b) Any off-premises advertising display determined to be abandoned shall reduce the number of off-premises advertising displays allowed under section 18.16.902(b).

(Ord. No. 5295, § 1, 1-22-02)

Section 18.16.914. Time Limitations on Review of Applications for Off-Premises Advertising Displays.

The following are time limitations on the pertinent decision-maker to review applications for off-premises advertising displays as applicable:

(a) The administrator shall review and make a decision regarding an application for an off-premises display within five working days of the date the application is filed-stamped by the community development department, on the appropriate form and with payment of the appropriate fee, if any.
The administrator shall review and make a decision regarding an application for a temporary or special events off-premises advertising display within two working days of the date the application is filed-stamped by the community development department, on the appropriate form and with the appropriate fee, if any.

If the hearing examiner or the planning commission review the application, hearing examiner or the planning commission shall hold a public hearing within 65 days of the date the application is filed-stamped with the community development department.

The hearing examiner or planning commission shall make its decision within 30 days from the date of the opening of the public hearing.

The city council shall make its decision within 30 days of the date of the opening of the public hearing.

If the applicant requests a continuance or a specified time or date for the matter to be heard, the time lines provided herein are deemed waived.

Section 18.16.915. Reserved.

Editor’s note—Ord. No. 6436, § 1, adopted September 13, 2017, repealed the former § 18.16.915, which pertained to judicial review and derived from Ord. No. 5295, § 1, 1-22-02.

Section 18.16.960. Appeal of Administrator's Decision.

(a) Aggrieved persons may appeal the administrator’s decision to the city council by filing a written appeal setting forth how they are aggrieved and the reasons for the appeal within five days of the administrator’s written decision.

(b) The city clerk shall set the hearing before the city council at the next available city council meeting at least 15 days in the future.

Section 18.16.965. Reserved.

Editor’s note—Ord. No. 6436, § 1, adopted September 13, 2017, repealed the former § 18.16.965, which pertained to judicial review and derived from Ord. No. 5295, § 1, 1-22-02; Ord. No. 6201, § 1, 9-14-11.

Section 18.16.970. Decisions regarding Off-Premises Advertising Display.

(a) Decisions shall be in writing.

(b) Decisions shall include an explanation setting forth the reasons for the decisions.

Section 18.16.995. Noncommercial Speech is Allowed Whenever Commercial Speech is Allowed.

(a) Speech which proposes a commercial transaction and no more or expression related solely to the economic interests of the speaker and its audience is commercial speech.
(b) Any noncommercial speech is allowed wherever commercial speech is permitted.  
(Ord. No. 6201, § 1, 9-14-11)

Section 18.16.1000. Regulated Off-Premises Advertising Display.

All off-premises signs erected or located in the city, which are not exempted by federal or state law, are subject to the provisions of this Article of Chapter 18 and Chapter 14.  
(Ord. No. 6201, § 1, 9-14-11)

Section 18.16.1010. Permit Required.

Except as otherwise provided, no person may erect, enlarge, alter, (except for normal maintenance) or relocate within the city, any sign without first having obtained a sign permit.  
(Ord. No. 6201, § 1, 9-14-11)

Section 18.16.1500. Reserved.

Editor's note—Ord. No. 6436, § 1, adopted September 13, 2017, repealed the former § 18.16.909, which pertained to moratorium on conversion of static billboards to digital billboards and derived from Ord. No. 6276, § 1, 2-13-13.
CHAPTER 18.17 RESERVED
CHAPTER 18.18 HISTORIC PRESERVATION

Article I: General Provisions
Sec. 18.18.101. Purpose.
Sec. 18.18.102. Administration.
Sec. 18.18.103. Review of Premises.

Article II: Designation of Historic Resources and Districts
Sec. 18.18.201. Criteria for Designation.
Sec. 18.18.203. Interim Control During Nomination Process.
Sec. 18.18.204. Adoption of Design Guidelines or Standards.

Article III: Applicable Procedures and Standards for Development
Sec. 18.18.301. Applicability and Exclusions.
Sec. 18.18.302. Applicable and Related Procedures.
Sec. 18.18.303. Historical Resources Commission Recommendation on Related Zoning Applications.
Sec. 18.18.304. Demolition Certificate.
Sec. 18.18.305. Certificates of Appropriateness.
Sec. 18.18.306. Reserved.
Sec. 18.18.307. Economic Effect.
ARTICLE I: GENERAL PROVISIONS

Section 18.18.101. Purpose.

The purpose of this chapter is:

(a) To protect the historic integrity of the City of Reno for the citizens of the community, visitors, investors, and property owners;

(b) To promote the economic, cultural, historical, and educational well being of the community;

(c) To enhance pride in the historic accomplishments within the City of Reno;

(d) To provide mechanisms for identifying and preserving the historic and architectural resources of the City of Reno which represent elements of the city's cultural, social, economic, political, and architectural history;

(e) To educate the citizens of Reno to the benefits of historic preservation of structures, areas, sites, neighborhoods, and other historic resources, thereby correcting existing and preventing further urban blight;

(f) To establish a preservation plan which shall include all historic districts, structures, areas, sites, and other historic resources which are listed or are eligible for the National, State or City Register of Historic Places. The plan shall also include procedures for designation of historic resources or historic districts and issuance of certificates of appropriateness from the historical resources commission indicating its approval of plans for alteration, construction, removal, or demolition of an historic resource.

(Ord. No. 4313, § 1, 6-8-93)

Section 18.18.102. Administration.

There is hereby created an historical resources commission to administer this chapter. See Section 18.06.104 for a description of the historical resources commission's powers and duties under this chapter and title.

(Ord. No. 4313, § 1, 6-8-93; Ord. No. 5327, § 1, 4-23-02)

Section 18.18.103. Review of Premises.

As part of its review procedure in designating an historic resource or district or in considering a certificate of appropriateness or demolition certificate, the historical resources commission shall have the right to enter onto a parcel under consideration at any reasonable time and may seek the advice of the state historic preservation officer or such other expert(s) as it may deem necessary under the circumstances.

(Ord. No. 4313, § 1, 6-8-93)
ARTICLE II: DESIGNATION OF HISTORIC RESOURCES AND DISTRICTS

Section 18.18.201. Criteria for Designation.

(a) The historical resources commission shall maintain, on behalf of the City of Reno, a register of historic resources and historic districts that possess integrity of location, design, setting, materials, workmanship, feeling and association, and meet one or more of the following criteria:

   (1) Listed on the National or State Register of Historic Places; or
   (2) Associated with events that have made a significant contribution to the broad patterns of local, county, state, or national history; or
   (3) Associated with the lives of persons who contributed significantly to the community, county, state or country; or
   (4) Embody the distinctive characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; or
   (5) Represent the work of a master builder, architect, landscape architect, artist, engineer or other design professional whose individual work has influenced the development of the community, county, state, or country; or
   (6) Embody elements of design, detailing, materials, or craftsmanship that render it architecturally significant; or
   (7) Represent a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; or
   (8) Have yielded, or there exists very strong evidence that the resource may be likely to yield, information important in Reno prehistory or history; or
   (9) Possess a significant concentration or continuity of areas of land use, landscape, buildings and structures, roads and water ways, and natural features, and/or heritage and cultural characteristics.

(Ord. No. 4313, § 1, 6-8-93)


(a) NOMINATIONS OF HISTORIC RESOURCES AND HISTORIC DISTRICTS.

Nominations shall be made to the historical resources commission on a form approved by it. Nominations may be submitted by the historical resources commission, owner of record for the nominated property, or the city council, however, nominations require owners' consent.

(b) NOTIFICATION OF NOMINATION.

The historical resources commission shall schedule a public hearing on the nomination within 30 days following receipt of a completed nomination in proper form. The historical resources commission shall give notice of the date, time, place, and purpose of the public hearing by regular mail to the owner of record and to the nominators, as well as to property owners within 300 feet of the nominated historic resource or district at least ten days prior to the date of the hearing. Notice shall also be published in a newsletter having general circulation in the City of Reno. The notice shall state the street address or approximate
location if there is no street address of a nominated historic resource and the boundaries
of a nominated historic district.

(c) PUBLIC HEARING.

Oral or written statements concerning the significance of the nominated historic resource
or district shall be taken at the public hearing. The historical resources commission may
present expert testimony or present its own evidence regarding the compliance of the
nominated resource or district with the criteria for consideration of a nomination set forth in
this chapter. The owner of any nominated historic resource or of any property within a
nominated historic district shall be allowed reasonable opportunity to present evidence
regarding significance and reasonable opportunity to have their questions answered by
any expert witnesses. The hearing shall be closed upon completion of public comment.

(d) FINDINGS OF HISTORICAL RESOURCES COMMISSION.

The historical resources commission shall within 45 days from receipt of a completed
nomination in proper form adopt findings that the nominated historic resource or historic
district does or does not meet the criteria for designation contained in this chapter. The
findings of the historical resources commission shall be filed with the city clerk within seven
days following the historical resources commission's determination and shall contain the
following information:

1. Explanation of the significance or lack of significance of the nominated historic
   resource or district;
2. Explanation of the integrity or lack of integrity of the nominated historic resource or
   historic district;
3. The significant exterior architectural features of the nominated historic resource that
   should be protected;
4. The types of construction, alteration, demolition, and removal that should be reviewed
   for appropriateness pursuant to the provisions of this chapter;
5. Designation as an historic resource or as an historic district will or will not create an
   economic hardship upon the owner of the property to be designated as an historic
   resource, or upon an owner of property within an historic district to be designated.
   Consideration of the economic effects of designation shall be in accordance with the
   provisions of this chapter.

In the event that, under the provisions of this chapter, it is necessary for the historical
resources commission to prepare a plan to alleviate anticipated economic hardship, then
the above time limit is automatically extended by 60 days, during which time the city council
shall not consider any action regarding the subject property.

(e) NOTIFICATION OF DETERMINATION.

A notice of the findings of the historical resources commission shall be sent by regular mail
to the owner of record of a nominated historic resource and to all property owners within
a nominated historic and to the nominator within seven days following the historical
resources commission's determination.

(f) APPEAL.

A decision by the historical resources commission that the nominated historic resource or
historic district does not meet the criteria for designation shall be a final decision. A
recommendation by the historical resources commission that the nominated historic
resource or historic district does meet the criteria for designation by the city council may be
appealed to the city council by completing an appeal form and filing it with the city clerk within ten days of the date of the meeting at which the recommendation was made. Upon receipt of an appeal on the appropriate form accompanied by the service charge approved by the city council for appeals, the city clerk shall give notice by regular mail to the owner of record, the nominators and all property owners within 300 feet of the nominated historic resource or district at least ten days prior to the date of the public hearing. Said notice shall contain the date, time, place and purpose of the public hearing and the street address or approximate location of a nominated historic resource or district.

(g) **ACTION BY CITY COUNCIL.**

The city council shall, within 60 days after receiving the recommendation that the nominated historic resource or district be designated or upon receipt of a written appeal, either reject the recommendation or appeal or designate the historic resource or historic district. The city clerk shall provide written notification of the action of the city council to the planning commission, the building inspector, the nominator, the appellant, and the owner(s) of record of the nominated historic resource or of all property within a nominated historic district. The planning commission, upon receipt of the notice from the city clerk that the city council has designated the property as an historic resource or historic district, shall initiate a zoning map amendment to add an historic or landmark overlay district to the property. Such a zoning map amendment shall follow the procedure established in Chapter 18.06.

(h) **AMENDMENT OR RESCISSION OF DESIGNATION.**

Designation may be amended or rescinded upon petition to the historical resources commission, following the same procedure and according to the same criteria set forth herein for designation.

(Ord. No. 4313, § 1, 6-8-93)

**Section 18.18.203. Interim Control During Nomination Process.**

No permit shall be issued by the city for alteration, construction, demolition, or removal of a nominated historic resource or of any property or structure within a nominated historic district from the date on which a nomination form is first submitted to the historical resources commission until the final disposition of the nomination, unless such alteration, removal, or demolition is authorized by the city council as necessary for public health, welfare, or safety. In no event shall the delay be for more than 120 days.

(Ord. No. 4313, § 1, 6-8-93)

**Section 18.18.204. Adoption of Design Guidelines or Standards.**

Design guidelines or standards may be adopted by the city council for the area surrounding designated historic resources or historic districts.

(Ord. No. 4313, § 1, 6-8-93)
ARTICLE III: APPLICABLE PROCEDURES AND STANDARDS FOR DEVELOPMENT

Section 18.18.301. Applicability and Exclusions.

(a) INTERIOR ARRANGEMENT NOT CONSIDERED.

The historical resources commission shall not consider interior arrangement. No certificate of appropriateness shall be required for interior changes. However, this does not excuse the property owner from obtaining any required building or other permit for interior work.

(Ord. No. 4313, § 1, 6-8-93)

(b) CERTAIN CHANGES NOT PROHIBITED.

(1) Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature located on a property which is on the register or within an historic district which does not involve a substantial change in design, material or outer appearance thereof, provided any required permit is obtained.

(2) This chapter shall not be construed to prevent the alteration, construction, restoration, reconstruction, or demolition of any feature which the appropriate public safety official requires to be removed in an emergency situation because of an unsafe or dangerous condition. Any action taken pursuant to this section shall be reported to the historical resources commission by the public safety official in a letter describing the circumstances within ten days following the action.

(Ord. No. 4313, § 1, 6-8-93)

Section 18.18.302. Applicable and Related Procedures.

(a) An applicant for a certificate of appropriateness shall obtain any special use permit or variance required by provisions of Title 18 in addition to any required certificate of appropriateness. A certificate of appropriateness must be obtained prior to submission of any required special use permit or variance application.

(b) The applicant may request that a certificate of appropriateness be run as a concurrent application from the historical resources commission and the planning commission, however, the applicant does so at his own risk.

(c) When the historical resources commission recommends a change in plans that requires a variance, the historical resources commission recommendation shall not be binding on the planning commission or city council in their review of the variance application.

(Ord. No. 4313, § 1, 6-8-93; Ord. No. 5729, § 9, 9-16-05)

Section 18.18.303. Historical Resources Commission Recommendation on Related Zoning Applications.

All special use permit, variance and zoning map amendment applications for parcels on the register or within historic districts and all applications for an historic-landmark overlay zone or for a special use permit for property which already is zoned with an historic-landmark overlay shall be reviewed by the historical resources commission. The historical resources commission shall make timely recommendations to the planning commission so that its review shall not delay or impede the normal processing and review of such requests.

(Ord. No. 4313, § 1, 6-8-93; Ord. No. 5729, § 9, 9-16-05)
Section 18.18.304. Demolition Certificate.

(a) **REQUIRED.**
From and after the designation of a building or site as an historic resource or inclusion within a historic district, primary buildings shall not be completely demolished prior to the approval of a demolition certificate by the historical resources commission. Partial demolitions are not included in this section, but instead require a certificate of appropriateness (see appropriate section of this chapter).

(b) **APPLICATION PROCEDURE.**

1. **Application.**
   An application must be submitted at least 15 working days prior to the meeting of the historical resources commission at which the application is to be discussed.

2. **Notice.**
   All property owners within 750 feet of the subject property and a minimum of 30 property owners shall be notified by mail at least ten days prior to the meeting.

3. **Public hearing.**
   The historical resources commission shall hold a public hearing concerning the application.

4. **Decision.**
   The historical resources commission must approve a demolition certificate within 120 days after acceptance of a complete application, except when the time limit has been extended by mutual agreement between the applicant and the historical resources commission. During this 120-day period the historical resources commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the building.

(Ord. No. 4313, § 1, 6-8-93; Ord. No. 6041, § 3, 7-16-08)

Section 18.18.305. Certificates of Appropriateness.

(a) **INTENT.**
It is the intent of these regulations to insure that buildings, structures or districts on the register shall be in harmony with their surroundings. It is not the intention of these regulations to require the reconstruction or restoration of individual or original buildings, to prohibit the demolition or removal of such buildings or to impose architectural styles from particular historic periods. In considering new construction, the historical resources commission shall encourage contemporary design which is harmonious with the character of the district or historic resource.

(b) **REQUIRED.**
From and after the designation of the placement of a resource or district on the City of Reno Historic Register, no exterior portion of any building or other exterior feature including masonry walls, fences, light fixtures, steps, pavement, advertising signs or other appurtenant features on the parcel shall be erected, altered, restored, moved or partially demolished until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the historical resources commission except as provided in Section 18.18.301(b) above. Design guidelines or standards may be adopted.
by the city council for the area surrounding historic resources or historic districts. In an historic district, street widening, utility, street lighting, and bridge replacement projects, which involve undergrounding or relocation of aboveground facilities, or sidewalk projects, which involve relocation or widening, shall require a certificate of appropriateness. Such a certificate shall be obtained prior to the issuance of a building permit for the purpose of constructing, altering, moving or partially demolishing historic resources, but shall be required whether or not a building permit is required. Any permit not issued in conformity with this section shall be invalid.

(c) APPLICATION PROCEDURE.

(1) Pre-application meeting.
It shall be the policy of the historical resources commission, in regard to applications involving new structures or extensive alterations and additions to existing structures, that a committee of the historical resources commission shall be available to meet informality with the applicant or his/her agent at an early stage in the design process to advise them concerning the historical resources commission guidelines, the nature of the area where the proposed work is to take place and other relevant factors. The committee, collectively and individually, shall refrain from any indication of approval or disapproval of the proposal, but shall not be barred from a reasonable discussion of the applicant's proposals. No advice or opinion given, or reported as having been given, by any member of the committee at such informal meeting shall be in any way official or binding upon the historical resources commission. A meeting of the committee shall be called at the request of an applicant.

(2) Application.
An application accompanied by sketches, drawings, photographs, specifications, descriptions, and any other necessary information regarding the proposed project, must be submitted at least 15 working days prior to the meeting of the historical resources commission.

(3) Notice.
All property owners of property within 300 feet of the subject property shall be notified by mail at least ten days prior to the meeting at which the matter is to be heard using stamped, addressed envelopes supplied by the applicant.

(4) Public hearing.
The historical resources commission shall hold a public hearing concerning the application.

(5) Findings.
In reviewing a certificate of appropriateness, the historical resources commission shall take into account the historic or architectural significance of the structure under consideration, the exterior form and appearance of any proposed additions or modifications to that structure, as well as the effect of such change or additions upon other structures in the vicinity and shall make findings related to the following standards:

a. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use a property for its original purpose.
b. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided, when possible.

c. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.

d. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right. This significance shall be recognized and respected.

e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.

f. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

g. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

h. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

i. Contemporary design or alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and when such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

(6) Economic finding.

In the event that the historical resources commission denies a certificate of appropriateness, then the historical resources commission must review the economic effects on the owner of the property and make a finding as to whether or not an economic hardship has been created as outlined within this chapter.

(7) Decision.

The historical resources commission must approve or deny a certificate of appropriateness within 45 days after acceptance of a complete application, except when the time limit has been extended by mutual agreement between the applicant and the historical resources commission. The certificates may be issued subject to reasonable conditions necessary to carry out the purposes of this chapter, it is necessary for the historical resources commission to prepare a plan to alleviate anticipated economic hardship, then the above time limit is automatically extended by 60 days, during which time the city council shall not consider any action regarding the subject property.
(8) **Notification of decision.**

The decision of the historical resources commission shall be sent by regular mail to the applicant within seven days following the historical resources commission's action. A copy of the decision shall also be forwarded to those departments or divisions responsible for the issuance of permits.

(9) **Appeal.**

A decision by the historical resources commission to approve shall be a final decision. A decision by the historical resources commission to approve with conditions or to deny a certificate of appropriateness may be appealed to the city council by completing an appeal form and filing it with the city clerk within ten days of the date of the meeting at which the decision was made. Upon receipt of an appeal on the appropriate form accompanied by the service charge approved by the city council for appeals, the city clerk shall give notice by regular mail to the applicant and all property owners within 300 feet of the subject property at least ten days prior to the date of the public hearing. Said notice shall contain the date, time, place and purpose of the public hearing and the street address or approximate location of the subject property.

(d) **REPEAT APPLICATIONS.**

If the historical resources commission denies an application for a certificate of appropriateness, a new application affecting the same property may be submitted within one year of the denial only if either a substantial change is made in the plans for the proposed alteration, construction, restoration, reconstruction, moving or demolition or other conditions related to the register or surrounding uses have changed substantially.

(e) **CONCURRENT APPROVALS.**

The historical resources commission shall use all reasonable efforts to expedite any concurrent process with the State Historic Preservation Officer, if such a process is desired by the applicant for the purpose of securing both a certificate of appropriateness and a federal historic preservation tax credit.

(f) **EXPIRATION OF CERTIFICATE OF APPROPRIATENESS.**

If a permit has not been issued, when required, and construction commenced within 18 months of issuance of the certificate of appropriateness by the historical resources commission, the certificate shall expire, unless a time extension has been granted by the historical resources commission prior to the expiration date. If work on an approved project is begun and then suspended for more than one year, the certificate of appropriateness shall expire unless the applicant applies for and receives approval of a time extension from the historical resources commission.

(Ord. No. 4313, § 1, 6-8-93)

**Section 18.18.306. Reserved.**

**Section 18.18.307. Economic Effect.**

(a) If a property or district is nominated for designation or application is made for a certificate of appropriateness, the historical resources commission shall consider the economic effects of approving the proposed designation or denying the certificate of appropriateness.
(b) In order to demonstrate economic hardship, the owner shall provide sufficient evidence to demonstrate that:

(1) The cost of renovating the existing structure, so that it can be used for the intended purpose, exceeds the cost of new construction; or

(2) The existing structure cannot be used, even with alterations, for the intended purpose; or

(3) The alterations needed to create a structure that will be sufficient to meet the needs of the intended use will destroy the historic or architectural integrity of the property; or

(4) Through no fault of the property owner, the area surrounding the historic resource has been significantly altered so as to destroy the integrity of the historic area surrounding the resource; or

(5) That designation or denial of a certificate of appropriateness will deny the owner reasonable use or return from the property.

(c) If the historical resources commission finds that an economic hardship may occur by designation as a historic resource or historic district or denial of a certificate of appropriateness, the historical resources commission shall submit to the city council for its approval a mutually acceptable plan intended to alleviate the anticipated economic hardship with its recommendation for designation or, in the event of the denial of a certificate of appropriateness, prior to the city council hearing on the appeal. The plan may include incentives such as:

(1) Partial or complete tax exemption.

(2) Alternative alterations, construction or rehabilitation consistent with preservation standards.

(3) City issued revenue or general obligation bonds using the proceeds to make loans for rehabilitation and reuse consistent with preservation standards.

(4) Using city funds to make low interest loans for rehabilitation and reuse consistent with preservation standards.

(5) Building code modifications or exemptions.

(6) Changes in zoning requirements.

(d) If the historical resources commission fails to timely submit a plan, or if a mutually acceptable plan cannot be developed, or if the city council fails to approve a plan submitted by the historical resources commission, the city council shall:

(1) Acquire the property; or

(2) Acquire a historic easement over the property; or

(3) Reject the proposed designation; or

(4) Grant the certificate of appropriateness.

(Ord. No. 4313, § 1, 6-8-93)
CHAPTER 18.19 RESERVED
[THIS PAGE INTENTIONALLY LEFT BLANK]
CHAPTER 18.20 DEVELOPMENT AGREEMENTS

Article I: General Provisions
Sec. 18.20.101. Purpose and Intent.
Sec. 18.20.102. Applicability.
Sec. 18.20.103. Filing Requirements.

Article II: Contents and Approval Procedure
Sec. 18.20.201. Contents.
Sec. 18.20.203. Findings.

Article III: Effect of Agreement and Subsequent Actions
Sec. 18.20.301. Applicable Laws and Ordinance.
Sec. 18.20.302. Mutual Amendment or Cancellation.
Sec. 18.20.303. Cancellation by City.
Sec. 18.20.304. Rights of the Parties After Cancellation or Termination.
Sec. 18.20.305. Recordation.
Sec. 18.20.306. Reserved.
Sec. 18.20.307. Biennial Review.
ARTICLE I: GENERAL PROVISIONS

Section 18.20.101. Purpose and Intent.

The purpose of this chapter is to provide an alternative mechanism, when deemed appropriate by the city council, to give assurance to a property owner who has obtained the necessary approvals for a project that he may proceed with and complete development, as specified in and in accordance with the development agreement, under the specified laws, ordinances, codes, resolutions, rules, regulations, plans, and conditions of approval adopted by the city council and in effect at the time the project was originally approved in return for specified benefits pursuant to the terms of a development agreement.

(Ord. No. 4960, § 1, 1-26-99)

Section 18.20.102. Applicability.

(a) APPLICABILITY.

The city may enter into a development agreement only with an applicant whose property is the subject of a development project of regional significant impact (as identified according to Section 18.06.402 of this title consistent with NRS 278.0277, as subsequently amended). The development agreement may be entered into only after the subject property has received a special use permit, planned unit development or specific plan district. Application for a development agreement may be processed concurrently with or after, but not prior to, an application for a special use permit, planned unit development or specific plan district (associated approvals).

(Ord. No. 4960, § 1, 1-26-99)

(b) DEVELOPMENT AGREEMENTS IN EXISTENCE AT TIME OF ANNEXATION.

Upon annexation, the city may adopt with or without modifications, a development agreement in existence between a property owner and another jurisdiction. The development agreement shall be administered consistent with provisions of RMC Title 18 to the extent that Title 18 is not in conflict with provisions of the development agreement.

(Ord. No. 4960, § 1, 1-26-99)

Section 18.20.103. Filing Requirements.

(a) An application for a development agreement shall be filed on forms prescribed by the administrator and shall include the following:

(1) The legal description of the property involved;

(2) The most recent assessor's maps with the subject property highlighted along with a list of the assessor's parcel number of all of the parcels involved;

(3) A written description of the proposed development and statement of objectives and reasons for the request;

(4) If the property has already received the associated approvals named above, copies of letters from the city clerk confirming the approvals and any related terms and conditions of approval;

(5) A copy of the map, site plans and materials submitted or adopted with the special use permit, planned unit development or specific plan district for the proposed development project;
(6) A statement of the proposed duration of the agreement;

(7) The proposed development agreement;

(8) Any other information required to provide a complete understanding of the proposed development agreement;

(9) A filing fee as established by the city council by resolution.

(b) The administrator shall review the application, and may reject it if it is inaccurate or incomplete for processing. Such rejection shall be in writing and shall be accompanied by the reasons for rejection. The applicant may modify or amend the application in accordance with the administrator's rejection without paying an additional filing fee or may appeal the administrator's rejection for inaccuracy or incompleteness in accordance with Section 18.06.208 (Appeals).

(c) MORATORIUM ESTABLISHED.

From and after the effective date of this ordinance, the City shall not file nor accept any applications nor issue use, building or other permits for restricted gaming other than for a resort hotel as defined in NRS 463.01865 anywhere in the City or its sphere of influence except on properties with a Master Plan designation of Tourist Commercial and zoned Hotel Casino Downtown for a period not to exceed ninety (90) days.

(Ord. No. 4960, § 1, 1-26-99; Ord. No. 5755, § 7, 10-12-05)
ARTICLE II: CONTENTS AND APPROVAL PROCEDURE

Section 18.20.201. Contents.

(a) A development agreement shall:

(1) Describe the land subject to the development agreement;

(2) Specify the permitted uses of the property, the density, or intensity of the uses, and the maximum height and size of proposed buildings;

(3) Provide, where appropriate, for reservation or dedication of land for public purposes, including, but not limited to rights-of-way, easements or public facilities, as may be required or permitted pursuant to laws, ordinances, resolutions, rules, or plans adopted by the city and in effect at the time of entering into the agreement;

(4) Specify the duration of the agreement and, if desired, terms for modification and extension of the agreement; provided, that the parties shall not be precluded from extending the termination date by mutual agreement or from entering into subsequent development agreements or supplements thereto;

(5) Specify the laws, ordinances, codes, resolutions, regulations, design and improvement standards by name and date of adoption applicable to the development of the land for which the applicant intends to establish a vested private development right;

(6) Specify other conditions, terms, restrictions, and requirements for other discretionary actions;

(7) Commit no vested rights other than those allowed in the agreement and otherwise provided under the laws of the City of Reno, the State of Nevada, or other state or local governmental or quasi-governmental bodies.

(b) A development agreement may:

(1) Specify progress thresholds based upon the construction of specific public or private improvements or the submission of specific plans or data prior to the exercise of certain vested rights;

(2) Provide for commencement and completion of various portions of the proposed development. Each portion or phase of development or improvement contemplated should be able to stand alone, independent of proposed further phases or improvements. Subsequent phases of development may be added to completed phases to achieve independent status;

(3) Include conditions imposed by other land use and permit approvals allowed by law as of the effective date of the development agreement;

(4) If required by the city, be accompanied by a form of security as defined in Chapter 18.24 of this title as subsequently amended, or require submittal of a security with project phases. The security shall be posted by the property owner, to insure provision of some or all of the public facilities;

(5) Contain an indemnity or insurance clause requiring the developer, applicant and/or property owner to indemnify the city against certain claims arising out of the development process;

(6) Contain a clause regarding remedies to each party in the event of a default;
(7) Include provision or provisions which inure(s) to the benefit of the city or community which might not otherwise be provided by the developer to the city or community in the absence of the agreement.

(c) The development agreement also may cover any other matter not inconsistent with this chapter.

(Ord. No. 4960, § 1, 1-26-99)


(a) GENERAL.
The procedure for review of development agreements shall be in accordance with Chapter 18.06 of this title.

(b) ADMINISTRATOR.
The administrator shall review the proposed development agreement and provide a recommendation to the city council.

(c) CITY COUNCIL.

(1) The city council shall hold a public hearing on all proposed development agreements.

(2) There are no time limits for public hearings or decisions on development agreements.

Section 18.20.203. Findings.

After approving the special use permit, planned unit development or specific plan district project of regional significance, the city council may enter into a development agreement when it can make the following findings:

(a) A development agreement is an appropriate mechanism to implement the project's development due to the project's complexity such as:

(1) Public and/or private infrastructure requirements;

(2) Proposed phasing and/or build-out schedules;

(3) Conditions of approval;

(4) Some other way which would be of benefit and in the best interest of the city;

(b) The development agreement is not in conflict with and supports the objectives, policies, general land uses, and programs specified in the master and regional plans;

(c) The development agreement is compatible with the uses authorized in, and the regulations prescribed for, the zoning district(s) in which the property is proposed to be located and is consistent with the associated approvals;

(d) The development agreement is in conformity with the public convenience and good land use practices;

(e) The development agreement will not be detrimental to the public health, safety, and general welfare;

(f) The development agreement will not adversely affect the orderly development of property and adequate consideration has been given to projected infrastructure capacity demands in the immediate area;

(g) The development agreement is consistent with the provisions of NRS Chapter 278.
The city council shall approve an agreement by adoption of an ordinance. The agreement shall take effect upon the effective date of the ordinance.

(Ord. No. 4960, § 1, 1-26-99)
ARTICLE III: EFFECT OF AGREEMENT AND SUBSEQUENT ACTIONS

Section 18.20.301. Applicable Laws and Ordinance.

(a) Where specified in the development agreement, the laws, ordinances, codes, resolutions, regulations, design, and improvement standards listed by name and date of adoption apply to the development of the land. Unless specified in the agreement or unless directly in conflict with what is specified in the agreement, the laws, ordinances, codes, resolutions, rules, regulations, and design and improvement standards adopted by the city council and in effect at the time of issuance of any required construction or building permit shall apply.

(b) A development agreement shall not prevent the city from adopting new laws, ordinances, codes, resolutions, design, and improvement standards or regulations that alter or amend those laws, ordinances, codes, resolutions, design and improvement standards and regulations in effect at the time the development agreement is made. A development agreement does not prevent the city, in subsequent actions applicable to the property from applying new laws, ordinances, codes, regulations, resolutions, design, or improvement standards which do not conflict with those laws, ordinances, codes, regulations, resolutions, design, or improvement standards applicable to the property under the development agreement, nor does a development agreement prevent the city, in subsequent actions applicable to the property from applying new rules, regulations and policies.

(c) The city may suspend the issuance of building permits for the development project after a noticed public hearing if it finds in good faith that it is necessary to protect the residents of the project or of the immediate community, or both, from a condition hazardous or perilous to the residents' health and/or safety.

(d) In the event that state or federal laws or regulations enacted after a development agreement has been entered into prevent or preclude compliance with one or more of the provisions of the development agreement, such provisions may be modified or suspended as may be necessary to comply with the new state or federal laws or regulations after the city and the property owner have attempted to mutually agree upon the modification or suspension. Any such action may only be taken by the city council after a public hearing.

(Ord. No. 4960, § 1, 1-26-99)

Section 18.20.302. Mutual Amendment or Cancellation.

(a) The development agreement may be amended or canceled, in whole or in part, by mutual consent of the parties or their successor in interest in accordance with NRS 278.0205.

(b) Notice of the intention to amend or cancel any portion or all of a development agreement must be given in accordance with Section 18.20.202 above. The city council may, after conducting a public hearing, approve any amendment or cancel any portion or all of an agreement by ordinance if the amendment or cancellation is consistent with the findings set forth in Section 18.20.203.

(Ord. No. 4960, § 1, 1-26-99)

Section 18.20.303. Cancellation by City.

(a) If at any time during the term of a development agreement, the city council finds by substantial evidence that the property owner has not complied with the terms and
conditions of the development agreement, and such noncompliance has not been cured after notice and an opportunity to cure as specified in the development agreement, then the city may amend or cancel the agreement without the consent of the property owner.

(b) Prior to amending or canceling a development agreement due to noncompliance, notice of intention to amend or cancel shall be provided as follows:

(1) In writing to the property owner at least 30 days prior to the hearing; and

(2) The city council shall conduct a public hearing at which the property owner and any other interested person shall be entitled to submit such evidence and testimony as may be germane to the issue of the property owner's compliance with the terms of the development agreement.

(c) After conducting a hearing, the city council may amend or cancel the agreement, in whole or in part, or take other action considered necessary to protect the interests of the city.

(Ord. No. 4960, § 1, 1-26-99)

Section 18.20.304. Rights of the Parties After Cancellation or Termination.

In the event that a development agreement should be canceled, or otherwise terminated, unless otherwise agreed, all rights, except those already vested, of the property owner under the development agreement shall terminate. The property owner can proceed with the development pursuant to permits issued prior to the date of termination and under the existing rules, regulations and ordinances of the city absent the development agreement.

(Ord. No. 4960, § 1, 1-26-99)

Section 18.20.305. Recordation.

(a) The city clerk shall have the following filed in the records of the county recorder at the applicant's expense:

(1) A development agreement;

(2) An ordinance adopting a development agreement;

(3) Any amendment to a development agreement; or

(4) Notice of action taken to cancel all or part of a development agreement with the county recorder within 20 days after the city council takes final action on the matter.

(Ord. No. 4960, § 1, 1-26-99)

Section 18.20.306. Reserved.

Section 18.20.307. Biennial Review.

(a) Every 24 months for the duration of the development agreement the city council shall review the development of the property for compliance with the terms and conditions of the development agreement.

(b) Procedure for review.

(1) The applicant shall submit a report describing the status of the development project and outlining the actions taken to comply with the development agreement along with an established fee to the administrator. The report and fee should be submitted
biennially and at least two months prior to the anniversary date of recording of the agreement, however, a lapse of the prescribed time period for submitting the report or holding a review hearing of up to six months due to administrative oversight, excusable neglect or acts of God shall not preclude subsequent filing for review or holding a review hearing or void any provisions of the development agreement.

(2) The administrator shall schedule the review hearing before the city council and shall forward the report to the city council along with a staff recommendation.

(3) The city council shall conduct a public hearing and shall determine upon the basis of substantial evidence whether or not the terms and conditions of the agreement have been complied with in good faith for the period under review.

(c) Unless otherwise specified in the development agreement, if the city council finds and determines on the basis of substantial evidence that there has been compliance in good faith with the terms and conditions of the agreement during the period under review, it shall make a finding of compliance which specifies the items, projects and/or phases which have been completed and releases the city and the property owner from further obligation under the development agreement on those specific items, projects and/or phases.

(d) If the city council finds and determines on the basis of substantial evidence that the property owner has not complied in good faith with the terms and conditions of the agreement during the period under review, the city council may initiate proceedings to amend or cancel the agreement.

(Ord. No. 4960, § 1, 1-26-99)
CHAPTER 18.21 RESERVED
CHAPTER 18.22 ENFORCEMENT, VIOLATIONS, AND PENALTIES

Article I: General Provisions
Sec. 18.22.101. Liability for Violations.
Sec. 18.22.102. Administrative Enforcement Authority.

Article II: Violations and Penalties
Sec. 18.22.201. Violations.
ARTICLE I: GENERAL PROVISIONS

Section 18.22.101. Liability for Violations.

Any person who erects, constructs, reconstructs, alters, repairs, converts, or maintains any building, structure, or sign, or part thereof, in violation of this Title 18, and any person who uses any building, structure, or land in violation of this title, shall be subject to penalties and enforcement action in accordance with this chapter.

Section 18.22.102. Administrative Enforcement Authority.

(a) The director of the community development department is hereby designated the primary administrative and enforcement official for purposes of administering and enforcing this Title 18 of the Reno Municipal Code and is referred to in this title as the "administrator."

(b) The administrator may delegate decisions to an authorized designee.

(c) In administering this title, the administrator may be assisted by other individuals.

(d) The administrator shall have the authority and powers necessary to determine whether an administrative violation of Title 18 of the Reno Municipal Code ("RMC") exists, and shall have the authority to take appropriate action to gain compliance with the provisions of this title. These powers include all power and authority granted enforcement officials in RMC Chapter 1.05 (Code Enforcement), including but not limited to the power to issue notices of violation, administrative citations, notices and orders, the power to inspect public and private property, and use the administrative remedies available under the RMC and Chapter 1.05.
ARTICLE II: VIOLATIONS AND PENALTIES

Section 18.22.201. Violations.

It shall be a violation of Title 18 to undertake any of the following activities:

(a) **ACTIVITIES INCONSISTENT WITH TITLE.**
    Erect, construct, reconstruct, remodel, alter, maintain, expand, move, or use any land, building, structure, or sign; or engage in development or subdivision of any land contrary to the regulations and procedures of this Title 18.

(b) **LAND DISTURBING ACTIVITIES INCONSISTENT WITH TITLE.**
    Excavate, grade, cut, clear, or undertake any other land disturbance activity contrary to the provisions of this Title 18 or without first obtaining all requisite land use approvals or permits required by this title or other applicable regulations.

(c) **NONCONFORMITIES INCONSISTENT WITH TITLE.**
    Create, expand, replace, or change a nonconforming use, lot, sign, or site improvement except in compliance with this Title 18.

(d) **MAKINGLOTS OR SETBACKS NONCONFORMING.**
    Reduce or diminish the lot area, setbacks, or open space below the minimums required by this Title 18.

(e) **INCREASING INTENSITY OF USE.**
    Increase the intensity of use of any land or structure, except according to the standards of this Title 18.

(f) **ACTIVITIES INCONSISTENT WITH APPROVAL OR PERMIT.**
    Engage in any development, use, construction, remodeling, or other activity of any nature in any way inconsistent with the terms and conditions of any permit, approval, agreement, or other form of authorization required under this Title 18 to engage in such activity.

(g) **ACTIVITIES INCONSISTENT WITH CONDITIONS OF APPROVAL.**
    Fail to comply with any terms, conditions, or limitations placed by the deciding body upon any final development plan, subdivision plat, site plan, permit, or other form of authorization.

(h) **FAILURE TO REMOVE SIGNS.**
    Fail to remove any sign installed, created, erected or maintained in violation of this Title 18, or for which the sign permit has lapsed.


(a) **GENERAL PROVISIONS.**
    Unless a different remedy or penalty is expressly specified in a provision of Title 18, any person violating any of the provisions of this Title 18 shall be subject to the provisions of RMC Chapter 1.05. In addition, the remedy of withholding building permits shall be available for zoning violations in accordance with RMC Chapter 14.03 (Enforcement of Zoning Regulations).

(Zoning Violations: Ord. No. 5501, § 4, 9-24-03); (Subdivision Violations: Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5086, § 1,
11-9-99); (Violation of Improvement Requirements: Ord. No. 4069, § 1, 3-26-91; Ord. No. 5087, § 1, 11-9-99); (Parcel Map Violations: Ord. No. 3075, § 2, 4-11-83; Ord. No. 3361, § 1, 2-10-86; Ord. No. 5088, § 1, 11-9-99)

(b) REVOCATION—GENERAL AUTHORIZATION.

Unless otherwise addressed in a specific provision of Title 18, the city may revoke any development permit, approval, or other authorization granted under this Title 18, after notice and opportunity to be heard, for any of the following reasons:

(1) Developing, establishing, or conducting a use of land contrary to the conditions of the permit or in violation of any law or ordinance;

(2) Developing or conducting a use of land in such a manner as to create a public nuisance or constitute a danger to the public health, safety or welfare; or

(3) Fraud, misrepresentations, or false statements in the permit or development application.

The deciding body that originally granted final approval or authorization shall have the authority to revoke the final approval or authorization, unless otherwise specified in this title. No work or construction shall proceed after service of a revocation notice.
CHAPTER 18.23 RESERVED
CHAPTER 18.24 RULES OF MEASUREMENT AND DEFINITIONS

Article I: Rules of Measurement
Sec. 18.24.101. Lot Area, Width, Depth.
Sec. 18.24.102. Yards/Property Line Setbacks.
Sec. 18.24.103. Building Coverage.
Sec. 18.24.104. Setbacks from Truckee River.
Sec. 18.24.105. Residential Density.
Sec. 18.24.106. Reserved.
Sec. 18.24.107. Floor Area Ratio (FAR).
Sec. 18.24.108. Building Height.
Sec. 18.24.109. Plant Material Height.
Sec. 18.24.110. Sign Height.
Sec. 18.24.111. Distance or Spacing Requirements.

Article II: Definition of Words, Terms, and Phrases
Sec. 18.24.201. General.
Sec. 18.24.203. Definition of Words, Terms and Phrases.
Sec. 18.24.203.010. Abandonment.
Sec. 18.24.203.020. Abuse of Discretion.
Sec. 18.24.203.030. Abut or Abutting.
Sec. 18.24.203.040. Access.
Sec. 18.24.203.050. Access, Emergency.
Sec. 18.24.203.060. Access, Primary.
Sec. 18.24.203.080. Accessible Route.
Sec. 18.24.203.090. Accessory Building.
Sec. 18.24.203.100. Accessory Retail Sales.
Sec. 18.24.203.110. Accessory Structure.
Sec. 18.24.203.120. Accessory Use.
Sec. 18.24.203.130. ADA.
Sec. 18.24.203.140. Adjacent.
Sec. 18.24.203.150. Adjoining.
Sec. 18.24.203.160. Adjusted Median Income.
Sec. 18.24.203.170. Administrative Change.
Sec. 18.24.203.180. Administrator or Administrative Officer.
Sec. 18.24.203.190. ADT.
Sec. 18.24.203.200. Adult Business.
Sec. 18.24.203.230. Aggrieved Person.
Sec. 18.24.203.240. Alley.
Sec. 18.24.203.250. Alluvial Fan.
Sec. 18.24.203.260. Ambient Noise Level.
Sec. 18.24.203.270. Animal and Animal By-Product Processing.
Sec. 18.24.203.280. Animal Clinic, Shelter, Hospital or Boarding/Kennel.
Sec. 18.24.203.290. Animal Slaughtering, Agricultural.
Sec. 18.24.203.300. Annexation Commission.
Sec. 18.24.203.310. Antique/Collectible Store.
Sec. 18.24.203.320. Apartment.
Sec. 18.24.203.340. Applicant.
Sec. 18.24.203.350. Arcade.
Sec. 18.24.203.370. Architectural Graphic.
Sec. 18.24.203.380. Area of Shallow Flooding.
Sec. 18.24.203.390. Arterial Street.
Sec. 18.24.203.400. Asphalt or Concrete Batch Plant.
Sec. 18.24.203.410. Articulate.
Sec. 18.24.203.420. Asphalt or Concrete Batch Plant, Temporary.
Sec. 18.24.203.430. Assessment Roll.
Sec. 18.24.203.440. Assisted Living.
Sec. 18.24.203.460. Astrologer, Hypnotist or Psychic Art and Science.
Sec. 18.24.203.470. Auto Body Repair.
Sec. 18.24.203.480. Auto Paint Shop.
Sec. 18.24.203.490. Auto Parts (New and Rebuilt Accessory Sales and Service).
Sec. 18.24.203.500. Auto Repair Garage.
Sec. 18.24.203.510. Automobile and Truck Sales and Mobile Home, RV, Boat and Trailer Sales or Rental.
Sec. 18.24.203.520. Automobile Parking Area.
Sec. 18.24.203.530. Automobile Rental.
Sec. 18.24.203.540. Awning.
Sec. 18.24.203.550. Bakery, Retail.
Sec. 18.24.203.560. Banner.
Sec. 18.24.203.570. Bar.
Sec. 18.24.203.580. Barber/Beauty Shop.
Sec. 18.24.203.590. Base Flood.
Sec. 18.24.203.600. Basement.
Sec. 18.24.203.610. Bed and Breakfast Inn.
Sec. 18.24.203.620. Benefit District.
Sec. 18.24.203.640. Bicycle.
Sec. 18.24.203.650. Bicycle Facilities.
Sec. 18.24.203.660. Bicycle Lane (Bike Lane).
Sec. 18.24.203.670. Bicycle Path (Bike Path).
Sec. 18.24.203.680. Bicycle Route (Bike Route).
Sec. 18.24.203.690. Bikeway.
Sec. 18.24.203.700. Billboard.
Sec. 18.24.203.710. Block.
Sec. 18.24.203.730. Boarding or Rooming House.
Sec. 18.24.203.740. Buffer.
Sec. 18.24.203.750. Building.
Sec. 18.24.203.760. Building, Central Accessory.
Sec. 18.24.203.770. Building, Main or Principal or Primary.
Sec. 18.24.203.780. Building and Landscape Material/Lumber Yard.
Sec. 18.24.203.800. Building Coverage.
Sec. 18.24.203.810. Building Division.
Sec. 18.24.203.820. Building Envelope.
Sec. 18.24.203.830. Building Façade.
Sec. 18.24.203.840. Building Frontage.
Sec. 18.24.203.850. Building Height.
Sec. 18.24.203.860. Building Permit.
Sec. 18.24.203.870. Building Setback.
Sec. 18.24.203.880. Bulky Goods Retail, Low Volume.
Sec. 18.24.203.890. Bus or Other Transportation Terminal.
Sec. 18.24.203.900. Business.
Sec. 18.24.203.920. Business Frontage.
Sec. 18.24.203.930. Cabana.
Sec. 18.24.203.940. Caliper.
Sec. 18.24.203.950. Call Center.
Sec. 18.24.203.960. Camping Trailer.
Sec. 18.24.203.970. Canopy (Building).
Sec. 18.24.203.980. Canopy (Freestanding).
Sec. 18.24.203.990. Capacity.
Sec. 18.24.203.1000. Car Wash, Full-Service.
Sec. 18.24.203.1020. Caretakers Quarters.
Sec. 18.24.203.1030. Carport.
Sec. 18.24.203.1040. Casino.
Sec. 18.24.203.1050. Cemetery/Mausoleum.
Sec. 18.24.203.1060. CCFEA - Capital Contribution Front-Ending Agreement.
Sec. 18.24.203.1070. Change in Use.
Sec. 18.24.203.1080. Chemical Processing and/or Manufacture.
Sec. 18.24.203.1090. Child Care Center/Facility.
Sec. 18.24.203.1100. Child Care Center.
Sec. 18.24.203.1110. Child Care, In-Home.
Sec. 18.24.203.1120. Church/House of Worship.
Sec. 18.24.203.1130. City.
Sec. 18.24.203.1140. City Attorney.
Sec. 18.24.203.1150. City Clerk.
Sec. 18.24.203.1160. City Engineer.
Sec. 18.24.203.1170. City Standards.
Sec. 18.24.203.1180. Civic Display.
Sec. 18.24.203.1200. Cleaners, Commercial.
Sec. 18.24.203.1210. Clerestory Window.
Sec. 18.24.203.1220. Closed Campus.
Sec. 18.24.203.1230. Closed Intermittent Lake.
Sec. 18.24.203.1240. Cluster Development.
Sec. 18.24.203.1250. CNEL, Community Noise Equivalent Level.
Sec. 18.24.203.1270. Collection Station.
Sec. 18.24.203.1280. College, University, or Seminary.
Sec. 18.24.203.1290. Commercial Center.
Sec. 18.24.203.1300. Commercial or Commercial Use, Business, or Establishment.
Sec. 18.24.203.1310. Commercial Amusement/Recreation (Inside), other than listed.
Sec. 18.24.203.1320. Commercial Amusement/Recreation (Outside).
Sec. 18.24.203.1330. Commercial, other than listed.
Sec. 18.24.203.1340. Common Element or Common Area.
Sec. 18.24.203.1350. Common Interest Community.
Sec. 18.24.203.1360. Common Open Space.
Sec. 18.24.203.1370. Communication Facility, Equipment Only.
Sec. 18.24.203.1380. Community Center, Private (Accessory).
Sec. 18.24.203.1390. Complete Menu.
Sec. 18.24.203.1400. Completed Application.
Sec. 18.24.203.1410. Condominium.
Sec. 18.24.203.1420. Congregate Care Facility.
Sec. 18.24.203.1430. Construction Standards.
Sec. 18.24.203.1440. Construction Standards—Downtown Redevelopment District.
Sec. 18.24.203.1450. Convenience Store.
Sec. 18.24.203.1460. Convent or Monastery.
Sec. 18.24.203.1470. Convention Space.
Sec. 18.24.203.1480. Conversion, Condominium.
Sec. 18.24.203.1490. Copy Center.
Sec. 18.24.203.1500. Corporation Yard.
Sec. 18.24.203.1510. Council of Co-owners.
Sec. 18.24.203.1530. Crematorium.
Sec. 18.24.203.1540. Critical Areas.
Sec. 18.24.203.1550. Critical Drainage Area.
Sec. 18.24.203.1560. Critical Flood Zone 1.
Sec. 18.24.203.1570. Critical Root Zone.
Sec. 18.24.203.1580. Curb Cut.
Sec. 18.24.203.1600. Cut-out.
Sec. 18.24.203.1610. Decibel, Db.
Sec. 18.24.203.1620. Decision-Making Bodies.
Sec. 18.24.203.1630. Default.
Sec. 18.24.203.1640. Density, Residential.
Sec. 18.24.203.1650. Density Bonus.
Sec. 18.24.203.1660. Developer.
Sec. 18.24.203.1670. Development.
Sec. 18.24.203.1680. Development Agreement.
Sec. 18.24.203.1685. Digital Flood Insurance Rate Map (DFIRM).
Sec. 18.24.203.1690. Director of Public Works.
Sec. 18.24.203.1700. Discretionary Review.
Sec. 18.24.203.1710. Display Surface.
Sec. 18.24.203.1720. Divide Real Property.
Sec. 18.24.203.1730. Downtown Area.
Sec. 18.24.203.1740. Drainage Plan.
Sec. 18.24.203.1760. Drainageway, Major.
Sec. 18.24.203.1770. Drive-Through Facility.
Sec. 18.24.203.1780. Driveway.
Sec. 18.24.203.1790. Driveway, Shared.
Sec. 18.24.203.1800. Driveway, Residential.
Sec. 18.24.203.1810. Dwelling.
Sec. 18.24.203.1820. Dwelling Unit.
Sec. 18.24.203.1830. Dwelling Unit, Efficiency.
Sec. 18.24.203.1840. Dwelling Unit, Accessory (ADU).
Sec. 18.24.203.1850. Dwelling, Duplex.
Sec. 18.24.203.1860. Dwelling, Multi-Family.
Sec. 18.24.203.1900. Electric Generating Plant.
Sec. 18.24.203.1930. Elevation.
Sec. 18.24.203.1940. Elevation Band.
Sec. 18.24.203.1970. Engineer of Record.
Sec. 18.24.203.2010. Expansion of Street Capacity.
Sec. 18.24.203.2020. Facility or Facilities (General).
Sec. 18.24.203.2040. Facing.
Sec. 18.24.203.2050. Family.
Sec. 18.24.203.2060. Farm (No Commercial Slaughtering).
Sec. 18.24.203.2070. Farm or Ranch Building (Accessory).
Sec. 18.24.203.2080. Fence.
Sec. 18.24.203.2090. Final Action.
Sec. 18.24.203.2100. Final Authority.
Sec. 18.24.203.2110. Final Plat.
Sec. 18.24.203.2120. Financial Institution.
Sec. 18.24.203.2130. Fire Chief.
Sec. 18.24.203.2140. Flight Path Areas.
Sec. 18.24.203.2150. Fitness Center.
Sec. 18.24.203.2160. Flood or Flooding.
Sec. 18.24.203.2170. Flood Boundary Floodway Map.
Sec. 18.24.203.2180. Flood Hazard Area.
Sec. 18.24.203.2190. Flood Insurance Rate Map (FIRM).
Sec. 18.24.203.2195. Flood Insurance Risk Zone Designations.
Sec. 18.24.203.2200. Flood Insurance Study (FIS).
Sec. 18.24.203.2210. Flood Storage Area.
Sec. 18.24.203.2220. Floodproofing.
Sec. 18.24.203.2230. Floodway.
Sec. 18.24.203.2240. Food Processing/Wholesale Bakery.
Sec. 18.24.203.2250. Footcandle.
Sec. 18.24.203.2260. Fraternity or Sorority House.
Sec. 18.24.203.2280. Freeway.
Sec. 18.24.203.2290. Frontage, Building.
Sec. 18.24.203.2300. Frontage, Business.
Sec. 18.24.203.2310. Funeral Parlor.
Sec. 18.24.203.2320. Gable.
Sec. 18.24.203.2330. Gaming.
Sec. 18.24.203.2340. Gaming Operation.
Sec. 18.24.203.2350. Gaming Operation, Nonrestricted.
Sec. 18.24.203.2360. Gaming Operation, Restricted.
Sec. 18.24.203.2370. Garage, Private.
Sec. 18.24.203.2380. Garage, Public.
Sec. 18.24.203.2390. Garage Sale.
Sec. 18.24.203.2400. Gateway.
Sec. 18.24.203.2410. Gathering Space.
Sec. 18.24.203.2420. General Personal Service.
Sec. 18.24.203.2430. General Retail Store or Commercial Use, Other Than Listed.
Sec. 18.24.203.2440. Glare.
Sec. 18.24.203.2450. Government Facility.
Sec. 18.24.203.2460. Grade (Adjacent Ground Elevation).
Sec. 18.24.203.2470. Grading.
Sec. 18.24.203.2480. Greenfield Sphere Plan.
Sec. 18.24.203.2490. Group Home.
Sec. 18.24.203.2500. Guest Quarters or Guest Houses.
Sec. 18.24.203.2510. Gun Range (Indoor).
Sec. 18.24.203.2520. Half-block.
Sec. 18.24.203.2530. Hardscape.
Sec. 18.24.203.2550. Highly Hazardous Substances and Explosives.
Sec. 18.24.203.2560. Hear.
Sec. 18.24.203.2570. Hearing.
Sec. 18.24.203.2580. Heavy Machinery and Equipment (Rental, Sales and Service).
Sec. 18.24.203.2590. Helipad.
Sec. 18.24.203.2595. Highest Adjacent Grade (for Floodplain Management Purposes).
Sec. 18.24.203.2600. High Water Mark.
Sec. 18.24.203.2610. Highway.
Sec. 18.24.203.2620. Hillside Development.
Sec. 18.24.203.2630. Hip Roof.
Sec. 18.24.203.2640. Holiday Decoration.
Sec. 18.24.203.2650. Home Occupation.
Sec. 18.24.203.2660. Hospice.
Sec. 18.24.203.2670. Hospital, Acute and Overnight Care.
Sec. 18.24.203.2680. Hotel, with or without Gaming.
Sec. 18.24.203.2690. Hotel-Condominium.
Sec. 18.24.203.2710. Housing for Working Families, Affordability Guidelines.
Sec. 18.24.203.2720. Improvement Agreement.
Sec. 18.24.203.2730. Improvement Plans of Record.
Sec. 18.24.203.2740. Indirect Illumination.
Sec. 18.24.203.2750. Indoor Manufacturing, Processing, Assembly or Fabrication.
Sec. 18.24.203.2760. Indoor Manufacturing, Processing, Assembly or Fabrication, Light.
Sec. 18.24.203.2770. Industrial District or Industrial Zoning District.
Sec. 18.24.203.2780. Infill.
Sec. 18.24.203.2790. Internal Illumination.
Sec. 18.24.203.2800. Kiosk.
Sec. 18.24.203.2810. Kitchen.
Sec. 18.24.203.2820. Laboratory.
Sec. 18.24.203.2830. Land Use Guide.
Sec. 18.24.203.2840. Landfill.
Sec. 18.24.203.2850. Landing or Landing Place.
Sec. 18.24.203.2860. Landscape Area.
Sec. 18.24.203.2870. Landscape Material.
Sec. 18.24.203.2880. Landscaping.
Sec. 18.24.203.2890. Large Retail Establishment.
Sec. 18.24.203.2900. Laundry Drop-off or Pick-up.
Sec. 18.24.203.2910. Laundry, Self Service.
Sec. 18.24.203.2920. Ldn, Day-Night Average Sound Level.
Sec. 18.24.203.2930. Level of Service (LOS).
Sec. 18.24.203.2940. Library, Art Gallery or Museum.
Sec. 18.24.203.2950. Light or Lighting Fixture.
Sec. 18.24.203.2960. Limited Flooding Area.
Sec. 18.24.203.2970. Living Area.
Sec. 18.24.203.2980. Loading Space.
Sec. 18.24.203.3350. Motel.
Sec. 18.24.203.3360. Motor Home.
Sec. 18.24.203.3380. Natural Watercourse.
Sec. 18.24.203.3390. NDOT.
Sec. 18.24.203.3400. Neighborhood Park.
Sec. 18.24.203.3410. Neighborhood Plan.
Sec. 18.24.203.3430. Night Club.
Sec. 18.24.203.3440. No Adverse Impact.
Sec. 18.24.203.3450. Noise Exposure Contours.
Sec. 18.24.203.3460. Nonconforming Lot.
Sec. 18.24.203.3470. Nonconforming On-Premise Sign.
Sec. 18.24.203.3480. Nonconforming Site Improvement.
[THIS PAGE INTENTIONALLY LEFT BLANK]
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.24.203.3490</td>
<td>Nonconforming Use.</td>
</tr>
<tr>
<td>18.24.203.3500</td>
<td>Nonconformity.</td>
</tr>
<tr>
<td>18.24.203.3510</td>
<td>Nonresidential Development or Use.</td>
</tr>
<tr>
<td>18.24.203.3520</td>
<td>Nonresidential District or Nonresidential Zoning District.</td>
</tr>
<tr>
<td>18.24.203.3530</td>
<td>Non-Site Related Improvements.</td>
</tr>
<tr>
<td>18.24.203.3540</td>
<td>Nuisance.</td>
</tr>
<tr>
<td>18.24.203.3550</td>
<td>Nursing Home/Assisted Living.</td>
</tr>
<tr>
<td>18.24.203.3560</td>
<td>Office.</td>
</tr>
<tr>
<td>18.24.203.3570</td>
<td>Office, other than listed.</td>
</tr>
<tr>
<td>18.24.203.3580</td>
<td>Open Space.</td>
</tr>
<tr>
<td>18.24.203.3590</td>
<td>Open Space, Useable.</td>
</tr>
<tr>
<td>18.24.203.3600</td>
<td>Outcall.</td>
</tr>
<tr>
<td>18.24.203.3610</td>
<td>Outdoor Dining.</td>
</tr>
<tr>
<td>18.24.203.3620</td>
<td>Outdoor Manufacturing, Processing, Assembly or Fabrication.</td>
</tr>
<tr>
<td>18.24.203.3630</td>
<td>Outdoor Storage.</td>
</tr>
<tr>
<td>18.24.203.3640</td>
<td>Overlay Zoning District.</td>
</tr>
<tr>
<td>18.24.203.3650</td>
<td>Owner.</td>
</tr>
<tr>
<td>18.24.203.3660</td>
<td>Pad Site.</td>
</tr>
<tr>
<td>18.24.203.3670</td>
<td>Parapet.</td>
</tr>
<tr>
<td>18.24.203.3680</td>
<td>Parcel Map.</td>
</tr>
<tr>
<td>18.24.203.3690</td>
<td>Park or Recreation Area, Active.</td>
</tr>
<tr>
<td>18.24.203.3700</td>
<td>Park or Recreation Area, Passive.</td>
</tr>
<tr>
<td>18.24.203.3710</td>
<td>Parking Lot.</td>
</tr>
<tr>
<td>18.24.203.3720</td>
<td>Parking Lot, Open.</td>
</tr>
<tr>
<td>18.24.203.3730</td>
<td>Parking Space.</td>
</tr>
<tr>
<td>18.24.203.3740</td>
<td>Parkway.</td>
</tr>
<tr>
<td>18.24.203.3750</td>
<td>Pawn Shop.</td>
</tr>
<tr>
<td>18.24.203.3760</td>
<td>Pedestrian Walkway.</td>
</tr>
<tr>
<td>18.24.203.3770</td>
<td>Pennant.</td>
</tr>
<tr>
<td>18.24.203.3780</td>
<td>Person.</td>
</tr>
<tr>
<td>18.24.203.3790</td>
<td>Pet Store.</td>
</tr>
<tr>
<td>18.24.203.3800</td>
<td>Pickup Coach.</td>
</tr>
<tr>
<td>18.24.203.3810</td>
<td>Plan.</td>
</tr>
<tr>
<td>18.24.203.3820</td>
<td>Planned Unit Development.</td>
</tr>
<tr>
<td>18.24.203.3860</td>
<td>PM Peak Hour.</td>
</tr>
<tr>
<td>18.24.203.3870</td>
<td>Pollutant.</td>
</tr>
<tr>
<td>18.24.203.3880</td>
<td>Pool or Billiard Parlor.</td>
</tr>
<tr>
<td>18.24.203.3890</td>
<td>Portico.</td>
</tr>
<tr>
<td>18.24.203.3900</td>
<td>Post Office.</td>
</tr>
<tr>
<td>18.24.203.3910</td>
<td>Poultry and Hog Farm.</td>
</tr>
<tr>
<td>18.24.203.3920</td>
<td>Premise.</td>
</tr>
<tr>
<td>18.24.203.3930</td>
<td>Predominant Use.</td>
</tr>
<tr>
<td>18.24.203.3940</td>
<td>Primary or Principal Use.</td>
</tr>
<tr>
<td>18.24.203.3950</td>
<td>Print.</td>
</tr>
</tbody>
</table>
Sec. 18.24.203.3960. Printing and Publishing.
Sec. 18.24.203.3970. Prison/Custodial Institution.
Sec. 18.24.203.3980. Private Club, Lodge or Fraternal Organization.
Sec. 18.24.203.3990. Private Dorm.
Sec. 18.24.203.4000. Project.
Sec. 18.24.203.4010. Prospective Purchaser.
Sec. 18.24.203.4020. Public Meal Provider/Homeless Services Provider.
Sec. 18.24.203.4030. Public Space.
Sec. 18.24.203.4040. Public Transit or School Bus Shelter.
Sec. 18.24.203.4050. Public Utility.
Sec. 18.24.203.4060. Railroad Yard or Shop.
Sec. 18.24.203.4070. Ramadas.
Sec. 18.24.203.4080. Recording Studio.
Sec. 18.24.203.4090. Recreational Vehicle.
Sec. 18.24.203.4100. Recreational Vehicle Park.
Sec. 18.24.203.4110. Recreational Vehicle Space.
Sec. 18.24.203.4120. Regional Centers.
Sec. 18.24.203.4130. Regional Road Impact Fee.
Sec. 18.24.203.4140. Regional Road Impact Fee CIP.
Sec. 18.24.203.4150. Regional Road Impact Fee Network.
Sec. 18.24.203.4160. Remedy a Violation (for Floodplain Management Purposes).
Sec. 18.24.203.4170. Rental Multi-Unit Housing.
Sec. 18.24.203.4180. Rental Store with Outside Storage.
Sec. 18.24.203.4190. Required Area.
Sec. 18.24.203.4200. Residence, Two-family.
Sec. 18.24.203.4210. Residential Condominium.
Sec. 18.24.203.4220. Residential Condominium Unit.
Sec. 18.24.203.4230. Residential Definitions.
Sec. 18.24.203.4240. Residential Interface Area.
Sec. 18.24.203.4250. Residential Unit.
Sec. 18.24.203.4260. Residential Dwelling Unit.
Sec. 18.24.203.4270. Residentially Zoned District or Residential Zoning District.
Sec. 18.24.203.4280. Residentially Zoned Parcel or Property.
Sec. 18.24.203.4290. Responsible Person.
Sec. 18.24.203.4300. Restaurant.
Sec. 18.24.203.4310. Restaurant with Alcohol Services.
Sec. 18.24.203.4320. Restaurant without Alcohol Services.
Sec. 18.24.203.4330. Retail.
Sec. 18.24.203.4340. Retail Use or Retail Store.
Sec. 18.24.203.4350. River Bank.
Sec. 18.24.203.4360. River Bed.
Sec. 18.24.203.4370. Riverfront Development.
Sec. 18.24.203.4380. Riverside.
Sec. 18.24.203.4390. Road Capital Improvement.
Sec. 18.24.203.4400. Road Grade.
Sec. 18.24.203.4410. Roof Line.
Sec. 18.24.203.4420. Room.
Sec. 18.24.203.4430. Salvage or Reclamation of Products (Indoors).
Sec. 18.24.203.4440. Sanitary Station.
Sec. 18.24.203.4450. School, Secondary, Non-traditional (Public or Private).
Sec. 18.24.203.4460. School, Primary (Public or Private).
Sec. 18.24.203.4470. School, Secondary (Public or Private).
Sec. 18.24.203.4480. School, Vocational/Trade.
Sec. 18.24.203.4500. Septic Tank Services.
Sec. 18.24.203.4510. Service Area.
Sec. 18.24.203.4520. Gas Station.
Sec. 18.24.203.4530. Setback.
Sec. 18.24.203.4540. Showroom.
Sec. 18.24.203.4550. Sidewalk.
Sec. 18.24.203.4560. Sidewalk Café.
Sec. 18.24.203.4570. Sign.
Sec. 18.24.203.4580. Sign Structure.
Sec. 18.24.203.4590. Single-Family Development, Use, or Residence.
Sec. 18.24.203.4600. Single-Family Zoned District or Single-Family Zoning District.
Sec. 18.24.203.4610. Single-Family Zoned Parcel or Property.
Sec. 18.24.203.4620. Single Room Occupancy.
Sec. 18.24.203.4630. Site.
Sec. 18.24.203.4640. Site Plan.
Sec. 18.24.203.4650. Site-Related Improvements.
Sec. 18.24.203.4660. Skybuilding.
Sec. 18.24.203.4670. Skytram.
Sec. 18.24.203.4680. Skyway.
Sec. 18.24.203.4690. Slope.
Sec. 18.24.203.4700. Special Event.
Sec. 18.24.203.4710. Special Purpose District.
Sec. 18.24.203.4720. Sports Arena, Stadium or Track.
Sec. 18.24.203.4730. Stable (Commercial) or Riding Academy.
Sec. 18.24.203.4740. Stable (Private).
Sec. 18.24.203.4750. Stable Rock.
Sec. 18.24.203.4770. Start of Construction (for Floodplain Management Purposes).
Sec. 18.24.203.4780. State's General Permit.
Sec. 18.24.203.4790. Story.
Sec. 18.24.203.4800. Story, First.
Sec. 18.24.203.4810. Street.
Sec. 18.24.203.4820. Street, Collector.
Sec. 18.24.203.4830. Street, Local.
Sec. 18.24.203.4840. Street, Major Arterial.
Sec. 18.24.203.4850. Street, Minor Arterial.
Sec. 18.24.203.4860. Street, Private.
Sec. 18.24.203.4870. Street, Public.
Sec. 18.24.203.4880. Structure.
Sec. 18.24.203.4890. Subdivider.
Sec. 18.24.203.4900. Subdivision.
Sec. 18.24.203.4905. Substantial Damage (for Floodplain Management Purposes).
Sec. 18.24.203.4910. Substantial Improvement (for Floodplain Management Purposes).
Sec. 18.24.203.4920. Surveyor.
Sec. 18.24.203.4930. SWPPP.
Sec. 18.24.203.4940. Tandem.
Sec. 18.24.203.4950. Tattoo Parlor, Body Painting and Similar Uses.
Sec. 18.24.203.4960. Taxidermist.
Sec. 18.24.203.4970. Temporary Carnival, Circus, Entertainment Event or Amusement Ride.
Sec. 18.24.203.4980. Temporary Christmas Tree Sales Lot and Similar Uses.
Sec. 18.24.203.4990. Temporary Construction Field Office.
Sec. 18.24.203.5000. Temporary Construction Structures.
Sec. 18.24.203.5010. Temporary Parking of Mobile Home.
Sec. 18.24.203.5020. Temporary Real Estate Sales Office.
Sec. 18.24.203.5030. Temporary Stockpiling.
Sec. 18.24.203.5040. Temporary Urban Farm.
Sec. 18.24.203.5050. Tenant.
Sec. 18.24.203.5060. Tennis Courts.
Sec. 18.24.203.5070. Tentative Map.
Sec. 18.24.203.5080. Theater (No Drive-Through).
Sec. 18.24.203.5090. Towing and Impound Yard.
Sec. 18.24.203.5100. Traffic Calming.
Sec. 18.24.203.5110. Traffic Control Device.
Sec. 18.24.203.5120. Transfer Station.
Sec. 18.24.203.5130. Transient Lodging.
Sec. 18.24.203.5140. Transitional Living Facility.
Sec. 18.24.203.5150. Transient Parking.
Sec. 18.24.203.5160. Travel Trailer.
Sec. 18.24.203.5170. Trip.
Sec. 18.24.203.5180. Trip Generation.
Sec. 18.24.203.5190. Truck Stop/Travel Plaza.
Sec. 18.24.203.5200. Truck Terminal.
Sec. 18.24.203.5210. Truckee Meadows Region or "the Region".
Sec. 18.24.203.5220. Truckee River Flood Project Mitigation Model(s).
Sec. 18.24.203.5230. TV Broadcasting and Other Communication Service.
Sec. 18.24.203.5240. Undisturbed.
Sec. 18.24.203.5260. Unit.
Sec. 18.24.203.5270. U.S. EPA.
Sec. 18.24.203.5290. Utility Box/Well House.
Sec. 18.24.203.5300. Utility Installation, other than listed.
Sec. 18.24.203.5320. Utility/Transmission Lines, Overhead (over 60 kv).
Sec. 18.24.203.5340. Utilities, Major.

Title 18: Annexation and Land Development
Supp. No. 24

RENO, NEVADA
Sec. 18.24.203.5350. Variance.
Sec. 18.24.203.5360. Vegetation Area, Established or Re-established; or Re-vegetation Area.
Sec. 18.24.203.5370. Vegetative Coverage.
Sec. 18.24.203.5373. Vicinity.
Sec. 18.24.203.5380. Vested Private Development Right.
Sec. 18.24.203.5390. Video Arcade.
Sec. 18.24.203.5400. Violation.
Sec. 18.24.203.5410. VMT.
Sec. 18.24.203.5420. Warehouse/Distribution Center.
Sec. 18.24.203.5430. Wash Rack, Outdoor.
Sec. 18.24.203.5440. Water Supply Ditch.
Sec. 18.24.203.5450. Water Surface Elevation.
Sec. 18.24.203.5460. Wedding Chapel.
Sec. 18.24.203.5470. Welding Repair.
Sec. 18.24.203.5480. Wholesale.
Sec. 18.24.203.5490. Working Day.
Sec. 18.24.203.5500. Wrecking Yard, Salvage Yard, or Junk Yard (Outside).
Sec. 18.24.203.5510. Yard.
Sec. 18.24.203.5520. Yard, Front.
Sec. 18.24.203.5530. Yard, Rear.
Sec. 18.24.203.5540. Yard, Side.
Sec. 18.24.203.5550. Zone 1.
Sec. 18.24.203.5560. Zoning Map Amendment.
ARTICLE I: RULES OF MEASUREMENT

Section 18.24.101. Lot Area, Width, Depth.

(a) LOT AREA.
Lot area is measured as the amount of gross land area contained within the property lines of a lot or parcel, but not including streets, primary access easements or other rights-of-way.

(b) LOT WIDTH.
Lot width is measured as the distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear line.

(c) LOT DEPTH.
Lot depth is measured as the distance between the front and rear lot lines measured in the mean direction of the side lines.

(d) NET LAND AREA.
When used in Chapter 18.08 (Zoning), of this Title 18, "net land area" shall be measured as the total gross area of a parcel or lot less area devoted to public rights-of-way including public access easements.

Section 18.24.102. Yards/Property Line Setbacks.

Required yards and property line setbacks for buildings shall be measured as the horizontal distance between the property line and the nearest portion of a building or structure on the property. Where the parcel or lot includes a private roadway that is not separately mapped, yards or setbacks shall be measured from the edge of that roadway.

Section 18.24.103. Building Coverage.

Building coverage is measured as the amount of the total property area covered by the floor plates of all principal and accessory structures, expressed as a percentage of gross property area.

Section 18.24.104. Setbacks from Truckee River.

A horizontal line measured landward from the floodway boundary; the high water mark in low-lying areas having a 4:1 slope or less; or from the top of the river bank in areas having a slope greater than 4:1; whichever is greater.
Residential density is calculated by dividing the gross area designated as residential by the number of dwelling units proposed to be built.

Section 18.24.106. Reserved.

Section 18.24.107. Floor Area Ratio (FAR).
Floor area ratio (FAR) is measured as the gross floor area of all buildings on a lot or parcel, divided by the lot area.

Section 18.24.108. Building Height.
The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

(a) The elevation of the highest adjoining sidewalk or ground surface within a five-foot (1,524 mm) horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet (3,048 mm) above lowest grade.

(b) An elevation ten feet (3,048 mm) higher than the lowest grade when the sidewalk or ground surface described in a. is more than ten feet (3,048 mm) above lowest grade.

(c) The height of a stepped or terraced building is the maximum height of any segment of the building.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Section 18.24.109. Plant Material Height.
Material height is measured from the top of the root ball or, if the plant is in a container, from the soil level in the container.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Section 18.24.110. Sign Height.
The vertical distance from the topmost part of a sign face, cabinet or copy (whichever is higher) to the grade of the sign foundation or the nearest point on a street or road other than an elevated roadway.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Section 18.24.111. Distance or Spacing Requirements.
Whenever a regulation requires a proposed use or activity to be located a specified distance from an existing use, zoning district boundary, or activity, such distance or spacing requirement shall be measured as follows:

(a) For a proposed use that will be located in an individual structure or building, the required minimum distance shall be measured from the closest point of the structure or building housing the proposed use to the closest edge of the principal structure housing the existing use or to the closest lot line.
(b) For a proposed use that will be located within a building also occupied by other uses, such as within a shopping center, the required minimum distance shall be measured from the closest point of that portion of the building housing the proposed use to the closest edge of the principal structure housing the existing use or to the closest lot line.

(c) Drive-through lanes, drives for gas stations, and other similar areas accessory to a principal use subject to a distance or spacing requirement shall also be located outside the minimum distance required.

(Ord. No. 6285, § 7, 3-13-13)
ARTICLE II: DEFINITION OF WORDS, TERMS, AND PHRASES

Section 18.24.201. General.

Certain words and phrases are defined and certain provisions shall be construed as herein set out unless it shall be apparent from the context that they have a different meaning. The word, "building" includes the word "structure"; the word "shall" is mandatory; the word "used" includes the words "arranged," "designed" or "intended to be used"; the word "construct" includes the word "erect," "reconstruct," "alter," "move in" and "move upon".

(Ord. No. 5189, § 1, 9-26-00)


(a) DEFINITIONS RELATED TO ANNEXATION (CHAPTER 18.04).

The definitions of words, terms, and phrases used in Chapter 18.04 (Annexation), are as defined and used in NRS 268.610 to 268.670, inclusive, and NRS Chapter 278.

(b) DEFINITIONS RELATED TO THE COOPERATIVE PLANNING AREA OVERLAY DISTRICT.

Except as otherwise noted, the definitions of words, terms, and phrases used in Section 18.08.407, Cooperative Planning Area Overlay District, are the same as the definitions on pp. 54 through 64 of the Truckee Meadows Regional Plan adopted May 9, 2002.

(Ord. No. 5430, § 1, 2-25-03)

(c) DEFINITIONS RELATED TO THE UT UNINCORPORATED TRANSITION ZONING DISTRICTS.

As applied in the UT Unincorporated Transition Zoning Districts only, the definitions of words, terms, and phrases in this chapter shall be supplemented by the specific use definitions found in Section 18.08.303(e). In case of conflict between a definition specific to the UT Districts stated in Section 18.08.303(e) and a definition stated in this Chapter 18.24, the definition stated in Section 18.08.303(e) shall apply in the context of interpreting permitted uses in the UT Districts.

(d) DEFINITIONS RELATED TO SIGNS.

All definitions related to signs and specifically included in this Chapter 18.24 shall apply and be used solely in the interpretation of sign regulations in Title 18, and shall not be used or applied in the interpretation of the same or similar words, phrases, or terms used in Chapter 14.16 of the Reno Municipal Code.

Section 18.24.203. Definition of Words, Terms and Phrases.

Section 18.24.203.010. Abandonment.

As relates to rights-of-way and easement, "abandonment" means to abandon or vacate a public right-of-way or easement through the procedures stated in Chapter 18.06 of this title. When a right-of-way is abandoned, the ownership of the property reverts to the abutting properties as contemplated by NRS 278.479 et seq. When an easement is abandoned, the right to use the property established in the easement is terminated. Easements or rights-of-way that have been dedicated to the public may only be abandoned by ordinance of the city council.

(Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.020. Abuse of Discretion.

Abuse of discretion means the administrator acted arbitrarily and capriciously and without substantial evidence. Substantial evidence means that evidence which a reasonable mind might accept as adequate to support a conclusion.
(Ord. No 5501, § 8, 9-24-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.030. Abut or Abutting.

Bordering or touching, such as sharing a common lot or property line.
(Ord. No. 6201, § 2, 9-14-11)


A way or means of approach to provide vehicular or pedestrian physical entrance to a property.
(Ord. No. 6201, § 2, 9-14-11)


An access way designated or intended for use by authorized emergency vehicles.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.060. Access, Primary.

The access way abutting a development that carries the most average daily traffic volumes. If a development abuts two streets that have average daily traffic volumes within 20 percent of each other, the applicant shall designate for purposes of development review which street is the "primary access."
(Ord. No. 6201, § 2, 9-14-11)


An access way abutting a development that is not a "primary access" as defined in this chapter.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.080. Accessible Route.

A continuous, unobstructed path connecting all accessible elements and spaces of a building or facility, as required by the federal Americans with Disabilities Act of 1990, as amended.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.090. Accessory Building.

A subordinate building on the same lot with a principal building or use, the use of which is customarily incidental to the principal building or use.
(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 5924, § 7, 5-9-07; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.100. Accessory Retail Sales.
Sale of products manufactured, produced, wholesaled, distributed or warehoused in conjunction with an allowed principal manufacturing, wholesaling, distribution or warehousing use. The accessory retail use shall not exceed 20% of the gross floor area of the principal use, with a maximum floor area not to exceed 5,000 square feet.
(Ord. No. 5938, § 3, 6-27-07; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.110. Accessory Structure.
A subordinate building on the same lot with a principal building or use, the use of which is customarily incidental to the principal building or use.
(Ord. No. 5924, § 7, 5-9-07; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.120. Accessory Use.
A use customarily associated with the primary use or a use clearly subordinate to the primary use, as determined by the administrator.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.130. ADA.
Americans with Disabilities Act of 1990, a Federal law.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.140. Adjacent.
Sharing a common property line or separated by a road right-of-way, drainage easement, or alley.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.150. Adjoining.
See definition of “abut or abutting” above.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.160. Adjusted Median Income.
Median income for the City of Reno or Reno Metropolitan Statistical Area adjusted for family size in accordance with housing and urban development department standards.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

A change in a development which is not substantial in nature.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.180. Administrator or Administrative Officer.

For purposes of administering and enforcing Title 18, the Director of the City of Reno Community Development Department, or his or her authorized designee, is the designated administrative officer and referred to in this title as “the administrator”.

(Ord. No 5501, § 8, 9-24-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.190. ADT.

Average Daily Traffic. An estimate or statistical value of traffic volume using a particular street or intersection that is adjusted to account for typical day of the week and month of the year variations. This term is also sometimes used to express the estimated daily trip generation for a particular land development.

(Ord. No. 6201, § 2, 9-14-11)


Terms related to adult businesses are defined as follows:

1. “Adult bookstore,” “Adult novelty store” or “Adult video store” means an establishment which has as its stock in trade, or derives a portion of its revenues from, or devotes a portion of its interior business or advertising to, or maintains a sales or display space for the distribution, display, or presentation of any one or more of the following:
   a. Books, magazines, periodicals, or other printed matter, pictures, drawings, photographs, sound recordings, films, negatives, slides, motion pictures or other video recordings or visual representations that are distinguished or characterized by their emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas”; and
   b. Instruments, objects, devices or paraphernalia, that are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of the user or others.

2. “Adult characterized business” means any business wherein it is intended, for any form of consideration or gratuity, alone or in combination with an otherwise established fee, to employ persons, whether as an employee or independent contractor, to perform business activities or be present in conjunction with the performance of a business activity not requiring a special license under Title 4 and 5 of the Reno Municipal Code for “Gambling,” where such performance or presence involves the display of “specified anatomical areas” or “specified sexual activities”.

3. “Adult drive-in theater” means a drive-in theater used for presenting materials distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas” for observation by patrons therein.

4. “Adult hotel or motel” means a hotel or motel which holds itself out to the public through advertising as an establishment wherein material is presented which is distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas” and rents or allows subrentals of rooms for periods of ten hours or less.
5. “Adult interactive cabaret” means any fixed place of business which offers to patrons on a regular basis or as a substantial part of the premises activity, the opportunity to view adult interactive cabaret performers whose attire, costume, clothing or lack thereof exposes “specified anatomical areas,” whose performance emphasizes exposure of and focus on “specified anatomical areas” and whose performance or exposure of “specified anatomical areas” while providing services is designed specifically to arouse sexual passions, all of which is typically associated with allowing the performer to solicit from patrons present anything of value such as drinks, tips, gratuities, or other compensation whether monetary or otherwise.

6. “Adult motion picture arcade” means any portion of an adult business to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors, video cassettes, computer displays, slides, photographic reproductions, or other image-producing devices are maintained to show images to ten or fewer persons per machine at any one time whether or not for remuneration, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing “specified sexual activities” or “specified anatomical areas”.

7. “Adult motion picture theater” means an enclosed building with a capacity of greater than ten persons used for presenting material distinguished or characterized by their emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas” for observation by patrons therein.

8. “Model studio” means any place, excluding those places used for art instruction purposes associated with an art curriculum at an accredited university, college or trade school, where, for any form of consideration or gratuity, figure models who display “specified anatomical areas” or perform “specified sexual activities,” are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity.

9. “Sexual encounter center” means any business, agency, or person who, for any form of consideration or gratuity, provides a place where two or more persons, not all members of the same family, may congregate, assemble or associate for the purpose of engaging in “specified sexual activities” or exposing “specified anatomical areas”.

10. “Specified anatomical areas” means and includes:
   a. Less than completely or opaquely covered: human genitals or pubic region; buttock; or female breast below a point immediately above the top of the areola; and
   b. Human male genitals in a discernibly turgid state, even if completely or opaquely covered.

11. “Specified sexual activities” means any of the following:
   a. Intercourse, oral copulation, masturbation or sodomy; or
   b. Excretory functions as a part of or in connection with any of the activities described in (1) above.

12. “Regular basis” means the consistent and repeated doing of an act on an ongoing occurrence.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6517, § 1, 5-22-19)
See definition of term under the general definition of “Sign.”
(Ord. No. 6201, § 2, 9-14-11)

Any structure or facility built in conjunction with the daily operation of an airport by the airport authority/governing body or the airlines operating at the airport.
(Ord. No. 6124, § 6, 9-23-09; Ord. No. 6201, § 2, 9-14-11)

An aggrieved person is one whose personal right or right of property is adversely and substantially affected by the action of a discretionary body.
(Ord. No 5501, § 8, 9-24-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.240. Alley.
An access way which is used primarily for vehicular service access to the back side of properties otherwise abutting on a street; usually provides a secondary means of access to the abutting property.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

An area subject to flooding when the floodplain is comprised of a series of low flow channels where sediment accompanies the shallow flooding and the unstable soils scour and erode during a flooding event.
(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)

The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

A facility which processes animals or animal by-products.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.280. Animal Clinic, Shelter, Hospital or Boarding/Kennel.

A place where animals or pets are given medical or surgical treatment and are cared for during the time of the treatment; ancillary uses may include a kennel or a place where animals or pets are boarded for remuneration.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


Agricultural animal slaughtering use type refers to the slaughtering of animals to be used in making meat products on the same premises.

(Ord. No. 5431, § 2, 2-25-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.300. Annexation Commission.

As authorized by NRS 268.630, the body with the power and duty to review and approve or disapprove, with or without amendment, wholly, partially, or conditionally, proposals for the annexation of territory to cities within Washoe County pursuant to NRS 268.610 through 268.668.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.310. Antique/Collectible Store.

Any building used for the sale of any old and authentic object of personal property which was made, fabricated or manufactured 60 or more years earlier and which has a unique appeal and enhanced value mainly because of its age and, in addition, may include the sale of any article of personal property which was made, fabricated or manufactured 20 or more years earlier and because of public demand has attained value in a recognized commercial market which is in excess of its original value.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.320. Apartment.

A room, or suite of rooms, within an apartment house, which has facilities for the preparation of meals and is designed for and used or intended to be used by one family. The units are intended to be occupied on a rental basis with the duration of the rental to be no less than weekly.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


A structure arranged in several suites of connecting rooms, each suite designed for independent housekeeping, but with certain typical mechanical conveniences, such as air conditioning, heat, lights, or elevator services shared in common by all families occupying the building. An "apartment house" is a type of multi-family dwelling.

(Ord. No. 2820, § 1 (16.09.020), 3-24-80; Ord. No. 3692, § 1, 6-27-88; Ord. No. 6201, § 2, 9-14-11)
A person with a legal or equitable interest in land that is the subject of an application for land development or annexation brought pursuant to this Title 18.
(Ord. No. 4960, § 1, 1-26-99; Ord. No. 6201, § 2, 9-14-11)

An area contiguous to a street or plaza that is open and unobstructed, and that is accessible to the public at all times. Arcades may include building columns, landscaping, statuary and fountains. Arcades do not include off-street loading/unloading areas, driveways or parking areas.
(Ord. No. 5895, § 3, 12-4-06; Ord. No. 6201, § 2, 9-14-11)

A registered professional architect in the State of Nevada.
(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.370. Architectural Graphic.
See definition of term under the general definition of "Sign."
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.380. Area of Shallow Flooding.
An area within the flood hazard area designated as an AO or VO Zone on the flood insurance rate map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident.
(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.390. Arterial Street.
See definition of the term "street, arterial" below.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.400. Asphalt or Concrete Batch Plant.
A facility or area, which is not temporary in nature, for mixing concrete or asphalt.
(Ord. No. 5729, § 11, 9-14-05; Ord. No. 5762, § 3, 11-16-05; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.410. Articulate.
To give emphasis to or distinctly identify a particular element. An articulated facade would be the emphasis of elements on the face of a wall including a change in setback, materials, roof pitch or height. See 18.24.14 for current version.
(Ord. No. 5895, § 3, 12-4-06; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.420. Asphalt or Concrete Batch Plant, Temporary.

A temporary facility or area for mixing concrete or asphalt.
(Ord. No. 5729, § 11, 9-14-05; Ord. No. 5762, § 3, 11-16-05; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.430. Assessment Roll.

The list or record of taxable persons and property as defined in NRS Chapter 361 and compiled by the Washoe County Assessor's Office.
(Ord. No. 5417, § 2, 1-28-03; Ord. No. 6201, § 2, 9-14-11)


See definition of "nursing home" below.
(Ord. No. 6201, § 2, 9-14-11)


The organization of persons who own a unit or right to exclusive occupancy in a community apartment project or stock cooperative.
(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.460. Astrologer, Hypnotist or Psychic Art and Science.

Any person who practices, teaches, or professes to practice the business of astrology, hypnotism, or the psychic arts and sciences for a fee, gift, donation, or otherwise. Psychic arts and sciences may include palmistry, phrenology, life reading, fortune telling, cartomancy, clairvoyance, clairaudience, crystal gazing, mediumship, prophecy, augury, divination, magic or necromancy.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


A facility for collision services, including body, frame or fender straightening or repair and painting of vehicles in an appropriate paint booth.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.480. Auto Paint Shop.

A facility for the painting of vehicles in an appropriate paint booth.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.490. Auto Parts (New and Rebuilt Accessory Sales and Service).

A facility for the retail sale and installation of lubricating oils, tires, filters and other new or rebuilt goods for use in motor vehicles. The resurfacing of rotors, pressing of bearings, grinding of brake drums, and similar activities are permitted as incidental uses.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


A facility for reconditioning of any type of motorized vehicle. This use can include mechanical repair and service facilities and repairing and installing elements of an automobile such as engines, transmissions and differential repair or installation.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.510. Automobile and Truck Sales and Mobile Home, RV, Boat and Trailer Sales or Rental.

The sale of automobiles or the sale or rental of large trucks, RVs, boats, and other similar equipment.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.520. Automobile Parking Area.

A fully accessible space for the parking of an automobile; each such area shall be a minimum of eight feet by 20 feet exclusive of driveways or aisles.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.530. Automobile Rental.

The rental of automobiles. Automobiles kept on the lot for rental purposes are not considered to be outside storage.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.540. Awning.

See definition of term under the general definition of "sign" below.

(Ord. No. 6201, § 2, 9-14-11)


A facility which sells bakery and related items. Items sold on site may be made at the facility. Catering is permitted.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

See definition of term under the general definition of "sign" below.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.570. Bar.

A facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages, in original sealed or corked containers, for consumption off the premises where the same are sold.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


A personal services establishment where hair is cut and other similar services are provided.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.590. Base Flood.

The flood having a one percent chance of being equaled or exceeded in any given year.
(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.600. Basement.

Any floor level below the first story in a building, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein. For purposes of administering RMC 18.12 Article XVII, Flood Hazard Areas, "basement" shall be defined as any area of the building having its floor subgrade (below ground level) on all sides.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6296, § 1, 6-5-13)

Section 18.24.203.610. Bed and Breakfast Inn.

Overnight accommodations and a morning meal in a dwelling unit provided to tourists for compensation.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.620. Benefit District.

The geographic area established and defined in the Regional Road Impact Fee Ordinance, within which regional road impact fees are required to be spent to ensure that fee payers receive sufficient benefit from regional road impact fees paid.
(Ord. No. 6201, § 2, 9-14-11)

Any program, technology, process, sitting criteria, operating method, measure, or device that controls, prevents, removes, or reduces water pollution (IECA, 2002). Construction Site Best Management Practices are generally implemented to reduce or prevent erosion and to control the sediment and wastes that are generated from construction activities.

(Ord. No. 5466, § 1, 6-25-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.640. Bicycle.

A vehicle having two tandem wheels, either of which is more than 16 inches in diameter or having three wheels in contact with the ground any of which is more than 16 inches in diameter, propelled solely by human power, upon which any person or persons may ride.

(Ord. No. 6201, § 2, 9-14-11)


A general term denoting improvements and provisions made by public agencies to accommodate or encourage bicycling, including parking facilities, mapping all bikeways, and shared roadways not specifically designated for bicycle use.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.660. Bicycle Lane (Bike Lane).

A portion of a roadway which has been designated by striping, signing and pavement markings for the preferential or exclusive use of bicyclists.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.670. Bicycle Path (Bike Path).

A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent right-of-way.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.680. Bicycle Route (Bike Route).

A segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and informational markers, with or without specific bicycle route number.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.690. Bikeway.

Any road, path, or way which in some manner is specifically designated as being open to bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are to be shared with other transportation modes.

(Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.700. Billboard.

See definition of term under the general definition of "sign" below.

(Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.710. Block.

An area of land within a subdivision bounded on all sides by a street, highway, railroad right-of-way, unsubdivided land or other definite boundary.

(Ord. No. 5478, § 1, 6-16-03; Ord. No. 6201, § 2, 9-14-11)


A building used for the collection of human blood plasma from plasma donors. The term does not include a facility for the provision of medical care or treatment.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.730. Boarding or Rooming House.

A building or portion thereof (not a hotel or motel) where, for reasonable compensation, lodging is provided for more than five guests. Cooking facilities may or may not be available.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


An area of land on the boundary of a parcel that adjoins a parcel which has more restrictive use zoning, such as where a parcel zoned for commercial uses adjoins a parcel zone for residential uses, or a residential zoned parcel that allows a certain number of units to the acre adjoins a parcel that allows a lesser number of units to the acre that the adjoining parcel. A buffer may consist of more restrictive development requirements or standards such as in height, bulk, landscaping, or setbacks. The intent of buffer is to mitigate the negative impacts of the more intense uses on the less intense uses.

(Ord. No. 5478, § 1, 6-16-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.750. Building.

Any structure having a roof supported by columns or walls and used for the enclosure of persons, animals or chattels, but not including a trailer (mobile home).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.760. Building, Central Accessory.

As relates to a mobile home park or subdivision, a structure housing toilet, lavatory, and such other facilities as required or permitted by ordinance.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.770. Building, Main or Principal or Primary.

A building or group of buildings devoted to the principal use of the lot on which it is situated.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

A facility for the sale of home, lawn and garden supplies and construction materials such as brick, lumber and other similar materials.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


To divide a building wall into distinct and significant parts.

(Ord. No. 6201, § 2, 9-14-11)


Building coverage is measured as the amount of the total property area covered by the floor plates of all principal and accessory structures, expressed as a percentage of gross property area.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.810. Building Division.

The officer, department or agency of the city charged with the enforcement of the provisions of all ordinances and regulations pertaining to the erection, construction, reconstruction, alteration, conversion, movement, arrangement, or use of the buildings or structures within the city.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11)


The three-dimensional space within which a building may be constructed on a lot or parcel according to the regulations of this title, including but not limited to regulations addressing maximum building height, building coverage, yards, and required landscaped and open areas.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.830. Building Façade.

The exterior wall of a building facing the street or parking lot including the parapet and wall area above canopies.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.840. Building Frontage.

The length of the face or wall of a completely enclosed building which fronts directly on a public street or other public area.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.850. Building Height.

The vertical distance of a building, measured as stated in Section 18.24.108 above.
(Ord. No. 6201, § 2, 9-14-11)


The development permit issued by the city before any building or construction activity can be initiated on a parcel of land.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.870. Building Setback.

See definition of the term "yard," below.
(Ord. No. 6201, § 2, 9-14-11)


A facility for the retail sale of small volumes of bulky goods or merchandise to the general public and rendering services incidental to the sale of such goods. Bulk retail is differentiated from general retail by any of the following characteristics: items for sale that include large, categorized products such as appliances, household furnishings, electrical and heating fixtures and supplies. The retail use of the building shall exceed 20 percent of the gross floor area. Bulky Goods Retail, Low Volume use shall not include automobile, truck, RV, and boat sales/rental.
(Ord. No. 6124, § 6, 9-23-09; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.890. Bus or Other Transportation Terminal.

Any premises for the transient housing and/or parking and maintenance of buses or other vehicles used for the movement of people (not freight) and where passengers are picked up or discharged and tickets sold.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


An operation conducted by an individual, partnership or corporation which functions as a single enterprise or activity or is owned and operated by a single individual, partnership or corporation.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


See definition of "Working Day," below.
(Ord. No. 6201, § 2, 9-14-11)

The length of building frontage occupied by an individual building occupant. An occupant may have more than one business frontage if it occupies building frontage facing on two or more streets or public areas.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.930. Cabana.

Any portable, demountable, or permanent cabin, room, enclosure, or other building erected, constructed, or placed on any mobile home lot, mobile home space, or recreational vehicle space within six feet of any principal building.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.940. Caliper.

The diameter of a tree measured six inches above the ground.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.950. Call Center.

A primary point of contact with customers via phone or Internet for purposes of selling merchandise characterized by the majority of employees processing orders via phone or Internet.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.960. Camping Trailer.

A folding structure usually made of canvas, mounted on wheels and designed for travel, recreation and vacation use.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.970. Canopy (Building).

A rigid multi-sided structure covered with fabric, metal or other material and supported by a building at one or more points or extremities and may be supported by columns or posts embedded in the ground at other points or extremities. May be illuminated by means of internal or external sources.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.980. Canopy (Freestanding).

A rigid multi-sided structure covered with fabric, metal or other material and supported by columns or posts embedded in the ground. May be illuminated by means of internal or external sources.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.990. Capacity.

The maximum number of vehicles which have a reasonable expectation of passing over a given section of a street in one direction, or in both directions of a highway, during a given time period, under prevailing traffic conditions, expressed in terms of vehicles per hour or maximum critical turn volumes each of which is described under Level of Service. Capacity is measured in the Regional Road Impact Fee Ordinance and the Regional CIP during the PM Peak Hour.

(Ord. No. 6201, § 2, 9-14-11)


A car wash facility typically operated in conjunction with a gas station, which customarily employs automatic or semi-automatic methods of cleaning.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


A coin operated car wash facility operated by the customer and which does not utilize automobile conveyors or other automatic methods of cleaning.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


An independent, self-contained dwelling unit located on the same lot as a principal multi-family dwelling or nonresidential use or structure and which provides residential accommodations for a property manager or security personnel.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5924, § 7, 5-9-07; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1030. Carport.

A one-story accessory structure entirely open on one or more sides used for vehicle parking or storage.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.1040. Casino.

A nonrestricted gaming operation where gaming is made available for play by the public and which shall be associated with a hotel. Restricted gaming operations are not included in the definition of "casino." See definition of "gaming operation" below.

(Ord. No. 5944, § 3, 6-27-70; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1050. Cemetery/Mausoleum.

Property used for interring of the dead.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1060. CCFEA - Capital Contribution Front-Ending Agreement.

A pre-development agreement between the RTC and the Participating Local Government with any person who proposes to construct non-site related street project capital improvements or right-of-way dedication identified in the Regional Road Impact Fee CIP. The Agreement shall specifically describe: (1) the contribution, payment, construction, or land dedication; (2) the time by which the construction of roadway improvements or dedication of land shall be paid; (3) the amount of credit to be issued; and (4) the schedule for when credits shall be issued during phases of construction or dedication of land.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1070. Change in Use.

Any principal use that differs from the previous principal use of a building or land, as determined in the Summary Land Use Table (Section 18.08.201), or where the administrator finds the new use differs substantially in the amount of required parking, traffic generation, number or frequency of customers/users, hours of operation, or other similar aspects of the use.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1080. Chemical Processing and/or Manufacture.

A facility in which chemical processing is used or where chemicals are manufactured.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1090. Child Care Center/Facility.

Any place, home, institution, business, or establishment in which children are received, cared for, or maintained for any period of time with or without compensation.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1100. Child Care Center.

A child care center/facility that provides care, protection, and supervision for children on a regular basis away from their primary residence for less than 24 hours per day. Accessory uses...
include offices, recreation areas, and parking. A "child care center" does not include in-home child care uses as defined in this chapter. This category does not include public or private schools or facilities operated in connection with an employment use, shopping center, or other principal use, where children are cared for while parents or guardians are occupied on the premises or in the immediate vicinity.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1110. Child Care, In-Home.

A child care center/facility in the permanent residence of the provider for the purpose of providing day care and training for a child or children away from their primary residence for less than 24 hours per day. An in-home child care facility shall provide care, protection, and supervision to no more than 12 children at one time, including the children of the provider.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1120. Church/House of Worship.

Any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. The term does not include any class of child care center, general education classrooms and facilities, or commercial activities.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1130. City.

The City of Reno, Nevada.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1140. City Attorney.

That official elected to the office of City Attorney of the City of Reno, or his/her designee.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1150. City Clerk.

That official charged with the title of City Clerk of the City of Reno, or his/her designee.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1160. City Engineer.

The official charged with the title of City Engineer of the City of Reno, or his/her designee.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)


The current edition in effect at time of project approval of "Construction Standards" and "Standard Specifications" as defined and as adopted by the city council. Upon construction, the most current standards shall apply.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.1180. Civic Display.

See definition of term under the general definition of "sign" below.
(Ord. No. 6201, § 2, 9-14-11)


Federal Water Pollution Control Act enacted by Public Law 92-500 as amended by Public Laws 95-217, 95-576, 96-483, and 97-117, enacted at 33 USC 1251 et seq. and as subsequently amended.
(Ord. No. 5466, § 1, 6-25-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1200. Cleaners, Commercial.

A facility or area for cleaning items in bulk quantities such as clothes and linens. This definition includes cleaning for hospitals, restaurants, hotels, diaper cleaning services and other similar accounts, as well as rug and dry cleaning plants where on-premise retail services to individual households are incidental to the operation of the plant.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1210. Clerestory Window.

A row of windows above eye level that allows light into a space. Clerestory windows provide light without the distraction of a view and without compromising privacy.
(Ord. No. 5895, § 3, 12-4-06; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1220. Closed Campus.

A school facility in which students attending non-traditional secondary schools remain inside the building(s) from the time they arrive until they leave following the completion of classes. All meals and breaks between classes are taken inside the facility building(s).
(Ord. No. 5983, § 3, 11-28-07; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1230. Closed Intermittent Lake.

A substantial enclosed area that contains water on an intermittent basis without a means of outlet.
(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1240. Cluster Development.

Moderate density attached or detached development, which is designed to protect sensitive areas to allow for common open space.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.1250. CNEL, Community Noise Equivalent Level.
The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

A gathering place which serves coffee or juice which may or may not include a restaurant, which does not exceed 2,000 square feet, and sales of alcohol (if any) do not exceed ten percent of gross receipts.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1270. Collection Station.
A facility used for the collection and temporary storage of empty beverage containers, aluminum, glass, paper or clothing for recycling purposes conducted totally within an enclosed structure or container. This definition does not include processing except for "can banks" that crush cans as they are deposited. Excludes recycle containers for the convenience of patrons.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1280. College, University, or Seminary.
A college or university is an academic institution of higher learning beyond the level of secondary school. A seminary is an institution for the training of candidates for the priesthood, ministry, rabbinate, or other religious order.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1290. Commercial Center.
A group of two or more commercial sales and service establishments managed as a single entity; for example, a grocery-store anchored community shopping center. In addition to commercial sales and service uses, a commercial center may include recreation, entertainment, and amusement uses, or institutional, public and community service uses.
(Ord. No. 5895, § 3, 12-4-06; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1300. Commercial or Commercial Use, Business, or Establishment.
An activity involving the sale of goods or services carried out for profit. Includes office, retail, services, lodging, wholesale trade, and other similar development.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1310. Commercial Amusement/Recreation (Inside), other than listed.
An enclosed facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to, bowling alleys, inside miniature
golf, roller and ice-skating rinks, game courts, swimming pools, or physical fitness centers and
 gyms. Shall include instruction such as gymnastics, karate and like activities/uses. Video
 arcades are not included in this use.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord.
 No. 5294, § 2, 1-8-02; Ord. No. 6035, § 6, 6-25-08; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1320. Commercial Amusement/Recreation (Outside).

An outdoor facility or area for sport, entertainment, games of skill, or recreations to the general
 public for a fee. Examples include but are not limited to game courts, water slides, miniature golf
 courses, drive-in theaters, batting cages, practice/instructional fields, driving ranges and sports
 events, such as a stadium or arena.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord.
 No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1330. Commercial, other than listed.

A commercial use not specifically listed elsewhere in the Summary Land Use Tables found in
 Chapter 18.08 of this title.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord.
 No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1340. Common Element or Common Area.

The entire project excepting all units therein.
(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80; Ord. No. 6201, § 2,
 9-14-11)

Section 18.24.203.1350. Common Interest Community.

A residential, business, or industrial development wherein persons purchasing any real estate
 identified as part of that development are required to purchase interest in real estate other than
 their specific unit, as further defined and regulated in NRS 116 including but not limited to
 parking areas, open space, and public use areas.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord.
 No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


A parcel or parcels of land or an area of water or a combination of land and water within the site
 designated for a planned unit development that is designed and intended for the use or
 enjoyment of the residents or owners of the development. Common open space may contain
 such complementary structures and improvements as are necessary and appropriate for the
 benefit and enjoyment of the residents or owners of the development.
(Ord. No. 5431, § 2, 2-25-03; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.1370. Communication Facility, Equipment Only.

Satellite, microwave, cellular telephone or other radio transmission devices and equipment, excluding satellite dishes for individual use.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1380. Community Center, Private (Accessory).

A facility associated with a planned development or multi-family development that provides for community activities for residents of the development.

(Ord. No. 6201, § 2, 9-14-11)


As used in relation to medical marijuana establishment regulations:

(1) A licensed facility that provides day-care to children,

(2) Public park,

(3) Playground,

(4) Public swimming pool as defined in NRS 444.065,

(5) Center or facility, the primary purpose of which is to provide recreational opportunities or services to children or adolescents, or

(6) Church, synagogue or other building, structure or place used for religious worship or other religious purpose.

(Ord. No. 6335, § 5, 6-25-14)

Section 18.24.203.1390. Complete Menu.

A selection of foods primarily prepared on site and intended to be served as meals to restaurant patrons.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1400. Completed Application.

An application which complies with the applicable policies and procedures the city has determined is complete.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1410. Condominium.

A common interest development in which portions of real estate are designated for separate ownership and the remainder of the real estate is designated for common ownership solely by the owners of those portions, as further defined and regulated in NRS 116 and NRS 117.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.1420. Congregate Care Facility.

A residential facility providing food and shelter, personal guidance, care, rehabilitation services, or supervision of over six clients. Shall be licensed by the city, county or state or operated by a non-profit organization.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1430. Construction Standards.

"The Standard Details for Public Works Construction" (Orange Book) or as amended by the Supplemental Standard Drawing Details, and the "Public Works Design Manual" as adopted and amended by the city council.

(Ord. No. 6201, § 2, 9-14-11)


The most current standards, specifications and details available from the City of Reno Downtown Redevelopment Agency, also commonly called "Redevelopment Standards", "Downtown Standards", "Streetscape", etc.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1450. Convenience Store.

A retail store containing less than 5,000 square feet of gross floor area that is designed and stocked to sell a limited amount of primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). It is designed to attract and depends upon a large volume of stop-and-go traffic. Illustrative examples of convenience stores are those operated by the "7-11" and "AM-PM" chains. A store of less than 5,000 square feet, which deals primarily with the retail sale of alcohol would also be categorized as a Convenience store.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6137, § 2, 2-10-10; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6285, § 8, 3-13-13)

Section 18.24.203.1460. Convent or Monastery.

A building housing a community of persons living under religious vows, such as nuns or monks.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1470. Convention Space.

An area assigned to conventions including service areas, such as common areas, kitchens and coat check rooms.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.1480. Conversion, Condominium.

A change in the ownership of a parcel or parcels of property, together with the structures thereon, whereby the parcel or parcels and structures previously used as residential rental housing are changed into condominium ownership.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1490. Copy Center.

A facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, small offset printing, blueprint, and facsimile sending and receiving.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.1500. Corporation Yard.

A public facility that provides a centralized location for housing the personnel and storage, maintenance and/or refueling of equipment utilized in the operation and maintenance of public infrastructure which may include streets, public utilities, fleet, parks, and buildings. This facility may provide office facilities for administrative purposes as an accessory use as determined by the administrator.

(Ord. No. 6124, § 1, 9-23-09; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1510. Council of Co-owners.

The co-owners acting as a group in accordance with the bylaws of the condominium association.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80; Ord. No. 6201, § 2, 9-14-11)


A facility used for recreational or athletic purposes with limited membership and the use of which is primarily restricted to members and their guests. Accessory uses include retail facilities that do not have separate signage or advertising, and a club house.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


A facility where human and/or animal corpses are cremated.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5972, § 4, 9-26-07; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1540. Critical Areas.

See Flight Path Area(s).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6035, § 6, 6-25-08; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1550. Critical Drainage Area.

The floodplain area where the existing drainage system is inadequate, or where some other unusual drainage pattern or criteria exists.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1560. Critical Flood Zone 1.

The watershed as depicted in the latest version of the Truckee River Flood Project Floodplain Storage Areas, a part of the Elevation Maps.

(Ord. No. 6164, § 1, 10-13-10; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.1570. Critical Root Zone.

The critical root zone is the area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1580. Curb Cut.

The opening along the curb line at which point vehicles or pedestrians may enter or leave the street, parking lot, or other paved area.

(Ord. No. 6201, § 2, 9-14-11)


A facility in which finished, personal, or household items which are either made to order or which involve considerable handwork are produced. Examples include, but are not limited to, textiles, pottery, furniture repair or refinishing, woodworking, sculpting and other work or wood products on an individualized single item basis. Cabinet making and cabinet assembly shops are not included in this definition. The use of mechanized assembly line production is excluded from this definition.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


Any portion of an advertising display which portion is connected to but extends from the main body of the display.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1610. Decibel, Db.

A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base ten of the ratio of the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


Decision-making bodies are the administrator, planning commission, hearing examiner, historical resources commission, board of appeals, or the city council.

(Ord. No 5501, § 8, 9-24-03; Ord. No. 5729, § 11, 9-14-05; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1630. Default.

Default means that the improvements listed in Exhibit A to the improvement agreement have not been completed by the subdivider/developer within the period concurred to by the city
council including any applicable extensions in time, and/or the security posted by the subdivider/developer to ensure that improvements will be completed has lapsed or been revoked by the surety.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)


The number of residential dwelling units per unit of land, typically per gross acre unless otherwise circumscribed. Residential density is measured according to Section 18.24.101 above.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1650. Density Bonus.

An incentive granted by the city to a developer of real property that authorizes the developer to build at a greater density than would otherwise be allowed under this title in return for the performance of certain, publicly desirable functions, such as the provision of a certain proportion of affordable housing.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1660. Developer.

Any landlord, person, firm, partnership, association, joint venture or corporation or any other entity or combination of entities or successors thereto who at any time causes property to be improved and/or developed.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80; Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)


The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, dredging, grading, excavation, landfill, or other land disturbance; and any use or extension of the use of land; any other man-made changes being made to real property. For purposes of administering RMC 18.12 Article XVII, Flood Hazard Areas, "development" also includes the storage of both equipment and materials within a flood hazard area.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6296, § 1, 6-5-13)

Section 18.24.203.1680. Development Agreement.

An agreement entered into by the city, at its discretion, to vest private development rights for projects of regional significance excluding those agreements entered into with the redevelopment agency.

(Ord. No. 4960, § 1, 1-26-99; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.1685. Digital Flood Insurance Rate Map (DFIRM).

The official map, in digital format, on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of flood hazards and the risk premium zones applicable to the community. The DFIRM is the legal equivalent of the FIRM in communities where a DFIRM is available (see flood insurance rate map).

(Ord. No. 6296, § 1, 6-5-13)

Section 18.24.203.1690. Director of Public Works.

The official charged with the title of Director of Public Works of the City of Reno, or his/her designee.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1700. Discretionary Review.

A procedure for review and approval of a development application brought pursuant to this Title 18 where the decision making body is not the administrator. Discretionary review includes, but is not limited to, procedures for zoning map amendments, site plan review, and special use permits review.

(Ord. No. 6000, § 25, 1-30-08; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1710. Display Surface.

The sum total of the geometric areas of the display surfaces which make up the total sign or advertising display. Any borders, outlines, frames, embellishments or other similar material constituting an area in excess of ten percent of the area of the display surfaces shall be included in the sum total. Necessary supports or uprights shall be excluded.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1720. Divide Real Property.

For purposes of regulating condominiums, to divide the ownership thereof by conveying one or more condominiums therein but less than the whole thereof.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1730. Downtown Area.

The area specifically defined and established in Section 18.08.101(i)(1) of this title. See Figure 18.08-3 in Section 18.08.101(i)(1).

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1740. Drainage Plan.

A plan prepared and sealed by a Nevada Registered Professional Civil Engineer, for the collection, transportation, treatment and discharge of storm water within and from a subdivision/development.

A technical engineering report prepared and sealed by a Nevada Registered Professional Civil Engineer, whose purpose is to identify and define drainage characteristics associated with a
proposed development and to define possible problems and conceptual solutions. In its final
form, the drainage report shall transform the defined conceptual solutions to a final drainage
plan.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1760. Drainageway, Major.
A drainageway that drains a land area of 100 acres or more.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1770. Drive-Through Facility.
A facility where vehicles drive through to obtain food or services. Includes stacking spaces and
queuing lanes.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord.
No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1780. Driveway.
A privately owned and maintained vehicular access not used for address assignment and
excluding alleys.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1790. Driveway, Shared.
Means a driveway serving more than one owner.
(Ord. No. 6201, § 2, 9-14-11)

A vehicular access from a public or private street serving only one dwelling unit or, with the
administrator's approval, more than one dwelling unit if it is a part of a preferred design
component in the implementation of LID objectives. An easement that grants the right of
access to each served dwelling unit must be recorded for each driveway serving more than one
residential unit.
(Ord. No. 4069, § 1, 3-26-91; Ord. No. 5192, § 1, 10-10-00; Ord. No. 6088, § 6, 2-11-09; Ord.
No. 6201, § 2, 9-14-11)

Section 18.24.203.1810. Dwelling.
Any building or portion thereof used exclusively as the residence of one or more families, but
shall not include hotels, motels, or other lodging accommodations, or clubs, boarding or
rooming houses, fraternity or sorority houses, or institutional living facilities such as private
dorms or nursing homes.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord.
No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.1820. Dwelling Unit.

One (1) or more rooms located in a dwelling and containing one kitchen and one full bathroom intended to be rented, owned, or used by one family, including necessary employees of each such family.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1830. Dwelling Unit, Efficiency.

A dwelling unit consisting of not more than one habitable room, together with kitchen or kitchenette and sanitary facilities.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1840. Dwelling Unit, Accessory (ADU).

An attached accessory dwelling or a detached accessory dwelling, as defined herein. This use is distinguished from Guest Quarters or Guest House as defined herein.

1. Attached Accessory Dwelling Unit. Attached accessory dwelling unit refers to a portion of a principal single-family dwelling that provides complete, independent living facilities for living, sleeping, eating, cooking and sanitation in a dwelling unit, but which is separate from the principal dwelling unit's cooking area, bathroom(s) and living areas.

2. Detached Accessory Dwelling Unit. A detached accessory dwelling unit is a dwelling unit on the same parcel as a principal single-family dwelling unit, but physically separated from the principal dwelling unit. An accessory dwelling unit provides complete, independent living facilities for living, sleeping, eating, cooking, and sanitation.

(Ord. No. 5431, § 2, 2-25-03; Ord. No. 5474, § 1, 7-16-03; Ord. No. 5924, § 7, 5-9-07; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1850. Dwelling, Duplex.

A type of multi-family dwelling in which one unit is attached to another dwelling unit located on the same lot (for a total of two dwelling units on one lot). Each dwelling has its own front and rear access, no unit is located over another unit, and each unit is separated from the other unit by one or more vertical common walls.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1860. Dwelling, Multi-Family.

A building used or designed as two or more dwelling units, or at least two detached single-family structures on one lot. Does not include condominiums, cluster development, or lots with one primary unit and one accessory dwelling.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

A dwelling unit attached to one or more other dwelling units located on a separate lot. Each dwelling has its own front and rear access, no unit is located over another unit, each unit is separated from other units by one or more vertical common walls, and each dwelling is located on a separately owned lot. A townhouse complex may include common areas and facilities owned by all of the owners on a proportional, undivided basis.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


A dwelling, located on a separate and individually owned lot, for the exclusive use of a single family maintaining a household. No single-family dwelling may have more than one kitchen and all rooms used for human habitation must have interior access to one another, except for the provision of an attached accessory dwelling as permitted in this title. The term "single-family detached dwelling" includes the definitions set forth in NRS 278.0209, NRS 278.02095, and 278.021.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5474, § 1, 7-16-03; Ord. No. 6201, § 2, 9-14-11)


A dwelling unit on a separately owned lot on which one wall of the principal dwelling is located within one foot of the side property line of an adjacent residential lot, and the other side yard meets or exceeds the minimum required side yard for the district.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1900. Electric Generating Plant.

A facility that generates, as a principle use, electricity from mechanical power produced by solar, wind, gas, coal, hydraulic, nuclear fission franchised by the city, or other fossil or non-fossil fuel power sources.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6007, § 5, 2-27-08; Ord. No. 6201, § 2, 9-14-11)


A facility for transforming electricity for distribution to individual customers.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


See definition of the term under the general definition of "sign," Below.

(Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.1930. Elevation.

1. A vertical distance above or below a fixed reference level;
2. A fully dimensional drawing of the front, rear, and sides of a building showing features such as construction materials, height, dimensions, windows, doors, and relationship of grade to floor level.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.1940. Elevation Band.

Within ten vertical feet of a project's lowest natural elevation.

(Ord. No. 6164, § 1, 10-13-10; Ord. No. 6201, § 2, 9-14-11)


The latest version of that portion of the Truckee River Flood Management Project's Ground Elevation and Flood Water Elevation Map Series within the Critical Flood Zone 1, on file with the City of Reno Community Development and Public Works Departments, as amended, and incorporated by reference.

(Ord. No. 6164, § 1, 10-13-10; Ord. No. 6201, § 2, 9-14-11)


Any person who is retained as a consultant by the owner/developer and is legally authorized to practice civil engineering in the state in accordance with NRS Ch. 625, and includes Project Engineer and Engineer of Record as used in this title.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)


Any person who is retained as a consultant by the owner/developer and is legally authorized to practice civil engineering in the State of Nevada in accordance with NRS Chapter 625, and maintains a valid City of Reno business license.

(Ord. No. 6201, § 2, 9-14-11)


To arrange, build, construct, attach, hang, paint, place, suspend, affix or otherwise establish an advertising display.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


Any person who, for a salary, fee, commission, hire, or profit, makes himself of herself available to the public for the purpose of accompanying other persons for social engagements.

(Ord. No. 6201, § 2, 9-14-11)
**Section 18.24.203.2000. Escort Service.**

Any business, agency, or person who, for a fee, commission, hire, or profit furnishes or arranges for escorts.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.2010. Expansion of Street Capacity.**

Any widening, intersection improvement, signalization, or other capital improvement designed to increase the existing street's capacity to carry vehicles.

(Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.2020. Facility or Facilities (General).**

One or more buildings, structures, uses of land, landscaping, or other site improvements that are built, installed, or established to serve a particular purpose or activity.

(Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.2030. Facilities (For Purposes of Interpreting Residential Construction Tax Requirements Only).**

For purposes of implementing this title's residential construction tax for parks, playground and recreational facility improvements, "facility" means turf, trees, irrigation, playground apparatus, playing fields, play areas, picnic areas, horseshoe pits and other recreational equipment or appurtenances designed to serve the natural persons, families and small groups from the neighborhood from which the tax was collected.

(Ord. No. 2820, § 1 (16.09.020), 3-24-80; Ord. No. 3692, § 1, 6-27-88; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.2040. Facing.**

For purposes of sign control under Title 18, "facing" means a sign that is clearly visible and legible from the subject property (e.g., a sign that is "facing" a residential property means a reasonable person can clearly see and read the sign from the property line of the residential property).

(Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.2050. Family.**

One person living alone; two or more persons related by blood, marriage or legal adoption; a group of unrelated individuals not exceeding five persons living together as a single housekeeping unit—except where federal and/or state law requires otherwise; or six or fewer persons who may be unrelated and are elderly or developmentally disabled and reside together as an independent support group. No more than two additional persons, who likewise need not be related to any of the elderly or developmentally disabled individuals as included in this definition, but who serve as guardians or house parents, as required, shall also be construed as family for the purpose of this chapter. On a single-family lot shall include occupants of all structures - primary and accessory.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.2060. Farm (No Commercial Slaughtering).

Agricultural land used to produce crops. Land area devoted to raising, breeding, or producing an animal or plant.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.2070. Farm or Ranch Building (Accessory).

A barn or other similar structure typically used for farming activities that is accessory to another primary use.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.2080. Fence.

An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.2090. Final Action.

Final action means that action which could not be subjected to any further discretionary action by the city or the County of Washoe, as applicable.

(Ord. No. 5295, § 1, 1-22-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.2100. Final Authority.

The right of the board of adjustment or planning commission to make the final decision on certain applications, such as variance, special use permit, or tentative maps if no appeal is filed.

(Ord. No 5501, § 8, 9-24-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.2110. Final Plat.

A map prepared in accordance with the provisions of NRS Ch. 278 and the provisions of this title.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.2120. Financial Institution.

A business establishment authorized to receive and safeguard money or other valuables; lend money at interest; execute bills of exchange; and provide other similar services.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.2130. Fire Chief.

That official charged with the title of Fire Chief of the City of Reno, or designee.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 5192, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.2140. Flight Path Areas.
Trapezoidal areas extending generally from the ends of runways as shown on the maps labeled Figures 18.08-10 and 18.08-11 in Section 18.08.402. May also be called "critical area(s)."
(Ord. No. 6035, § 6, 6-25-08; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2150. Fitness Center.
A facility providing exercise equipment, swimming facilities, game courts and other similar facilities.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2160. Flood or Flooding.
A general and temporary condition of partial or complete inundation of normally dry land areas from:
(1) The overflow of inland waters and/or
(2) The unusual and rapid accumulation of runoff of surface waters from any source.
(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2170. Flood Boundary Floodway Map.
See definition of "Flood Insurance Rate Map (FIRM)" below.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2180. Flood Hazard Area.
Darkly shaded area on a flood hazard boundary map (FHBM) or flood insurance rate map (FIRM) that identifies an area that has a one-percent chance of being flooded in any given year (100-year floodplain). The FIRM identifies these shaded areas as FIRM Zones A, AO, AH, A1-A30, AE, A99, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO. See flood insurance risk zone designations.
(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6296, § 1, 6-5-13)

Section 18.24.203.2190. Flood Insurance Rate Map (FIRM).
The official map on which the federal insurance administration has delineated the flood hazard area, the limited flooding area, and the flood insurance risk zone designations applicable to the community. This definition includes digital flood insurance rate maps (DFIRMS).
(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6296, § 1, 6-5-13)

Section 18.24.203.2195. Flood Insurance Risk Zone Designations.
The zone designations indicating the magnitude of the flood hazard in specific areas of a community (see flood hazard area). The zones are follows:
Zone A: Special flood hazard areas inundated by the 100-year flood; base flood elevations are not determined.
**Zone A1-30 and Zone AE:** Special flood hazard areas inundated by the 100-year flood; base flood elevations are determined.

**Zone AO:** Special flood hazard areas inundated by the 100-year flood; with flood depths of one to three feet (usually sheet flow on sloping terrain); average depths are determined. For areas of alluvial fan flooding, velocities are also determined.

**Zone AH:** Special flood hazard areas inundated by the 100-year flood; flood depths of one to three feet (usually areas of ponding); base flood elevations are determined.

**Zone AR:** Special flood hazard areas that result from the decertification of a previously accredited flood protection system that is in the process of being restored to provide a 100-year or greater level of flood protection.

**Zones AR/A1-30, AR/AE, AR/AH, AR/O, and AR/A:** Special flood hazard areas that result from the decertification of a previously accredited flood protection system that is in the process of being restored to provide a 100-year or greater level of flood protection. After restoration is complete, these areas will still experience residual flooding from other flooding sources.

**Zone A99:** Special flood hazard areas inundated by the 100-year flood to be protected from the 100-year flood by a federal flood protection system under construction; no base flood elevations determined.

**Zone B and Zone X (shaded):** Areas of 500-year flood; areas subject to the 100-year flood with average depths of less than one foot or with contributing drainage area less than one square mile; and areas protected by levees from the base flood.

**Zone C and Zone X (unshaded):** Areas determined to be outside the 500-year floodplain.

**Zone D:** Areas in which flood hazards are undetermined.

(Ord. No. 6296, § 1, 6-5-13)

### Section 18.24.203.2200. Flood Insurance Study (FIS).

The official report provided by the Federal Emergency Management Agency that includes flood profiles, the flood insurance rate map (FIRM), the flood boundary-floodway map, and the water surface elevation of the base flood.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)

### Section 18.24.203.2210. Flood Storage Area.

Flood storage areas within Critical Flood Zone 1 are depicted on the Elevation Maps on file with the City of Reno Community Development and Public Works Departments, as amended, and incorporated here by reference.

(Ord. No. 6164, § 1, 10-13-10; Ord. No. 6201, § 2, 9-14-11)

### Section 18.24.203.2220. Floodproofing.

Any combination of structural and nonstructural additions, changes or adjustments to nonresidential structures which reduce or eliminate flood damage to real estate or improved property.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.2230. Floodway.
The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. The floodway is delineated on the flood boundary floodway map.
(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2240. Food Processing/Wholesale Bakery.
A facility in which food for human consumption is provided in its final form, such as candy, baked goods, tortillas, and ice cream, and the food is distributed to customers on-site or to retailers or wholesalers for resale on or off the premises. Food or beverage processing using mechanized assembly line production of canned or bottled goods, which occupies more than ten percent of the facility's floor area, is excluded from this definition.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6082, § 1, 1-28-09; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2250. Footcandle.
A unit of measurement referring to illumination incident to a single point. One footcandle is equal to one lumen uniformly distributed over an area of one square foot.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2260. Fraternity or Sorority House.
Any building occupied and maintained by a social association of college students, or where organization-sponsored functions are regularly held.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

A freestanding machine where financial transactions may be performed; not necessarily located within a financial institution.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.2280. Freeway.

Freeways are intended to move large volumes of traffic at high speeds through and between urban centers. No direct access to abutting properties is permitted and all intersections are grade-separated. Speeds are normally 50—65 mph and right-of-way widths typically are 150—300 feet. More specifically, it is the portions of Interstate 80 and U.S. 395 within the City of Reno or its sphere of influence.

(Ord. No. 5295, § 1, 1-22-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2290. Frontage, Building.

See definition of "building frontage" above.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2300. Frontage, Business.

See definition of "business frontage" above.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2310. Funeral Parlor.

A place where ceremonies are held in connection with the burial or cremation of the dead.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2320. Gable.

A triangular wall section at the end of a pitched roof, bounded by the two roof slopes.

(Ord. No. 5895, § 3, 12-4-06; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2330. Gaming.

To deal, operate, carry on, conduct, maintain, or expose to play any game as defined in NRS 463.0152, as amended, or to operate an inter-casino linked system as defined in NRS 463.01643.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2340. Gaming Operation.

A premises where any gaming is done, as "gaming" is defined in this chapter. A gaming operation shall be either "nonrestricted" or "restricted."

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2350. Gaming Operation, Nonrestricted.

A gaming operation authorized to operate by the Nevada Gaming Commission under the terms of a nonrestricted license, as defined in NRS 463.0177. A nonrestricted gaming operation shall be combined with and operated in conjunction with a principal hotel use. Also referred to as a "casino."

(Ord. No. 5944, § 3, 6-27-70; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.2360. Gaming Operation, Restricted.
A gaming operation consisting of the operation of 15 or fewer slot machines, and no other
gaming devices, when the machines are operated as incidental to the business of the primary
or principal commercial or lodging use. A restricted gaming operation is authorized to operate
by the Nevada Gaming Commission under the terms of a restricted license, as defined by NRS
463.0189.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2370. Garage, Private.
A space intended for or used by the private automobile of families resident upon the lot.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord.
No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

A building for the repair or storage or hire of motor vehicles.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord.
No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

A sale of personal property from a residence or residential property within a residential zoning
district which has been owned or used previously by an individual or resident residing on the
premises where the sale is conducted. A yard, patio, or tag sale shall be included within the
definition of "garage sale."
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord.
No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2400. Gateway.
A significant threshold entrance to the city, or the city's downtown area or urban core.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord.
No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2410. Gathering Space.
A gathering space is an area set aside for the leisure and recreational use of the residents and
visitors of a multi-family development.
(Ord. No. 5478, § 1, 6-16-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2420. General Personal Service.
A facility for the sale or provision of personal services, but not including personal service uses
otherwise listed or specifically defined in this chapter or title. Typical personal services include,
but are not limited to, shoe repair, tailor, instructional arts studio, photography studio, custom
and craft work studio, safe deposit boxes, travel bureau, house cleaning services, weight
reduction centers, florists (excluding greenhouses), and other similar uses as determined by
the administrator.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord.
No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.2430. General Retail Store or Commercial Use, Other Than Listed.

A facility for the retail sale of general merchandise to the general public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel, equipment for hobbies or sports, gifts, flowers and household plants, dry goods, groceries and convenience and specialty foods, toys, furniture, books and stationery, hardware, used goods, and other similar uses as determined by the administrator. This use does not include retail or commercial uses specifically listed or defined elsewhere in this chapter or title.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2440. Glare.

The effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

(Ord. No. 6201, § 2, 9-14-11)


An office or facility that is operated by the federal, state, county or city, or other public entity.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2460. Grade (Adjacent Ground Elevation).

Lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet (1,524 mm) from the building, between the building and a line five feet (1,524 mm) from the building.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2470. Grading.

Rearrangement of the earth's surface by stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition, to create new contours or grades.

(Ord. No. 6201, § 2, 9-14-11)


The Greenfield Sphere Plan is a prior component of the City of Reno Master Plan which related to the Greenfield area.

(Ord. No. 5474, § 1, 7-16-03; Ord. No. 6201, § 2, 9-14-11)


A community-based dwelling use providing food and shelter, personal guidance, care, rehabilitation services, or supervision. Group homes shall have a maximum of six clients plus two staff
residing in a house, except where federal and/or state law requires otherwise. Group homes serving persons with disabilities may have a maximum of ten clients with house parents or guardians and shall be licensed by the city, county, or state. 
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.2500. Guest Quarters or Guest Houses.**

An accessory use consisting of one or more rooms contained within a detached accessory building located on the same parcel as a single-family detached dwelling (e.g., a casita), intended for guest occupancies only and not leased or rented for commercial gain. Guest quarters or guest houses are not "accessory dwelling units" because guest quarters and guest houses do not contain separate and independent cooking (kitchen) facilities and, therefore, are not "dwelling units" as defined in this Chapter. 
(Ord. No. 5924, § 7, 5-9-07; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.2510. Gun Range (Indoor).**

A facility for the sport of shooting at targets to test accuracy in rifle, pistol or other firing device, or for the practice of archery, owned or operated by a corporation, association, or individuals. 
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.2520. Half-block.**

One side of a block that is divided by an alley. 
(Ord. No. 5478, § 1, 6-16-03; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.2530. Hardscape.**

Decorative materials included within a landscape area such as large boulders, public art, decorative walkways, turf blocks, and plazas, excluding public sidewalks. 
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.2540. Hazardous Substances and Hazardous Wastes.**

Hazardous Substances and Hazardous Wastes are defined in NRS 459.428-458 as follows:

1. Hazardous substances include, without limitation, hazardous material, a regulated substance, a pollutant and a contaminant (NRS 459.429).

2. Hazardous wastes include (NRS 459.430):
   Any waste or combination of wastes, including solids, semi-solids, liquids or contained gases, which:
   1. Because of its quantity or concentration or its physical, chemical or infectious characteristics may:
      • Cause or significantly contribute to an increase in mortality or serious irreversible or incapacitating illness; or
• Pose a substantial hazard or potential hazard to human health, public safety or the environment when it is given improper treatment, storage, transportation, disposal or other management.

2. Is identified as hazardous by the Nevada Department of Conservation and Natural Resources as a result of studies undertaken for the purpose of identifying hazardous wastes. The term includes, among other wastes, toxins, corrosives, flammable materials, irritants, strong sensitizers and materials which generate pressure by decomposition, heat or otherwise.

3. Waste brought into the state which is designated as hazardous waste in the state of its origin.

Hazardous waste does not include ancillary waste produced as a by-product of a retail or commercial use such as photo finishing or biohazardous waste.

Section 18.24.203.2550. Highly Hazardous Substances and Explosives.

Highly Hazardous substances and explosives as defined in NRS 459.3816, include, but are not limited to:

1. Gunpowder, powders used for blasting, all forms of high explosives, blasting materials, fuses other than electric circuit breakers, detonators and other detonating agents, smokeless powders, other explosive or incendiary devices and any chemical compound, mechanical mixture or device that contains any oxidizing or combustible units which could cause an explosion.

Explosives do not include: Ammunition for small arms or their components, black powder commercially manufactured in quantities that do not exceed 50 pounds and explosives manufactured under the regulations of the U.S. Military.

Section 18.24.203.2560. Hear.

To conduct a hearing.

Section 18.24.203.2570. Hearing.

A range of proceedings, open to and inclusive of the public, in which issues of fact or law are reviewed.
Section 18.24.203.2580. Heavy Machinery and Equipment (Rental, Sales and Service).

A facility for the display, sale, and rental of tools, heavy machinery, dump trucks or commercial and heavy equipment such as those used in building construction, farming, restaurant or manufacturing.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2590. Helipad.

A facility for the landing and taking off of helicopters. No accessory gas sales, maintenance or other services are permitted as a part of this use.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2595. Highest Adjacent Grade (for Floodplain Management Purposes).

The highest natural elevation of ground surface prior to construction next to the proposed walls of a structure.

(Ord. No. 6296, § 1, 6-5-13)

Section 18.24.203.2600. High Water Mark.

The line which delimits the river bed from its bands; the point to which the water rises at its average or mean highest annual stage.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


A highway means a highway as defined in NRS 484.065.

(Ord. No. 5295, § 1, 1-22-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2620. Hillside Development.

A development that has an average slope, as calculated in Article XVI (Hillside Development) of Chapter 18.12, equal to or greater than ten percent or slopes that exceed 15 percent on 25 percent or more of the site.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2630. Hip Roof.

A roof without gables.

(Ord. No. 5895, § 3, 12-4-06; Ord. No. 6201, § 2, 9-14-11)

Any structure that is:

(1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

(4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

(Ord. No. 6296, § 1, 6-5-13)

Section 18.24.203.2640. Holiday Decoration.

See definition of term under the general definition of "Sign."

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2650. Home Occupation.

An accessory to a primary residential use; a business establishment conducted within a home by the home's occupants, typically a small office or day care provider.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2660. Hospice.

A dwelling used as a residence for the terminally ill.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2670. Hospital, Acute and Overnight Care.

A building used for accommodation of sick, injured or infirm persons, including, sanitarium, convalescent and rest homes. An institution, designed within an integrated campus setting for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
[THIS PAGE INTENTIONALLY LEFT BLANK]
Section 18.24.203.2680. Hotel, with or without Gaming.

A building occupied or intended to be occupied for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere. Hotels have an interior hall and lobby with access to each room from the interior hall or lobby.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2690. Hotel-Condominium.

A hotel-condominium is an establishment meeting the criteria for a "Hotel" as set forth in this Title, but subdivided into individual rooms or suites for separate ownership. Hotel-condominium is a commercial condominium development for which the units are primarily used to derive commercial income from, or provide service to the public, and may not be used as a dwelling by an Owner for 28 days or more within any 12-month period. Hotel-condominium are subject to transient lodging standards and requirements. When hotel-condominiums are not occupied by the owner, owners shall make them available for transient rental lodging use through a hotel rental management program or otherwise.

(Ord. No. 5750, § 1, 9-28-05; Ord. No. 5804, § 1, 2-22-06; Ord. No. 6201, § 2, 9-14-11)


A facility in which household items, such as toasters, irons, tools and vacuums are repaired or assembled and where all such items are stored within a building or an inside storage area.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


1. Affordable Rental Units. Rent and utilities have to be no greater than 30 percent of gross income of a household at or less than 60 percent of median income on a sliding scale according to household size. The rental units must be rented to households earning no more than 60 percent of median income.

2. Affordable Homeownership Units. The sales price cannot exceed two and one-half times annual median income of households that are at or below 80 percent of median income. The units must be sold to households at or below 80 percent of median income.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2720. Improvement Agreement.

An agreement executed between the city and the owner/developer of land to be subdivided or developed where improvements are to be installed, modified or removed.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.2730. Improvement Plans of Record.

The plans accepted by the city as the official plans of the subdivision or development which are placed on file with the city.
(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2740. Indirect Illumination.

Illumination which is cast on a sign from a source outside the sign with the source of the light shielded from direct view.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2750. Indoor Manufacturing, Processing, Assembly or Fabrication.

A manufacturing processing or assembly facility in which all activities and storage of materials occurs indoors. This use may include accessory retail sales as defined in this section.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5938, § 3, 6-27-07; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2760. Indoor Manufacturing, Processing, Assembly or Fabrication, Light.

The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing and custom manufacturing. This use may include accessory retail sales as defined in this section.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5938, § 3, 6-27-07; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2770. Industrial District or Industrial Zoning District.

Any of the following base zoning districts: I, IC, or IB, and any portion of a PUD or SPD District where the primary use is industrial.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2780. Infill.

Site development or redevelopment where a majority of property within 600 feet has been developed.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.2790. Internal Illumination.
Illumination produced by a light source contained within a sign and not directly visible from outside.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

A structure not exceeding six feet in any horizontal dimension or 12 feet in vertical dimension which is used to provide surfaces for the posting of notices.
(Ord. No. 6201, § 2, 9-14-11)

Any room or part of a room designed, built, used or intended to be used for food preparation and dishwashing but not including a bar area or similar room that is utilized primarily for the preparation of beverages and not for food preparation or storage. The presence of a range, oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5924, § 7, 5-9-07; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2820. Laboratory.
A facility for conducting medical or scientific research, investigation, testing, or experimentation; but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. This definition also includes labs for the manufacture of dentures and prosthesis.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2830. Land Use Guide.
The element of the City of Reno's Master Plan as identified and adopted by the city council.
(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2840. Landfill.
A lot or premises used for the disposal of garbage, trash, refuse or waste material, but not including sewage, which is officially sanctioned by proper authorities of the jurisdiction in which it is located.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.2850. Landing or Landing Place.

An unenclosed and level part of an exterior staircase, outdoor deck or porch, or similar exterior structure attached to a principal building and from which direct entry into the building is possible.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2860. Landscape Area.

An area comprised of any combination of living plants, inorganic material such as rocks or stones, and architectural features including but not limited to fountains, pools, art works, screen walls, fences, street furniture and ornamental concrete or stonework.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2870. Landscape Material.

Living material including, but not limited to, grass, ground covers, shrubs, vines, hedges or trees; and non-living materials including, but not limited to, rocks, gravel, sand, tile, bricks, wood, textured hard surfaces and water features.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2880. Landscaping.

Preserving the existing trees, shrubs, grass, and decorative materials such as fences or walls on a lot, tract, or parcel of land, or the rearranging or modifying thereof by planting or installing more or different trees, shrubs, grass, or decorative materials.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2890. Large Retail Establishment.

A "large retail establishment" means a "general retail store or commercial use other than listed", as defined in this Section, including grocery stores and "super-center" retail establishments housed in a structure that contains fifty thousand (50,000) square feet or more of ground-floor gross floor area and the associated site upon which the large retail establishment is developed inclusive of all other structures and improvements.

1. In calculating the total ground-floor gross floor area of the large retail establishment structure, all ground-floor roofed area - including areas occupied by permanent outdoor display and sales areas, such as a garden center - is included.

2. When a large retail establishment includes general personal services or vehicle repair or service uses in the same structure (e.g., an optical store or photography studio combined with general retail, or an automobile tire service area combined with general merchandise sales), the gross floor area of the personal service or vehicle repair/service use is included in calculating the total gross floor area.

3. For purposes of this definition, a combination of two or more general retail store or commercial uses in separate buildings will be considered a single "large retail establishment" if the separate uses share a controlling ownership interest, management, check stand, or storage area.

(Ord. No. 5895, § 3, 12-4-06; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.2900. Laundry Drop-off or Pick-up.

A store where laundry may be dropped off and picked up. Cleaning facilities are not located on site: laundry is taken to a commercial cleaners to be laundered, then returned for pick-up.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2910. Laundry, Self Service.

A facility that provides washing machines for use by customers.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2920. Ldn, Day-Night Average Sound Level.

The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2930. Level of Service (LOS).

A qualitative measure describing operational conditions, from "A" (best) to "F" (worst), within a traffic stream or at intersections, which is quantified for street segments by determination of a volume to capacity ratio (V/C), which is a measurement of the amount of capacity of a street which is being utilized by traffic, and which is quantified for signalized intersections in terms of either vehicle delay or total critical hourly volumes.

The V/C for LOS "A" through "F" for street segments are:

<table>
<thead>
<tr>
<th>LEVEL OF SERVICE</th>
<th>MAXIMUM VOLUME/CAPACITY RATIO</th>
<th>HOURLY VEHICLES/LANE MILE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>MAJOR ARTERIAL</td>
<td>MINOR ARTERIAL</td>
</tr>
<tr>
<td>LOS &quot;A&quot;</td>
<td>0.60</td>
<td>435</td>
</tr>
<tr>
<td>LOS &quot;B&quot;</td>
<td>0.70</td>
<td>507</td>
</tr>
<tr>
<td>LOS &quot;C&quot;</td>
<td>0.80</td>
<td>580</td>
</tr>
<tr>
<td>LOS &quot;D&quot;</td>
<td>0.90</td>
<td>653</td>
</tr>
<tr>
<td>LOS &quot;E&quot;</td>
<td>1.00</td>
<td>725</td>
</tr>
</tbody>
</table>

Intersection level of service may be measured either in terms of vehicle delay or in terms of total critical turning movements, as follows:

<table>
<thead>
<tr>
<th>LEVEL OF SERVICE</th>
<th>DELAY (SECONDS)</th>
<th>MAXIMUM CRITICAL VOLUME</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOS &quot;A&quot;</td>
<td>&lt;10</td>
<td>900</td>
</tr>
<tr>
<td>LOS &quot;B&quot;</td>
<td>&gt;10 - &lt;20</td>
<td>1,050</td>
</tr>
<tr>
<td>LOS &quot;C&quot;</td>
<td>&gt;20 - &lt;35</td>
<td>1,200</td>
</tr>
</tbody>
</table>
LEVEL OF SERVICE FOR INTERSECTIONS

| LEVEL OF | DELAY | MAXIMUM CRITICAL VOLUME |
| SERVICE  | (SECONDS) |                      |
| "D"  | >35 - <55 | 1,350                |
| "E"  | >55 - <80 | 1,500                |

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2940. Library, Art Gallery or Museum.

A facility or area for the acquisition, preservation, study, and exhibition of works of artistic, historic or literary or scientific value.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2950. Light or Lighting Fixture.

A complete outdoor lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2960. Limited Flooding Area.

The area between the limits of the base flood (100-year flood) and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. This area is designated as "shaded X" on the flood insurance rate map (FIRM).

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2970. Living Area.

The portion of a single-family dwelling that is habitable.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2980. Loading Space.

An off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while handling merchandise or materials.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.2990. Long Term Residential.

A multi-dwelling unit for extended stay lodging, similar to a hotel or motel. This definition shall not include other dwelling units as defined by this chapter.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.3000. Lot or Parcel.

Any unit or contiguous units of land in the possession of or recorded as the property of one person. A distinct part of land divided with the intent to transfer ownership or for building purposes and which abuts upon a means of access.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3010. Lot, Corner.

A lot that abuts two or more streets that intersect at one or more corners of the lot.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3020. Lot, Front Line.

The narrowest lot dimension fronting on a street.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3030. Lot, Through.

A lot abutting two non-intersecting streets, as distinguished from a corner lot. Also referred to as a "double-frontage lot."

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3040. Lot Depth.

The distance between the front and rear lot lines measured in the mean direction of the side lines.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3050. Lot Width.

The distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear line.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3060. Lowest Floor.

For purposes of regulation of flood hazard areas, the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this chapter.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.3070. Low Impact Development (LID).

The principles and techniques used in designing sites (starting from site layout, and grading and compaction phases of construction) that disturb only the smallest area necessary, minimize soil compaction and imperviousness, preserve natural drainages, vegetation, and buffer zones, and utilize on-site storm water treatment techniques. LID sites reduce and compensate for development's impact(s) on hydrology and water quality.

(Ord. No. 6088, § 6, 2-11-09; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3080. Maintain.

For purposes of this title's sign regulations, maintain means to keep in a state of repair provided there is no increase in the movement of any visible portion of the off-premises advertising display nor any increase in the illumination emitted by the off-premises advertising display or any other characteristic beyond that allowed by the permit or law under which it exists.

(Ord. No. 5295, § 1, 1-22-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3090. Maintenance, Repair or Renovation Business.

A facility for contracting services such as building repair, renovation and maintenance, the installation of plumbing, electrical, air conditioning and heating equipment, and janitorial services.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


See definition of the term "drainageway, major" above.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3110. Major Utilities.

Electric lines 60 kv or greater and facilities, natural gas lines greater than 100 psi, water lines greater than 30 inches in diameter and greater than five miles in length, and geothermal lines and facilities.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3120. Manufactured Home or Housing (General).

A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing the label certifying that it is built in compliance with the Federal Manufactured Housing and Construction and Safety Standards in effect on the date of manufacture. A manufactured home is further defined by NRS 489.113.

Whenever this title refers to mobile homes, manufactured homes that are not single-family dwellings, as defined in this chapter, shall be considered as having the same restrictions and privileges.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5729, § 11, 9-14-05; Ord. No. 5762, § 3, 11-16-05; Ord. No. 6201, § 2, 9-14-11)

For purposes of floodplain management only, a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term “manufactured home” also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term “manufactured home” does not include park trailers, travel trailers, and other similar vehicles.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3140. Manufactured Home Park or Subdivision.

A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3141. Marijuana Cultivation Facility.

Marijuana cultivation facility shall be defined as defined in NRS 453d.030(9).

(Ord. No. 6468, § 3, 6-6-18)

Section 18.24.203.3142. Marijuana Establishment.

Marijuana Establishment shall be defined as defined in NRS 453D.030(11).

(Ord. No. 6468, § 3, 6-6-18)

Section 18.24.203.3143. Marijuana Lounge.

Marijuana Lounge - A facility for smoking marijuana outside of the privacy of a residence.

(Ord. No. 6468, § 3, 6-6-18)


Marijuana Product Manufacturing Facility shall be defined as defined in NRS 453D.030(12).

(Ord. No. 6468, § 3, 6-6-18)

Section 18.24.203.3145. Marijuana Store, Retail.

Retail Marijuana Store shall be defined as defined in NRS 453D.030(18).

(Ord. No. 6468, § 3, 6-6-18)


Marijuana Testing Facility shall be defined as defined in NRS 453D.030(15).

(Ord. No. 6468, § 3, 6-6-18)
Section 18.24.203.3150. Massage Therapy.

A professional occupation that, for the purposes of this chapter, when licensed and operated in accordance with Reno Municipal Code, Chapter 4 (Massage Establishments), shall be deemed to meet the criteria for a professional office use.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3160. Master Plan.

A comprehensive, long-term general plan for the physical development of the city in accordance with NRS 278.150 et seq. The form of the master plan is defined by NRS 278.200.

(Ord. No. 5501, § 8, 9-24-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3170. Maximum Extent Possible.

No feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken. Economic considerations may be taken into account but shall not be the overriding factor in determining "maximum extent possible."

(Ord. No. 5502, § 1, 9-24-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3180. Mean Sea Level.

For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community’s flood insurance rate map are referenced.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3190. Mechanical Stabilization.

The application or use of structural measures such as rock rip-rap, gabions, turfstone or an approved equal, to provide sufficient soil cover to prevent soil movement by action of wind or water. Stabilization may include incorporation of vegetative measures if approved, so that in combination the structural and vegetative measures will provide an appropriate level of protection. The determination of whether the proposed methods are appropriate will be made by the administrator.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 5192, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3200. Medical Facility, Day Use Only.

An outpatient medical facility which is used only during the day, and which does not provide overnight care. This includes surgery centers, outpatient care facilities, urgent care, etc. that are typically stand alone medical facilities that include medical care beyond routine consultation and may be in connection with surgery.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6295, § 3, 6-5-13)
Section 18.24.203.3202. Medical Marijuana Cultivation Facility.

A business that is registered with the Division of Public and Behavior Health of the Department of Health and Human Services of the State of Nevada pursuant to NRS 453A.322 that acquires, possesses, cultivates, delivers, transfers, transports, supplies or sells marijuana and related supplies to (a) medical marijuana dispensaries; (b) facilities for the production of edible marijuana products or marijuana-infused products; or (c) other cultivation facilities. Notwithstanding any future revisions in the Nevada Constitution or Nevada Revised Statutes, which authorize recreational use of marijuana, the provisions contained herein authorizing medical marijuana establishments within the City of Reno do not automatically apply to the recreational use of marijuana without additional action by the City Council.

(Ord. No. 6335, § 5, 6-25-14)

Section 18.24.203.3204. Medical Marijuana Dispensary.

A business that is registered with the Division of Public and Behavioral Health of the Department of Health and Human Services of the State of Nevada pursuant to NRS 453A.322 and acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials to the holder of a valid registry identification card as defined in NRS 453A140. Notwithstanding any future revisions in the Nevada Constitution or Nevada Revised Statutes, which authorize recreational use of marijuana, the provisions contained herein authorizing medical marijuana establishments within the City of Reno do not automatically apply to the recreational use of marijuana without additional action by the City Council.

(Ord. No. 6335, § 5, 6-25-14)

Section 18.24.203.3205. Medical Marijuana Establishment.

(1) An independent testing laboratory;

(2) A cultivation facility;

(3) A facility for the production of edible marijuana products or marijuana-infused products, defined herein as a medical marijuana production facility;

(4) A medical marijuana dispensary; or

(5) A business that has registered with the Division of Public and Behavior Health of the Department of Health and Human Services of the State of Nevada pursuant to NRS 453A.322 and paid the requisite fees to act as more than one of the types of businesses listed in this section.

(Ord. No. 6335, § 5, 6-25-14)

Section 18.24.203.3206. Medical Marijuana Independent Testing Laboratory.

A business that is registered with, and certified by, the Division of Public and Behavioral Health of the Department of Health and Human Services of the State of Nevada pursuant to NRS 453A.322 that tests marijuana, edible marijuana products and marijuana-infused products that are to be sold within Nevada. Notwithstanding any future revisions in the Nevada Constitution or Nevada Revised Statutes, which authorize recreational use of marijuana, the provisions
contained herein authorizing medical marijuana establishments within the City of Reno do not automatically apply to the recreational use of marijuana without additional action by the City Council.

(Ord. No. 6335, § 5, 6-25-14)

**Section 18.24.203.3208. Medical Marijuana Production Facility.**

A business that is registered with the Division of Public and Behavior Health of the Department of Health and Human Services of the State of Nevada pursuant to NRS 453A.322 that acquires, possesses, manufactures, delivers, transfers, transports, supplies or sells edible marijuana products or marijuana-infused products to medical marijuana dispensaries. Notwithstanding any future revisions in the Nevada Constitution or Nevada Revised Statutes, which authorize recreational use of marijuana, the provisions contained herein authorizing medical marijuana establishments within the City of Reno do not automatically apply to the recreational use of marijuana without additional action by the City Council.

(Ord. No. 6335, § 5, 6-25-14)

**Section 18.24.203.3210. Merchandising Poster.**

See definition of term under the general definition of "sign" below.

(Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.3220. Mining, Sand and Gravel Excavation.**

An area where sand, gravel, other rocks and minerals are removed from the ground.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5729, § 11, 9-14-05; Ord. No. 5762, § 3, 11-16-05; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.3230. Mini-warehouse.**

Personal storage units; personal storage. Refers to personal effects and household goods within an enclosed storage area having individual access, but excludes workshops, hobby shops, manufacturing or commercial activity.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.3240. Mitigation.**

The following actions, prioritized in order of preference:

1. **Avoiding Impacts.** Avoiding an impact by not taking a certain action or parts of an action; or
2. **Minimizing Impacts.** Limiting the degree or magnitude of the action or its implementation, or by changing its location; or
3. **Rectifying Impacts.** Repairing, rehabilitating, or restoring the impact area, facility or service; or
4. **Reducing or Eliminating Impacts.** Reducing or eliminating the impact over time by preservation and maintenance operations; and
5. **Compensating For Impacts.** Compensating for the impact by replacing or providing equivalent biological, social, environmental and physical conditions, or a combination thereof.

(Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.3250. Mixed Use Development.**

The development of a tract of land or building or structure with two or more different principal uses, such as, but not limited to, residential, office, manufacturing, retail, public or entertainment, in a compact urban form. In a mixed use development, the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of vehicular and pedestrian access and parking areas.

(Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.3260. Mixed Use District or Mixed Use Zoning District.**

Any of the following base zoning districts: MU, and any portion of a PUD or SPD District where the primary use is mixed use development.

(Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.3270. Mobile Home (General).**

1. A structure, intended for use as a dwelling, eight feet or greater in width and 28 feet or greater in length, designed to be movable but not self-motive.

2. A structure which is:
   - Built on a permanent chassis;
   - Designed to be used with or without a permanent foundation as a dwelling when connected to utilities; and
   - Transportable in one or more sections.

The term includes the design of the body and frame and the plumbing, heating, air-conditioning and electrical systems of the mobile home. "Mobile home" does not include a travel trailer, commercial coach, manufactured home or any structure built in compliance with the requirements of NRS Chapter 461.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.3280. Mobile Home (for Floodplain Management Purposes).**

For purposes of floodplain management, a structure that is transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers, or manufactured unit housing on permanent slab foundations.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.3290. Mobile Home Lot.

A portion of land within a mobile home subdivision used or intended to be used for parking of one mobile home, including required yards and parking area, attached or detached accessory building, and open space.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3300. Mobile Home Park.

A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semipermanent basis, including accessory buildings, or uses customarily incidental thereto.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02); (Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3310. Mobile Home Space.

A portion of land within a mobile home park used or intended to be used for the parking of one mobile home, including required yards and parking area, attached or detached accessory buildings, and open space.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3320. Mobile Home Subdivision.

A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3330. Model.

See Truckee River Flood Project Mitigation Model(s).

(Ord. No. 6164, § 1, 10-13-10; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3340. Model Home.

A single-family dwelling, which is open to the general public for viewing within specified times on a regular basis and which was constructed for the purpose of encouraging the sale of similar homes within the same development. A model home is a type of temporary real estate sales office during the buildout of the community.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3350. Motel.

A building occupied or intended to be occupied, for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with access to each
room or unit from an outside porch or landing (whether or not the outside porch or landing is enclosed with screen, glass, plastic or similar material) and with accessible parking spaces on the premises, or adjacent premises under the same ownership, for each unit, as provided for in this chapter.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


A portable, temporary dwelling used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11)


A storm water discharge permit issued by NDEP in compliance with the federal Clean Water Act and its amendments.

(Ord. No. 5466, § 1, 6-25-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3380. Natural Watercourse.

A natural creek, stream, or river, whether seasonal, intermittent, or perpetually flowing.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3390. NDOT.

Nevada Department of Transportation.

(Ord. No. 6201, § 2, 9-14-11)


A site not exceeding 25 acres designed to serve the recreational and outdoor needs of natural persons, families and small groups.

(Ord. No. 2820, § 1 (16.09.020), 3-24-80; Ord. No. 3692, § 1, 6-27-88; Ord. No. 6201, § 2, 9-14-11)


A neighborhood plan is a plan regarding land use designations and community development specific to a designed location within the city and has been adopted by the city as a part of the City of Reno Master Plan.

(Ord. No. 5431, § 2, 2-25-03; Ord. No. 6201, § 2, 9-14-11)

For purposes of floodplain management, structures for which the "start of construction" commenced on or after the effective date of Ordinance No. 3529.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)


An establishment operated as a place of entertainment, characterized by any or all of the following as a principal use:

1. Live, recorded or televised entertainment, including but not limited to performance by magicians, musicians or comedians.

2. Dancing.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3440. No Adverse Impact.

As determined by the application and output of the Truckee River Flood Project Mitigation Model(s), Water Surface Elevation in the critical flood Zone 1 within the 1997 water surface elevation as determined by the Elevation Maps is not to be raised.

(Ord. No. 6164, § 1, 10-13-10; Ord. No. 6201, § 2, 9-14-11)


Lines drawn about a noise source indicating constant levels of noise exposure. Ldn contours are frequently utilized to describe community exposure to noise.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of this title, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements.

(Ord. No. 6201, § 2, 9-14-11)


See the specific definition of the term "sign, nonconforming" under the general definition of "sign" below.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3480. Nonconforming Site Improvement.

A legally established building or other improvement of land, except related to signs, that does not comply with current requirements of Title 18.

(Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.3490. Nonconforming Use.
A use or activity which was lawful prior to the adoption, revision, or amendment to this title, but which fails, by reason of such adoption, revision, or amendment, to conform to the present requirements of the zone district in which such use is located.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3500. Nonconformity.
Generally, a nonconforming use, sign, lot, or site improvement.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3510. Nonresidential Development or Use.
Any specific types of uses included within the following use categories, as shown in the Summary Land Use Tables in Section 18.08.501 of this title:
2. Recreation, Entertainment, and Amusement.
3. Lodging.
4. Institutional, Public, and Community Service.
5. Industrial, Manufacturing, Wholesale, Distribution, and Transportation.
6. Other.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3520. Nonresidential District or Nonresidential Zoning District.
Any of the following base zoning districts: OS, PO, GO, PF, NC, CC, AC, CB, HC, HCD, I, IC, or IB, and any portion of a PUD or SPD District where the primary use is nonresidential.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3530. Non-Site Related Improvements.
Capital improvements and right-of-way dedications for street improvements to the arterial streets and collector streets identified in the Regional CIP that are not site related improvements.
(Ord. No. 6201, § 2, 9-14-11)

See Title 1 of the Reno Municipal Code.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3550. Nursing Home/Assisted Living.
Residences that primarily serve the elderly or disabled that provide rooms or apartments, meals and may provide personal care and supervision of self-administered medication.
Intended to be used to house and provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need medical, surgical or other specialized treatment normally provided by a hospital or special care facility. They may provide other services, such as recreational activities, financial services and transportation.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3560. Office.

A category of land use characterized by buildings or portions of a building wherein services are performed involving administrative, professional, or clerical operations. "Office" includes contractors and others who perform services off-site only if major equipment and materials are not stored at the site and fabrication or similar work is not carried out on the site.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3570. Office, other than listed.

An office facility other than specifically listed or defined elsewhere in this chapter or title. This includes medical offices that are typical of routine office visits including physicians, dentist, chiropractors, psychiatrists, and related medical disciplines, etc as distinguished from medical facilities and outpatient surgery centers.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6295, § 3, 6-5-13)

Section 18.24.203.3580. Open Space.

An area set aside and platted separately for the use of the general public or residents of a subdivision. Open space may be owned by a government entity or under common ownership.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3590. Open Space, Useable.

On-site land area, contained within lot lines or within common open space, which is absent of any building or structure. Usable open space could contain, but is not limited to the following: private yards, walkways, trellises, swings, arbors, swimming pools, tennis courts, and landscaping. Surface parking areas or driveways are not usable open space.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3600. Outcall.

A business which for a fee sends or refers an entertainer to an entertainment location in response to a request to entertain a patron at the entertainment location.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3610. Outdoor Dining.

The use of public sidewalks and public rights-of-way for the consumption of food and beverages. Also referred to in this title as "sidewalk café."

(Ord. No. 4546, § 1, 8-8-95; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.3620. Outdoor Manufacturing, Processing, Assembly or Fabrication.

A manufacturing, processing or assembly facility in which activities and storage of materials occurs outdoors.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3630. Outdoor Storage.

Property used for the long term (more than 72 hours) retention of materials, machinery and/or equipment; regardless of whether materials, machinery or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. New or used motor vehicle sales and rental display and parking shall not be defined as outside storage as long as the vehicles are operable.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3640. Overlay Zoning District.

An overlay district, whether general or a planning area, is a zone which is superimposed on a base zone, thus establishing additional regulations which restrict, prohibit, or add to the base zoning regulations set forth in Chapter 18.08. If conflicts exist between base zoning districts and overlay zoning districts, provisions of zoning overlay districts shall apply.

(Ord. No. 5431, § 2, 2-25-03; Ord. No. 5473, § 1, 7-16-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3650. Owner.

The person, partnership, firm, corporation, or association having sufficient proprietary interest in the land sought to be subdivided or developed to commence and maintain proceedings to subdivide or develop the same under this title. The holder of an option or contract of purchase, a lessee having a remaining term of not less than 30 years, or another person having an enforceable proprietary interest in the land is an "owner" for the purposes of this title.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3660. Pad Site.

Typically used in the context of retail shopping center development, a building or building site that is physically separate from the principal or primary building and reserved for freestanding commercial uses, each such use containing no more than 25,000 square feet of gross floor area. Typical pad site uses include, but are not limited to, freestanding restaurants, banks, and auto services.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3670. Parapet.

The portion of a wall that extends above the roofline.

(Ord. No. 5895, § 3, 12-4-06; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.3680. Parcel Map.
A map filed pursuant to NRS 278.461 to 278.469, inclusive, and City Code, which creates four or fewer lots, parcels, sites, units, plots or interest, but not including streets offered for dedication.
(Ord. No. 3075, § 2, 4-11-83; Ord. No. 3122, § 1, 9-12-83; Ord. No. 3361, § 1, 2-10-86; Ord. No. 5193, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3690. Park or Recreation Area, Active.
A park, playground, golf course or athletic field that has scheduled athletic events and draws large numbers of people from throughout the city to the events. Usually has lights and designated playing fields or other structured areas.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5762, § 3, 11-18-05; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3700. Park or Recreation Area, Passive.
A park, playground, swimming pool, or reservoir that primarily serves residents living within walking distance of the facility and does not have scheduled events or fields.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5762, § 3, 11-18-05; Ord. No. 6201, § 2, 9-14-11)

A surface or structured facility for parking that is ancillary or accessory to a primary use. A parking lot does not include areas used for display or storage of vehicles that are owned by a licensed business on the site.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3720. Parking Lot, Open.
A facility for parking that is not associated with a building on the same lot, or is operated as a business enterprise by charging the public a fee and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3730. Parking Space.
See parking diagram in Figure 18.12-24, Section 18.12.1104.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3740. Parkway.
The strip of land, regardless of whether currently paved, surfaced, or landscaped, and situated between the back of the curb and the sidewalk. In the absence of a curb, the curbline of a street shall be deemed to be the edge of the parkway.
(Ord. No. 5408, § 1, 12-10-02; Ord. No. 5408, § 2, 12-10-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.3750. Pawn Shop.
A facility (other than a bank, saving and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3760. Pedestrian Walkway.
A surfaced walkway, separate from the traveled portion of a public or private right-of-way or parking lot/driving aisle, intended for pedestrian or bicyclist use.
(Ord. No. 5895, § 3, 12-4-06; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3770. Pennant.
See definition of term under the general definition of "Sign."
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3780. Person.
Any governmental entity, individual, firm, association, club, organization, corporation, partnership, business trust, company or other entity which is recognized by law as the subject of rights or duties.
(Ord. No. 5466, § 1, 6-25-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3790. Pet Store.
A commercial establishment that sells pets and pet supplies.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3800. Pickup Coach.
A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation.
(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3810. Plan.
For purposes of development of a planned unit development ("PUD"), a "plan" is the provisions for development, including a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, private streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the plan" means the written and graphic materials referred to in this section.
(Ord. No. 5431, § 2, 2-25-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3820. Planned Unit Development.
An area of land controlled by a landowner, which is to be developed as a single entity for one or more planned unit residential developments, one or more public, quasi-public, commercial or
industrial areas, or both. The plan for a planned unit development does not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established in any one zoning district under this title.
(Ord. No. 5431, § 2, 2-25-03; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.3830. Planning Act.**

NRS Ch. 278 as same is or may hereafter be amended.
(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.3840. Planning Commission.**

The City of Reno planning commission.
(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.3850. Plant Nursery/Garden Supply.**

A facility for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.3860. PM Peak Hour.**

The highest traffic volumes during four consecutive 15 minute periods usually between the hours of 4:00 PM and 6:00 PM.
(Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.3870. Pollutant.**

Dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials (except those regulated under the Atomic Energy Act of 1954, as amended (42 USC 2011 et seq.), heat, wrecked or discarded equipment, rock, sand, cellar dirt, sediment and industrial and municipal waste discharge into water.
(Ord. No. 5466, § 1, 6-25-03; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.3880. Pool or Billiard Parlor.**

A facility for the playing of billiards and pool. Food service may be allowed as an ancillary use.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

**Section 18.24.203.3890. Portico.**

A porch or walkway with a roof supported by columns, often leading to the entrance to a building.
(Ord. No. 5895, § 3, 12-4-06; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.3900. Post Office.
A facility operated by the U.S. Postal Service.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3910. Poultry and Hog Farm.
Land area devoted to raising, breeding, or producing poultry or hogs.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3920. Premise.
A parcel of real property, including improvements.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3930. Predominant Use.
The main or primary purpose for which a tract of land or structure is designed, arranged, or intended, or for which it may be occupied or maintained, under this Title 18. When more than one principal use permitted in a zoning district is established on the same tract of land or in the same structure, the "predominant use" shall be the one use that occupies the larger percentage of gross land or floor area. When a standard in this title requires the ground floor or pedestrian level of a building to be occupied by a specified "predominant use," the "predominant use" shall be the use that occupies the greater percentage of building frontage at the ground floor or pedestrian level.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3940. Primary or Principal Use.
The specific primary purpose for a property is used. The primary or principal use of a property may occur in one or more buildings. All other uses not a "primary use" are accessory uses of the property.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3950. Print.
Print means and includes a blueprint, white print, photostat, direct process print or other copy which reproduces the original drawing from which it is made.
(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3960. Printing and Publishing.
A commercial facility which reproduces a large quantity of copies of books and other printed material. Does not include a facility which provides custom copy and printing services.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.3970. Prison/Custodial Institution.

A place where persons convicted or accused of crimes are confined.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3980. Private Club, Lodge or Fraternal Organization.

1. Club. A facility of a private organization for the preparation and service of food and/or drink for members and their guests.

2. Lodge or fraternal organization. A facility for a special purpose organization for the sharing of sports, arts, literature, politics or other similar interests; but not primarily for profit or to render a service that is customarily carried on as a business.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.3990. Private Dorm.

A residential facility used for training purposes.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4000. Project.

For purposes of regulation of condominiums, the entire parcel of real property divided or to be divided into condominiums, including all structures thereon.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4010. Prospective Purchaser.

A tenant, subtenant or any person who visits the condominium project site for the purposes of inspection for possible purchase.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4020. Public Meal Provider/Homeless Services Provider.

Any use of land whether in a structure, tent or any enclosed or unenclosed private or public area, where for no charge or for only a token charge (provision of meals where the charge for the meal is less than the actual cost to provide the meal) meals are provided to the public for a period exceeding more than 24 days in any year. A building that is used or intended to be used to provide to homeless individuals temporary accommodations, shelter, meals or any combination thereof. For purposes of this chapter, a "homeless individual" includes an individual who lacks a fixed, regular residence.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.4030. Public Space.

The total qualifying area within a hotel with gaming or within a nonrestricted gaming operation which is accessible to the public, consisting of the area devoted to lobby, retail stores, restrooms, meeting and exhibitor rooms, restaurants, entertainment areas, indoor sports and recreation areas, and any other square footage determined to be qualifying public area.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4040. Public Transit or School Bus Shelter.

A shelter to provide cover for persons waiting to use public transit services, including school buses.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


A regulated enterprise with a franchise for providing to the public a utility service deemed necessary for the public health, safety, and welfare.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4060. Railroad Yard or Shop.

A facility or area for the maintenance, repair, or storage of rail vehicles, and associated with a working railroad.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4070. Ramadas.

Any roof, or shade structure, installed, erected or used above a mobile home, recreational vehicle, lot, space, or portion thereto.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4080. Recording Studio.

A building or portion of a building used as a place to record music and videos. This definition does not include broadcasting facilities.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


A vehicle towed, or self-propelled on its own chassis, or attached to the chassis of another vehicle and designed or used for recreational or sporting purposes. The term recreational vehicle includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor
coach homes, and converted trucks or buses. For purposes of administering RMC 18.12 Article XVII, Flood Hazard Areas, a "recreational vehicle" must also be 400 square feet or less when measured at the largest horizontal projection.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6296, § 1, 6-5-13)


A parcel or tract of land, having as its principal use the transient rental or occupancy of space for no more than 90 days by two or more recreational vehicles, including accessory buildings, structures, or uses customarily incidental thereto.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4110. Recreational Vehicle Space.

A portion of land within a recreational vehicle park used or intended to be used for the transient parking of one recreational vehicle, including permitted accessory uses and structures.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4120. Regional Centers.

Locales in the city where higher intensity land uses are concentrated as determined in the master plan.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4130. Regional Road Impact Fee.

A fee collected at the time of building permit issuance from traffic generating land developments. Fees are subsequently utilized to fund road capital improvements identified in the Regional Road Impact Fee CIP.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4140. Regional Road Impact Fee CIP.

The Regional CIP is the listing of road capital improvements necessary to maintain regional level of service standards relative to traffic volume increases associated with land development activity.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4150. Regional Road Impact Fee Network.

All major arterial streets and minor arterial streets, and collector streets that are within the Service Area, including proposed arterial streets and collector streets necessitated by projected future traffic generating land development activity as identified in the Regional Road Impact Fee CIP.

(Ord. No. 6201, § 2, 9-14-11)

For purposes of floodplain management, to bring the structure or other development into compliance with state or local floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting...
[THIS PAGE INTENTIONALLY LEFT BLANK]
the structure or other affected development from flood damages, implementing the enforce-
ment provisions of the ordinance or otherwise deterring future similar violations, or reducing
federal financial exposure with regard to the structure or other development.
(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418,
§ 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4170. Rental Multi-Unit Housing.
Apartments, of five units or more, and all other forms of housing excluding mobile homes and
single-family dwellings, rented or leased to tenants by landlords or property owners.
(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80; Ord. No. 6201, § 2,
9-14-11)

Section 18.24.203.4180. Rental Store with Outside Storage.
A store that rents items which are stored outside to the public.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord.
No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4190. Required Area.
Required area refers to the minimum size of lot or parcel of land as defined and required by city
code.
(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No.
5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4200. Residence, Two-family.
A single lot or parcel developed with either a duplex dwelling or with two single-family detached
dwellings.
(Ord. No. 5478, § 1, 6-16-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4210. Residential Condominium.
Any of the following:

1. Residential condominium means an estate in real property consisting of an undivided
interest in common in portions of a parcel of real property together with a separate
interest in space in a residential building unit where said unit shares a commonly
owned floor, ceiling or wall. A residential condominium may include in addition a
separate interest in other portions of such real property. Such estate may, with respect
to the duration of its enjoyment, be either:
   a. An estate of inheritance or perpetual estate;
   b. An estate for life; or
   c. An estate for years.

2. Community apartment means a project in which an undivided interest in the land is
coupled with the right of exclusive occupancy of any apartment located thereon.

3. Stock cooperative means a corporation which is formed or availed of primarily for the
purpose of holding title to, either in fee simple or for a term of years, improved real
property, if all or substantially all of the shareholders of such corporation receive a right of exclusive occupancy in a portion of the real property, title to which is held by the corporation, which right of occupancy is transferable only concurrently with the transfer of the share or shares of stock in the corporation held by the person having such right of occupancy.

4. Cooperative apartment means a multi-unit dwelling in which each resident has:
   a. An interest in the entity owning the building; and
   b. A lease entitling him to occupy a particular apartment within the building.

5. Townhouse means an estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in real property including the land beneath and air space above the real property held separately.

6. The definition of "residential condominium" does not include density subdivisions, cluster developments or planned unit developments: except that any units of a density subdivision, cluster development or planned unit development which share a commonly owned floor, ceiling or wall are within the definition of this subsection and shall comply with the provisions of this chapter.

7. As used in this chapter, "condominium" means "residential condominium".

8. The definition of "residential condominium" does not include duplex, triplex, four-plex or other apartment complex or housing of four units or less; provided, however, that a conversion made under the provisions of this exclusion is not made in such a fashion as to circumvent the intent and purpose of Article IV (Residential Condominiums) of Chapter 18.10 of this title.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4220. Residential Condominium Unit.

A unit together with the undivided interest in the common elements appertaining to that unit.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80; Ord. No. 6201, § 2, 9-14-11)


Definitions of the following terms and words relating to residential land uses can be found in this Section 18.24.203 in the appropriate alphabetical order:

   Apartment.
   Apartment house.
   Cluster Development.
   Condominium.
   Dwelling.
   Dwelling Unit.
   Dwelling, Accessory.
   Dwelling, Attached Accessory.
Dwelling, Detached Accessory.
Dwelling, Duplex.
Dwelling Unit, Efficiency.
Dwelling, Multi-Family.
Dwelling, Single-Family, Attached/Townhouse.
Dwelling, Single-Family, Detached.
Dwelling, Single-Family, Zero Lot Line.
Group Home.
Manufactured Home or Housing.
Mobile Home.
Rental Multi-Unit Housing.
Residence, Two-Family.
Residential Unit.
Residential Condominium.
Residential Condominium Unit.
Residential Dwelling Unit.

(Ord. No. 5924, § 7, 5-9-07; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4240. Residential Interface Area.

An area depicted on the development concept map within the Reno-Tahoe International Airport Regional Center Plan, a part of the Master Plan.

(Ord. No. 5473, § 1, 7-16-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4250. Residential Unit.

See definition of the term "dwelling unit" above.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4260. Residential Dwelling Unit.

See definition of the term "dwelling unit" above.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4270. Residentially Zoned District or Residential Zoning District.

Any area zoned LLR.5, LLR1, LLR2.5, SF15, SF9, SF6, SF4, MF14, MF21, MF30, HDMF, MH, or that portion of a PUD or SPD if residential is the primary use, or a residential time share.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.4280. Residentially Zoned Parcel or Property.
A lot or parcel contained in a residentially zoned district, as the term "residentially zoned district" is defined above.
(Ord. No. 5295, § 1, 1-22-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4290. Responsible Person.
Any owner, foreman, superintendent, project manager, or other person with operational control over site activities and day-to-day operational control over plan requirements and permit conditions at the site of any construction activity.
(Ord. No. 5466, § 1, 6-25-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4300. Restaurant.
A retail business licensed to serve food and beverages for on-premises consumption and which uses a kitchen on the premises for food preparation with a minimum floor area of 200 square feet. Includes cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza), and similar uses.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 4546, § 1, 8-8-95; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4310. Restaurant with Alcohol Services.
A restaurant where alcoholic beverage drinks are prepared for service at tables for consumption only in connection with a meal served on the premises. May include a lounge area where customers wait to be seated for a meal. Alcoholic beverages are not purchased directly from the bar or for off-premise consumption.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4320. Restaurant without Alcohol Services.
See definition of the term "restaurant" above.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4330. Retail.
Any sale other than a sale at wholesale.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4340. Retail Use or Retail Store.
See definition of the term "general retail store or commercial use" above.
(Ord. No. 6201, § 2, 9-14-11)

The elevated margin of land which confines the water when it rises out of the bed.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.4360. River Bed.

The depression between the banks worn by the regular and usual flow of the river.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


Any manmade structure abutting the river.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4380. Riverside.

That side of a riverfront development which is clearly visible from and parallel to the river.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4390. Road Capital Improvement.

Includes the transportation planning of, preliminary engineering, engineering design studies, land surveys, alignment studies, right-of-way acquisition, engineering, permitting, and construction of all necessary features for any street construction project on any arterial or collector street on the Regional CIP, undertaken to accommodate additional traffic resulting from new traffic generating land development, including but not limited to: (a) construction of new through lanes, (b) construction of new bridges, (c) construction of new drainage facilities in conjunction with new street construction, (d) purchase and installation of traffic signals, including new and upgraded signalization, (e) construction of curbs, gutters, sidewalks, medians and shoulders, (f) relocating utilities to accommodate new street construction, (g) the construction and reconstruction of intersections, (h) the widening of existing streets, (i) bus turnouts, (j) acceleration and deceleration lanes, (k) interchanges, and (l) traffic control devices. Road Capital Improvement does not include sound walls or landscaping.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4400. Road Grade.

The surface of the pavement of the road.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4410. Roof Line.

The top edge of the roof, or top of the parapet, or the top of a mechanical penthouse, or any structure which is an integral part of the building, forming the top line of the building silhouette.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.4420. Room.

An un-subdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways and porches.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4430. Salvage or Reclamation of Products (Indoors).

Reclamation of products means a facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment not listed elsewhere in this chapter. Scrap or discarded materials includes, but is not limited to, metal, paper, rags, tires, bottles or inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment and appliances. This definition includes facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products; glass, metal cans, and other products, to return the products to a condition in which they may again be used for production.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4440. Sanitary Station.

A facility used for removing and disposing of wastes from recreational vehicle holding tanks.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4450. School, Secondary, Non-traditional (Public or Private).

An education institution at which attendance satisfies the compulsory education laws of the State of Nevada. Two categories of non-traditional secondary schools are defined as follows:

1. Diploma granting industrial/technical arts schools. This type of school is a specialized diploma-granting secondary school for grades 9—12 emphasizing hands-on training geared toward full or part-time students with individual educational aptitudes in the technical or industrial arts fields. This type of program is focused on providing academic and practical instruction in subjects including but not limited to agriculture, plant science, veterinary medicine, building trades, computer aided drafting (CAD), 3D design, imaging and animation, health occupations, sports medicine, video and broadcast production technology, culinary arts, early childhood education, graphic arts, hotel and hospitality management, and related programs. This type of facility also supplies advanced training for employed and skilled technicians and craftsmen. Facilities of this type shall operate with a closed campus as defined in this section.

2. Diploma granting special academic needs schools. This type of school is a specialized diploma-granting secondary school for grades 9—12 emphasizing a low student to teacher ratio geared toward full or part-time students with individual educational aptitudes. This type of program is focused on providing academic instruction in
traditional subjects including English, mathematics, science, history, government, humanities, computer literacy and other programs necessary to earn a high school diploma in the State of Nevada. Facilities of this type shall operate with a closed campus as defined in this section.

Both 1. and 2. above consist of a facility for secondary education supported by a public, private, church or parish organization.

(Ord. No. 5983, § 3, 11-28-07; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4460. School, Primary (Public or Private).

An educational institution at which attendance satisfies the compulsory education laws of the State of Nevada. A facility or area for kindergarten and elementary education supported by a public, church or parish organization.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4470. School, Secondary (Public or Private).

An educational institution at which attendance satisfies the compulsory education laws of the State of Nevada. A facility or area for secondary education supported by a public, church or parish organization.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4480. School, Vocational/Trade.

A business operating for profit and offering instruction and training in a service or art, such as a secretarial school, barber college, commercial art school; or offering instruction and training in a trade such as welding, brick laying, machinery operation, and other similar manual trades. This does not include truck or heavy equipment driving schools. For purposes of this title, this use differs from business schools in that large equipment and outdoor activities are associated with vocational/trade schools.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)


A notarized letter of credit furnished by a bank or financial institution authorized to do business in the state, in the form approved by the city attorney; or in lieu thereof, a bond from an agent authorized to do business in the state, in the form approved by the city attorney; a cashier's check or a certified check of the subdivider/developer made payable to the City of Reno; or a cash deposit with the city in lawful money of the government of the United States, provided further that under no circumstances shall the words be construed to authorize or permit a personal bond or other security other than that described herein.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.4500. Septic Tank Services.
A facility which provides installation, maintenance and cleaning services for septic tanks.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4510. Service Area.
For purposes of administering Chapter 18.14 of this title, the area encompassed within the boundaries of the Region is hereby designated as the Service Area for the imposition of regional road impact fees and the collection and expenditure of funds under the provisions of the Regional Road Impact Fee Ordinance. The Service Area specifically excludes the Washoe County High Desert Planning area, the Washoe County Truckee Canyon Planning Area, and the Washoe County Tahoe Planning Area. With regard to Citifare transit service, service area is defined as the area with ¼ mile of a bus route.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4520. Gas Station.
An area used exclusively for retail sales of fuels or oils, having storage tanks and pumps located thereon and may include minor automotive repairs and washing, but not including body repairs or battery rebuilding. Gas station means any building, land area or other premises, or portion thereof, used or intended to be used for the dispensing or sale of personal vehicular fuels or the sale or installation of lubricants, tires, batteries and similar accessories, but not including body repair or battery rebuilding. This use does not include truck stops as defined elsewhere in this chapter or title.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5993, § 3, 12-12-07; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6285, § 9, 3-13-13)

Section 18.24.203.4530. Setback.
See definition of the term "yard" below.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4540. Showroom.
A part or portion of a commercial building where merchandise is exposed for sale or where samples are displayed.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4550. Sidewalk.
A public pedestrian walkway located adjacent to or immediately near a street.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4560. Sidewalk Café.
See definition of the term "outdoor dining" above.
(Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.4570. Sign.

A design or device displayed to the public for the purpose of identifying, advertising or promoting the interests of any person, persons, firm, corporation or other entity by conveying an advertising message, a non-commercial message or attracting the attention of the public. This definition shall include all parts of such a device, including its structure and supports and shall also include balloons, flags, banners, building wrap, pennants, streamers, canopies, or other devices which are used to attract the attention of the public, whether or not they convey a specific advertising message.

The definition of "sign" above includes the following specific sign types, which are further defined below:

1. Abandoned sign means a sign which has not been maintained in accordance with the provisions of this ordinance for a period in excess of 90 days following legal notice from the zoning administrator to the owner of property and the owner of the advertising display that said sign does not meet minimum maintenance standards or the cessation of the right to continue the use of an off-premises advertising display.

2. Advertising display means any arrangement of material or symbols erected, constructed, carved, painted, shaped or otherwise created for the purpose of advertising or promoting the commercial interests of any person, persons, firm, corporation, or other entity, located in view of the general public. This definition shall include signs, billboards, posters, graphic advertising messages, flags, banners, balloons, building wrap, canopies, pennants, streamers, or other devices which used to attract attention, advertising copy, accessory signs and similar displays, but shall not include courtesy bus benches bearing advertising placed in public rights-of-way and covered by the City of Reno/Regional Transportation Commission Franchise Agreement. Advertising structure means any structure or device erected for the purpose of supporting any sign or other advertising display, and the framework of the sign. For the purposes of sign or advertising display removal, the removal shall include advertising structures.

3. Animated sign. A sign which meets the definition of changeable sign as contained in this chapter or a tri-vision display.

4. Architectural graphic means a painted design, mural, relief, mosaic or similar feature of an artistic nature which is incorporated into the architectural design of a building and conveys no advertising message.

5. Area identification sign means a permanent, decorative sign used to identify a neighborhood, subdivision, commercial or office complex, industrial district or similar distinct area of the community.

6. Awning. (See canopy).

7. Back-to-back sign means a structure with two parallel and directly opposite signs with their faces oriented in opposite directions. A back-to-back sign shall constitute one off-premises sign or billboard.

8. Banner means a temporary sign made of any on-rigid fabric-like material that is mounted to a pole at one or more edges. National flags, state or municipal flags shall not be considered banners.

9. Billboard. (See off-premises advertising display).
10. Building wrap. A sign applied to or painted on, all or a portion of a building exterior wall(s). Building wraps include the application of a flexible material to a building containing an off-premises advertising display.

11. Canopy sign means a sign affixed or applied to the exterior facing surface or surfaces of a building or freestanding canopy. Canopy signs may not project above the roof line. Signs attached to a canopy will be considered a wall sign when flashed back to the canopy.

12. Changeable sign means a sign whose informational content can be changed or altered by manual or electric, electro-mechanical, or electronic means. Changeable signs include the following types:

   a. Manually activated.
      Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered by manual means.

   b. Electrically activated.
      Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments. Includes the following two types:

      1. Fixed message electronic signs.
         Signs whose basic informational content has been preprogrammed to include only certain types of information projection, such as time, temperature, predictable traffic conditions, or other events subject to prior programming.

      2. Computer controlled variable message electronic signs.
         These are signs whose informational content can be changed or altered by means of computer-driven electronic impulses. A common example of this type of sign would be a digital advertising display.

      3. Mechanically changeable signs.
         These are signs that contain mechanically driven changeable segments. A common example of this type of manually changeable sign would be a Tri-Vision type display.

13. Community directory sign means a sign, or a group of signs designed as a single display, which gives information.

14. Directional sign means a permanent sign which directs the flow of traffic or pedestrians on private property.

15. Directory sign means a sign, or a group of signs designed as a single display, which gives information about the location of businesses, buildings or addresses within a residential, office, commercial or industrial complex.

16. Electronic readerboard. (See changeable signs, electrically activated).

17. Facing or surface. The surface of a sign upon, against, or through which the message is displaced or illustrated.

18. Flashing sign means a sign which uses blinking, flashing or intermittent illumination, either direct, or indirect or internal.

19. Freestanding sign means a sign which is supported by its own structure apart from a building.
20. Inflatable sign means any device which is supported by air pressure or inflated with air or gas which is used to attract the attention of the public, whether or not it displays any specific advertising message.

21. Mobile sign means a sign attached to or suspended from any type of vehicle, other than normal identification of the business owned and served by the vehicle. Mobile signs shall not include those normally painted on or attached permanently to a franchised mass-transit vehicle or taxicab, nor shall mobile signs include special events signs.

22. Official sign means any sign erected by or at the direction of a governmental agency.

23. Off-premises advertising display. Any arrangement of material, words, symbols or any other display erected, constructed, carved, painted, shaped or otherwise created for the purpose of advertising or promoting the commercial interests of any person, persons, firm, corporation or other entity, located in view of the general public, which is not principally sold, available or otherwise provided on the premises on which the display is located. An off-premises advertising display includes its structure. Off-premises advertising displays are commonly called billboards.

24. Off-premises advertising display, permanent. A permanent off-premises advertising display is a sign displayed for more than 12 hours in a day and for longer than 30 consecutive days, except signs for special events.

25. Off-premises advertising display, conforming permanent. An off-premises advertising device that is constructed or erected in conformance with all applicable local ordinances and codes in effect on the date a building permit is issued for the off-premises advertising display.

26. Off-premises advertising display, temporary. A temporary off-premises advertising display is a sign displayed only temporarily and is not permanently mounted.

27. Off-premises digital (also known as digital off-premises) advertising display. A type of computer controlled variable electronic message for off-premises signs whose informational content can be changed or altered by means of computer-driven electronic impulses.

28. On-premises sign. Any arrangement of material, words, symbols or any other display erected, constructed, carved, painted, shaped or otherwise created for the purpose of advertising or promoting the commercial interests of any person, persons, firm, corporation or other entity, located in view of the general public, which is principally sold, available or otherwise provided on the premises on which the display is located.

29. Pennant means a temporary sign made of any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, string, or other similar device usually in series, designed to move in the wind.

30. Permanent sign means any sign which is designed, constructed and affixed at the site in such a manner that it cannot be conveniently moved from place to place.

31. Pole sign means any sign that is supported by a pole (sometimes more than one) and otherwise separated from other structures, buildings, and the ground by air.

32. Portable sign means any sign which is designed and constructed in such a manner that it can conveniently be moved from place to place. This definition shall include cardboard, paper, fabric, canvas and plastic banners and signs.
33. Projecting sign other than a wall sign, which projects from and is supported by a wall of a building or structure.

34. Roof sign means any sign located on the roof, of a building and either supported by the roof or by an independent structural frame. A sign which is attached flat against the wall of a penthouse or other similar roof structure or architectural blade shall not be considered a roof sign that does not extend above the roof line.

35. Stacked sign means two or more off-premises signs affixed to the same standards which are not back-to-back signs and which vary in height from the ground.

36. Temporary sign means a sign which is not permanently mounted and is designed and constructed in such a manner that it can be conveniently moved from place to place and is allowed by Chapter 18.16 to remain in use for a limited time only.

37. Wall sign means a sign attached to or erected against the wall of a building or structure with the exposed face of the sign in a parallel plane to the plane of the wall.

38. Wind sign means any display or series of displays, banners, flags, balloons or other objects designed and fashioned in such a manner as to move when subjected to wind pressure.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5295, § 1, 1-22-02; Ord. No. 5729, § 11, 9-14-05; Ord. No. 5762, § 3, 11-16-05; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6258, § 2, 10-24-12; Ord. No. 6277, § 1, 2-13-13)

Section 18.24.203.4580. Sign Structure.
Those parts of a sign designed to support it in place.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4590. Single-Family Development, Use, or Residence.
Development or use of land where the primary land use is single-family attached dwellings or single-family detached dwellings, as defined in this chapter.
(Ord. No. 6201, § 2, 9-14-11)

Any area zoned LLR.5, LLR1, LLR2.5, SF15, SF9, SF6, or SF4, or that portion of a PUD or SPD District if single-family residential is the primary use.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4610. Single-Family Zoned Parcel or Property.
A lot or parcel contained in a single-family zoned district, as the term "single-family zoned district" is defined above.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4620. Single Room Occupancy.
A commercial residential hotel providing sleeping and living facilities that may rent on a weekly or monthly basis as a primary residence. Cooking and sanitary facilities shall be provided within
the unit. Does not include any building, structure, or property in which persons are housed or detained under legal restraint or hospitalized or otherwise under medical, nursing, or psychiatric care.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.4630. Site.

All of the lots, parcels, and land area proposed for annexation or development according to the provisions of this Title 18, and which is in a single ownership or has multiple owners, all of whom join in an application for annexation or development. The term "site" does not include portions of a parcel not included in an annexation or development request.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4640. Site Plan.

The development plan for one or more lots on which is shown the existing and proposed conditions of the lot, typically including topography, vegetation, drainage, floodplains, landscaping and open spaces, walkways, access, circulation, utility services, buildings and structures, signs, lighting, buffers and screening devices, surrounding development, and any other information that the administrator may reasonably require in order for an informed decision to be made by the deciding body.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4650. Site-Related Improvements.

Those capital improvements and right-of-way dedications and/or site-related improvements not included in the Regional Road Impact Fee CIP that provide direct access to the development. Direct access improvements include but are not limited to the following: (a) site driveways and streets; (b) right and left turn lanes leading to those driveways and streets; (c) traffic control measures for those driveways; (d) frontage street; and (e) local and/or private streets.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4660. Skybuilding.

An elevated, occupiable structure, located over a right-of-way, used for occupancies that are not considered hazardous, as defined by the building code in effect in the city and Fire Code.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4670. Skytram.

An automated conveyance associated with an elevated structure, located over a right-of-way, used for the movement of people, and material that is not hazardous, as defined by the building code in effect in the city and Fire Code.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4680. Skyway.

A walkway, in an elevated structure, used exclusively for pedestrian traffic that passes over a right-of-way. This skywalk shall not be used for any occupancy.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.4690. Slope.

The deviation of a surface from the horizontal, usually expressed in percent, degree, or as a ratio of horizontal distance (run) to vertical distance (rise or drop) of a slope.

Slope percent is computed by dividing the vertical distance (V) by the horizontal distance (H), times 100 \( = \frac{V}{H} \times 100 \). For example, a parcel of land that is 40 feet in length (H) that rises 10 feet in height (V) has a slope of 25 percent: \( \frac{10}{40} \times 100 = 25 \). See Figure 18.24-1.

Degree of slope is the tangent of the vertical distance divided by the horizontal distance \( = \tan \left( \frac{V}{H} \right) \). See Figure 18.24-1.

The ratio horizontal distance (run) to vertical distance (rise) can be expressed, for example, as a 4:1 slope where the land has one foot of rise for every four horizontal feet. See Figure 18.24-1.

FIGURE 18.24-1: SLOPE CALCULATION

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4700. Special Event.

Any show, exhibition, fair, carnival, theatre, or similar activity of a temporary nature as more particularly described in RMC 5.13.011.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4710. Special Purpose District.

A special purpose district is a base zoning district which has unique characteristics because of a specialized use which require special zoning regulations to provide for the use.

(Ord. No. 5431, § 2, 2-25-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4720. Sports Arena, Stadium or Track.

A facility where sports such as football, baseball, soccer or track are played.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.4730. Stable (Commercial) or Riding Academy.

Barns and equestrian facilities to house horses and provide riding classes or equestrian activities to the public.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4740. Stable (Private).

A stable to house horses for the private use of the owner.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4750. Stable Rock.

A rock slope as certified by a Nevada registered engineer that will stand near vertical and provide perpetuity and stability against weathering.

(Ord. No. 6201, § 2, 9-14-11)


The "Standard Specifications for Public Works Construction" hereinafter referred to as S.S.P.W.C. (a.k.a., the orange book), as adopted by the city council.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 5192, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)


For purposes of floodplain management, "start of construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)


The State of Nevada Division of Environmental Protection General Permit for Storm Water Associated with Construction Activity set forth in Chapter 445A of NRS and RMC Section 18.12.404 (Control of Construction Site Discharge), as amended.

(Ord. No. 5502, § 1, 9-24-03; Ord. No. 6201, § 2, 9-14-11)

The agency of the state government (or other office designated by the Governor of the state or by state statute) that, at the request of the Federal Insurance Administrator, assists in the implementation of the National Flood Insurance Program in that state.

(Ord. No. 6296, § 1, 6-5-13)

Section 18.24.203.4790. Story.

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than six feet (1,829 mm) above grade, as defined herein, for more than 50 percent of the total perimeter or is more than 12 feet (3,658 mm) above grade, as defined herein, at any point, such usable or unused under-floor space shall be considered as a story.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4800. Story, First.

Lowest story in a building that qualifies as a story, as defined herein, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than four feet (1,219 mm) below grade, as defined herein, for more than 50 percent of the total perimeter, or not more than eight feet (2,438 mm) below grade, as defined herein, at any point.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4810. Street.

A way for vehicular access and address assignment whether designated as a street, freeway, highway, parkway, throughway, road, avenue, drive, lane, boulevard, place, or however otherwise designated, but not including alleys or driveways.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4820. Street, Collector.

A street functional classification which relates to master plan documents and design standards. Collectors link local streets in neighborhood areas to arterial streets and provide access to abutting properties. STOP signs are often found at intersections with local streets, and intersections with arterial streets may have traffic signals. Typical width (curb to curb) is 40 feet in residential areas and 50 feet in commercial areas, with speed limits of 25 or 30 miles per hour.

(Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.4830. Street, Local.
A low speed, low-traffic-volume street that provides access to abutting properties in neighborhoods.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4840. Street, Major Arterial.
A functional classification for a street that accommodates large volumes of through traffic between city districts. Direct access is discouraged to individual properties, although limited access to major projects (i.e., business park, shopping mall, etc.) is allowable, provided such access does not compromise the roadway's ability to handle large volumes of through traffic. Access, parking and loading may be restricted or prohibited to improve capacity. Traffic signals are located at intersections with other arterials and some collector streets. The typical width provides for six travel lanes; speed limits on major arterials are usually 40—50 miles per hour.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4850. Street, Minor Arterial.
A minor arterial provides traffic access between neighborhoods and city centers. The minor arterial street is subject to some access control, channelized intersections, and parking restrictions, and is signalized at intersections with major arterial streets, other minor arterial streets and some collector streets. The city standard width of 68 feet allows for left turn lane and four travel lanes. Speed limits on minor arterials are typically 30—45 miles per hour.
(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4860. Street, Private.
A street which is to be owned and maintained by parties other than the city or other government agency.
(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4870. Street, Public.
A street owned by the city or other government agency.
(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4880. Structure.
Any construction principally above-ground, except a tent, trailer (mobile home) or vehicle. An object constructed or installed including, but not limited to, a building, tower, crane, smokestack, sign, overhead transmission line and an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. For the purposes of administering RMC 18.12 Article XVII, Flood Hazard Areas, the definition of "structure" shall include gas and liquid storage tanks.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6296, § 1, 6-5-13)
Section 18.24.203.4890. Subdivider.

A person who owns and causes land to be divided by means of a subdivision, parcel map or record of survey.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4900. Subdivision.

Pursuant to NRS 278.320, any land, vacant or improved, which is divided or proposed to be divided into five or more lots, parcels, sites, units or plots for the purpose of any transfer, development, or any proposed transfer or development.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)


Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

(Ord. No. 6296, § 1, 6-5-13)

Section 18.24.203.4910. Substantial Improvement (for Floodplain Management Purposes).

For purposes of floodplain management, any repair, reconstruction, or improvement to a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

1. Before the improvement or repair is started, or
2. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

This term does not, however, include either: any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4920. Surveyor.

A person who is retained by the owner/developer and is currently licensed in the state as a land surveyor in accordance with NRS Ch. 625.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.4930. SWPPP.
Storm water Pollution Prevention Plan.
(Ord. No. 5466, § 1, 6-25-03; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4940. Tandem.
Two placed end to end as in tandem parking.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.4950. Tattoo Parlor, Body Painting and Similar Uses.

A facility which provides personal services such as tattoos, body painting, body piercing and other similar uses as the primary function.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4960. Taxidermist.

A business where the skins of dead animals are prepared, stuffed, and mounted.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4970. Temporary Carnival, Circus, Entertainment Event or Amusement Ride.

Uses such as amusement arcades and parks, automobile shows, horse, dog, or pet shows, carnivals, exhibitions, art shows, fairs, theater events, and other similar temporary uses.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4980. Temporary Christmas Tree Sales Lot and Similar Uses.

A lot used to temporarily sell Christmas trees and other similar items.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.4990. Temporary Construction Field Office.

A type of temporary construction structure; a temporary building used as an on-site construction office.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.5000. Temporary Construction Structures.

Structures used only during the on-site construction of a building or subdivision.

(Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.5010. Temporary Parking of Mobile Home.

Any specified length of time less than 12 months.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11)
Section 18.24.203.5020. Temporary Real Estate Sales Office.

An office or a model home used to sell homes or buildings while the property is under development.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.5030. Temporary Stockpiling.

The temporary outdoor storage of soil, paving materials, wood, or other similar displaced materials generated during a construction project which is located in the public right-of-way or on a separate parcel. This includes the temporary storage of vehicles and supplies related to the associated construction project; and may include material processing as regulated in 18.08.204.

(Ord. No. 6152, § 4, 6-9-10; Ord. No. 6201, § 2, 9-14-11)

Section 18.24.203.5040. Temporary Urban Farm.

The growing, raising, and selling of agricultural, horticultural, viticultural and vegetable products of the soil and up to 12 fowl in an urban setting as a temporary principal land use.

(Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5050. Tenant.

A person entitled under a lease or rental agreement to occupy a dwelling unit to the exclusion of others.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5060. Tennis Courts.

A facility to play tennis.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5070. Tentative Map.

A map made for the purpose of submittal to the city for application of a subdivision showing the conceptual design of the proposed subdivision and the existing and proposed physical conditions in and around it.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5080. Theater (No Drive-Through).

A facility with fixed seats for the viewing of movies or live presentations of musicians or other performing artists.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)
Section 18.24.203.5090. Towing and Impound Yard.

A facility where towing trucks are stored and where towed vehicles are stored on a temporary basis.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5100. Traffic Calming.

The combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.

(Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5110. Traffic Control Device.

A device as defined in Chapter 484 of the Nevada Revised Statutes and Chapter 6.06 of the Reno Municipal Code.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5120. Transfer Station.

A facility for the collection and transfer of solid waste.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5130. Transient Lodging.

Transient lodging is the rental of a room for a period of less than 28 consecutive days. Transient lodging is subject to the applicable provisions of Reno Municipal Code Chapter 2.10, Article III.

(Ord. No. 5804, § 1, 2-22-06; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)


A residence that provides housing and a living environment for persons who have been released from prison and who require assistance with reintegration into the community, other than such a residence that is operated or maintained by a state or local government or an agency thereof. A Halfway House does not include a facility for recovering alcohol and drug abusers or a facility for the treatment of abuse of alcohol or drugs. For the purpose of this definition a "person who has been released from prison" means (1) a parolee, (2) a person who is participating in (a) a judicial program pursuant to NRS 209.4886 or 213.625 or (b) a correctional program pursuant to NRS 209.4888 or 213.632, (3) a person who is supervised by the Division of Parole and Probation of the Department of Public Safety through residential confinement pursuant to NRS 213.371 to 213.410, inclusive, or (4) a person who has been released from prison by expiration of his term of sentence.

(Ord. No. 6118, § 5, 9-9-09; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)
Section 18.24.203.5150. Transient Parking.

Parking intended to serve a transient use (e.g., parking for a temporary special event) or to serve transient persons or patrons (e.g., parking intended for the short-duration guests of a permitted hotel).

(Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5160. Travel Trailer.

A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreation and vacation use; having a body width not exceeding eight feet, body length not exceeding 32 feet.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5170. Trip.

A one-way movement of vehicular travel from an origin (one trip end) to a destination (the other trip end).

(Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5180. Trip Generation.

The attraction or production of trips caused by a certain type of land development.

(Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5190. Truck Stop/Travel Plaza.

A development oriented to the service of trucks, including the sale of fuel to truck drivers, and provision for support facilities for truck drivers as set forth in 18.08.202(f)(14). Truck stops are designed to accommodate trucks and truck drivers, and may also be utilized by non-truck traffic and the interstate traveler. This facility allows for the temporary, daily, or overnight parking (excluding for the loading and unloading of cargo) of commercial motor vehicles which are en-route to or from a destination along an interstate freeway system, for free or for a fee that may be independent of any other use on the premises. The term "truck" shall mean a commercial vehicle driven by a 'truck driver' who is required to have a Class "A" CDL (Commercial Drivers License) license or equivalent.

(Ord. No. 5993, § 3, 12-12-07; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5200. Truck Terminal.

A business, service or industry involving the use of commercial vehicles in the loading, unloading and transportation of cargo. May also include the fueling, maintenance, servicing, storage or repair of commercial vehicles or the storage of cargo. This use does not include truck stops as defined elsewhere in this chapter or title.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5993, § 3, 12-12-07; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)
Section 18.24.203.5210. Truckee Meadows Region or "the Region".

The entirety of the City of Reno, the entirety of the City of Sparks, and that area of unincorporated Washoe County that has been subject to transportation modeling in the development of the Regional CIP.

(Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5220. Truckee River Flood Project Mitigation Model(s).

Hydraulic model or models, as amended, and incorporated here by reference, used to measure the effects of proposed mitigation outside the same storage area on the displacement of flood volume storage. Models are on file with the City of Reno's Community Development and Public Works Departments.

(Ord. No. 6164, § 1, 10-13-10; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5230. TV Broadcasting and Other Communication Service.

A building or portion of a building used as a place for television broadcasting and similar activities.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5240. Undisturbed.

The ground surface in its original, natural state before any grading, excavation, or filling.

(Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)


The edition of the fire code as adopted by the city council and in effect at the time of project approval.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 5192, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5260. Unit.

For purposes of describing a condominium project, the elements of a condominium which are not owned in common with the owners of other condominiums in the project and which are designed and intended for individual ownership and use.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5270. U.S. EPA.

United States Environmental Protection Agency.

(Ord. No. 5466, § 1, 6-25-03; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

A common or individual solar, wind, or other non-fossil fuel utility system that requires a building permit for installation, is intended to reduce the costs of energy for a principle structure as an accessory use, and is not otherwise defined in this section as Electric Generating Plant, Electric Utility Substation, Utility Box/Well House, or Major Utilities.

(Ord. No. 6007, § 5, 2-27-08; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5290. Utility Box/Well House.

The structure used to cover wells or house utilities such as back-up generators or pumps.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5300. Utility Installation, other than listed.

A facility or area for a utility installation not specifically listed in Chapter 18.08 or this chapter.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)


The structures, facilities, wells and transmission lines associated with producing and transmitting electricity or other energy via geothermal processes.

(Ord. No. 6124, § 6, 9-23-09; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)


Utility infrastructure primarily located above ground providing electrical power which is installed, operated and maintained by a municipality or a franchised utility company.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)


Utility infrastructure primarily located underground providing electrical power which is installed, operated and maintained by a municipality or a franchised utility company.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5340. Utilities, Major.

See definition of the term "major utilities" above.

(Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

A grant of relief from the zoning, development, or design standards of this Title 18 which permits construction in a manner that would otherwise be prohibited by this title.

(Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5360. Vegetation Area, Established or Re-established; or Re-vegetation Area.

A vegetation or re-vegetation area which has a visual vegetative coverage of 70 percent.

(Ord. No. 5502, § 1, 9-24-03; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5370. Vegetative Coverage.

Coverage with perennial plant and second-year annual grass species. Invasive weeds do not contribute to coverage. Excessive rilling (ruts) and large areas of re-vegetated areas which have been impacted by trespass are not acceptable as established.

(Ord. No. 5502, § 1, 9-24-03; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5373. Vicinity.

Vicinity means the area within 1,500 feet of a property line.

(Ord. No. 6258, § 2, 10-24-12)


Right to undertake and complete the development and use of property under terms and conditions of a development agreement, which precludes any zoning or land use action concerning the subject land by the City of Reno which would alter, impair, prevent, diminish or otherwise delay the development or use of the property in the future.

(Ord. No. 4960, § 1, 1-26-99; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5390. Video Arcade.

A facility where video, laser tag and similar games are played.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5400. Violation.

The failure of a land use, building, structure, facility, or other development to be fully compliant with the regulations of this Title 18. For purposes of floodplain management, a structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by this title’s floodplain management regulations is presumed to be in violation until such time as that documentation is provided.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)
Section 18.24.203.5410. VMT.
Vehicle Miles Traveled; refers to the number of miles traveled by all vehicles within a specified area over a specified time.
(Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

An enclosed structure for the storage of goods for distribution or transfer to another location. This use may include accessory retail sales as defined in this section.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5938, § 3, 6-27-07; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5430. Wash Rack, Outdoor.
A portable system used to wash vehicles or other equipment that would not usually utilize a standard washing facility such as a car wash.
(Ord. No. 6124, § 6, 9-23-09; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

A ditch conveying water for domestic or agricultural purposes that is owned and/or controlled by a ditch or utility company.
(Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5450. Water Surface Elevation.
The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.
(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5460. Wedding Chapel.
A facility which is principally rented to perform wedding ceremonies. Facilities may include a chapel, dressing rooms, offices, reception facilities, and/or gardens.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5470. Welding Repair.
Large-scale welding facilities. Does not include non-commercial personal use and use of small-scale welders by artists and similar craftsmen.
(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5480. Wholesale.
The sale of goods in large quantities for resale by a retailer or the sale of construction materials to general or subcontractors for use in the construction industry. Goods are sold in bulk
quantities usually at a lower cost. This use may include accessory retail sales as defined in this section. This use does not include retail sales by membership clubs, which are classified as a retail use. Lumber, plywood and millwork yards such as building material establishments whose primary operations are directed to the general public as opposed to builders are also classified as a retail use.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5938, § 3, 6-27-07; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

A calendar day, exclusive of Saturdays, Sundays, or city recognized holidays. Any other reference to days means calendar days.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5500. Wrecking Yard, Salvage Yard, or Junk Yard (Outside).
A yard or building where automobiles, machinery, appliances or other used commodities and equipment are stored, dismantled, and/or offered for sale as whole units or as salvaged parts.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5510. Yard.
A required open space on the same lot or parcel with a building or structure, extending between each property line and the projection of a building or structure that is closest to each property line, measured along a line at right angles to the property line. Yards are to be unoccupied and unobstructed, except as provided in Chapter 18.12.

Figure 18.12-1 in Chapter 18.12 of this title illustrates a variety of lot types and indicates which are the front, rear and side yards.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5520. Yard, Front.
A yard that extends the full width of a lot or site, the depth of which is the distance between the front property line that abuts a street, a freeway, or an access easement, and the projection of a building or structure that is closest to the front property line along a line at right angles to the front property line, excluding allowable projections set forth in Chapter 18.12 of this title. Access easements for purposes of this definition do not include access easements limited to emergency or secondary use or which are designed to facilitate proper circulation in parking lots, and do not provide primary access to any parcel.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5530. Yard, Rear.
A yard that extends the full width of a lot or site, the depth of which is the distance between the rear property line, which may or may not abut an alley, and the projection of a building or
structure that is closest to the rear property line along a line at right angles to the rear property line, excluding allowable projections set forth in Chapter 18.12 of this title. A rear yard is typically parallel or nearly parallel to the front yard. On corner lots that do not abut an alley, there will be no rear yard.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)


A yard other than a front or rear yard the depth of which is the distance between each side property line and the projection of a building or structure that is closest to each side property line along a line at right angles to the side property line, excluding allowable projections set forth in Chapter 18.12 of this title.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5550. Zone 1.

See definition for Critical Flood Zone 1.

(Ord. No. 6164, § 1, 10-13-10; Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)

Section 18.24.203.5560. Zoning Map Amendment.

An amendment to the official zoning map typically intended to change the zoning district designation of a particular parcel or lot.

(Ord. No. 6201, § 2, 9-14-11; Ord. No. 6247, § 3, 9-12-12)
APPENDIX A  DOWNTOWN RIVERFRONT DESIGN GUIDELINES

Contents
1. Purpose
2. Organization
3. Applicability of Other Law
4. Description of Riverfront District
5. Building Design Guidelines
6. Site Improvement Design Guidelines
7. Landscaping Design Guidelines
8. Sign Design Guidelines
9. Lighting Design Guidelines

Figures
Figure A-1: Description of Riverfront District
Figure A-2: Building Facade Design
Figure A-3: Building Design Guidelines
Figure A-4: Storefront Design
Figure A-5: Window Design
Figure A-6: Roof Design
Figure A-7: Walks, Walls, and Piers
Figure A-8: Esplanade Furnishings
APPENDIX A: DOWNTOWN RIVERFRONT DESIGN GUIDELINES

1. Purpose.

(a) These design guidelines provide guidance in terms of more subjective considerations, such as district character, design details, or architectural style. They are intended to assist the public, developers, and design professionals in determining the appearance of new development. The design guidelines also serve as criteria for design review by the city staff, advisory boards, the planning commission and city council. The major sections are as follows: Building form, site improvements and landscaping, signs, and lighting.

(b) Standards and guidelines for the Riverfront District promote new buildings and renovations that create a gracious, historical, urban riverfront character, services, and entertainment market niche. Among other things, the standards and guidelines require buildings to define the Truckee River Esplanade and adjacent streets as attractive pedestrian spaces, they prohibit blank building walls and parking areas from disrupting frontages, and they require active, ground-floor commercial uses in the district's core blocks. Aspects of the city's impressive architectural heritage—The Riverside Hotel, the historic Main Post Office, the Virginia Street Bridge, the Courthouse, and others - should be used as contextual reference points for all new construction.

(Ord. No. 5431, § 2, 2-25-03)

2. Organization.

The guidelines are organized in order of increasing level of detail. Diagrams and other graphics are provided to illustrate application of the standards and guidelines. These do not illustrate "required" buildings or other improvements. However, they do illustrate building and improvements that meet the standards and guidelines.

(Ord. No. 5431, § 2, 2-25-03)

3. Applicability of Other Law.

The City of Reno Master Plan, Zoning Ordinance, Redevelopment Plan, Revitalization Strategy for the Downtown River Corridor, Historic Resources Ordinance, and other policies and regulations also apply within the Riverfront District. All development shall adhere to the building code in effect in the city and the Federal Americans with Disabilities Acts.

(Ord. No. 5431, § 2, 2-25-03)

4. Description of Riverfront District.

The Riverfront District is one of the City of Reno's most unique and important areas. It is a showcase for the Truckee River, and it is the meeting ground that links the gaming and entertainment core to the north with the governmental and offices core to the south. The Riverfront District combines qualities of both adjacent areas to create a district that is lively yet civic in character.

(Ord. No. 5431, § 2, 2-25-03)

(a) FORM.
(1) The overall form of a building is a function of its three-dimensional characteristics or massing. Discrete building masses should be defined and combined in different ways to create an interesting, attractive composition. For example, a tall, singular mass in the center of a building may be used to define the main entrance; recessed or projecting masses may be used to define building corners or to express interior building functions.

(2) In addition, less dramatic forms of surface relief are recommended to add scale to building surfaces. Changes in roof line, window groupings, projected or recessed wall surfaces materials, and/or

(b) STOREFRONTS AND/OR BUILDING BAYS.
Storefronts and/or building bays should be a maximum of 30 feet and preferably 25 feet in width. Buildings with longer frontages should have a vertical architectural feature — column, pier, etc. — every 25 to 30 feet to reflect the structural bay spacing.

(c) ARCHITECTURAL FEATURES.
Special architectural features, such as turrets, towers, and loggias should be used to accent buildings at major street corners, at the terminus of a street corridor, lane, or pedestrian way, and at other highly visible district locations.

(d) OTHER REQUIREMENTS.
Every building should have a defined base, a clear pattern of openings and surface features, a recognizable entrance, and an attractive roof line.

(1) Building base.
This may be as subtle as a small projection of the wall surface combined with different material colors, or as dramatic as a completely different composition and detailing of windows and doorways, combined with different wall surface materials. In general, the building base should be approximately one-third the height of the building. As indicated by the stepback standards under the height and setbacks standards in Section 18.08.303(d) (TRD Truckee River Corridor, Downtown Riverfront Special Purpose District), the base for buildings in the Riverfront District can be designed to incorporate only ground level storefronts, or up to three floors of space.
(2) **Openings and surface features.**
Windows, wall panels, pilasters, and the building's structural bay spacing features should be carried across windowless walls to relieve blank, uninteresting surfaces.

(3) **Building entrances.**
Building entrances should be prominent and easy to identify:

a. Main building entrances and lobbies should be easily identifiable and distinguishable from first floor storefronts. At least two of the following treatments are recommended:
   1. Marked by a taller mass above, such as a tower, or within a volume that protrudes or is notched or recessed within the building surface;
   2. Located in the center of the facade, as part of a symmetrical overall composition;
   3. Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures;
   4. Marked or accented by a change in the roof line or change in the roof type.

b. Along "active ground level commercial" frontages entries to businesses, shops or b. lobbies should be located a maximum of 50 feet apart.

c. Corner buildings should provide prominent corner entrances for shops, lobbies, and other activity-generating uses.
(4) Roofs and roof lines.
Roofs and roof lines should provide visual interest and should complement the overall facade composition. Roofs of historic commercial buildings should be used as an inspiration for new designs. Flat roofs are acceptable if a strong, attractively detailed cornice and/or parapet wall is provided.

a. Parapet walls should have a distinct shape or profile, e.g., a gable, arc, or raised center.

b. "Commercial mansards" i.e., wraparound roofing panels that do not enclose a habitable floor, should not be used.

c. Accent elements such as cutout openings, grilles and latticework, reliefs, or ornamental medallions are recommended.

d. Mechanical equipment on rooftops should be screened, preferably behind a parapet roof latticework, louvered panels, and other treatments that are compatible with the building's architecture may also be appropriate.

(e) STOREFRONTS.
Storefronts are like small buildings with their own base, roof line, and pattern of window and door openings.
(1) **Base.**
A face panel of stone, precast concrete, tile or other special material is recommended below display windows. Materials recommended for walls are generally suitable. Base materials should be the same or "heavier" materials visually than walls. Ceramic tile is frequently used as a storefront base.

(2) **Display windows.**
Large pane windows encompassing a minimum of 60 percent of the storefront surface area are recommended. Where privacy is desired for restaurants, professional services, etc., windows should be divided into smaller panes.

(3) **Clerestory windows.**
Clerestory windows are horizontal panels of glass between the storefront and the second floor. They are a traditional element of "main street" buildings, and are recommended for all new or renovated commercial storefronts. Clerestory windows can be good locations for neon, painted-window, and/or other relatively non-obtrusive types of signs.

(4) **Recessed entries.**
Recessed entries are recommended as another traditional element of the main street storefront. Recommended treatments include:
   a. Special paving materials such as ceramic tile;
   b. Ornamental ceilings such as coffering;
   c. Decorative light fixtures.

(5) **Doors.**
Doors should be substantial and well detailed. They are the one part of the storefront that patrons will invariably touch and feel. They should match the materials, design and character of the display window framing. Narrow line aluminum frame doors must not be used.

(f) **SIDE AND REAR BUILDING FACADES.**
Side and rear building facades should have a level of trim and finish compatible with the front facade, particularly if they are visible from streets, adjacent parking areas or residential buildings.
(g) **BLANK WALL AREAS.**

Blank wall areas without windows or doors are only permitted on internal block side-property line walls. Such blank walls should reflect the ground level building increment, building massing and organization, and facade compositions guidelines, (e)(1) through (e)(5) above. Surface reliefs, decorative vines, and/or architectural murals, public art, and other surface enhancements should also be considered.

(h) **WALL SURFACE MATERIALS.**

(1) If the building mass and pattern of windows and doors is complex, simple wall surfaces are preferable (e.g., stucco); if the building volume and the pattern of wall openings is simple, additional wall texture and articulation should be employed (e.g. bricks or blocks, rusticated stucco, ornamental reliefs). In both cases, pilasters, columns, and cornices should be used to add visual interest and pedestrian scale.

(2) The palette of wall materials should be kept to a minimum, preferably two (e.g. brick and granite), or three at the most. Using the same wall materials as adjacent or nearby buildings helps strengthen the district character.

- a. Brick - reds, red-browns, or yellow-browns are recommended.
- b. Stone and stone veneers - are appropriate as a basic building material or as a special material for walls, sills, or base concrete.
- c. Precast concrete - options in terms of form work, pigments, and aggregates should be explored to create rich surfaces. Accents such as ceramic tile or stone are recommended for decorative effect.
- d. Ceramic tile - is recommended as an accent material.
- e. Note on parapet and cornice cap flashings: Sheet metal parapet cap flashings should be painted to match wall or trim color. Select a minimum to avoid "oil canning" distortion in the metal as follows: 24 gauge (galvanized steel); 26 gauge (stainless steel); 0.232-inch (aluminum); 16 ounce (copper).
- f. Not appropriate:
  1. Simulated finishes - such as artificial stone.
  2. Wood - shingles, shakes, clapboard, or plywood siding.
  3. Concrete or split-face block - unless used on far sides or rear elevations. Concrete or split-face block is not appropriate on adjoining street frontages.

(i) **WINDOWS.**

Windows are an important element of building composition and an indicator of overall building quality:

(1) **Window-to-wall proportion.**

In general, upper stories should have a window to wall area proportion (typically 30 to 50 percent) that is smaller than that of ground floor storefronts.

(2) **Window openings.**

Window openings should generally be vertical or square in shape; if openings are horizontal, windows and/or windowpanes should be square or vertical in shape.
(3) **Window inset.**
Window inset glass should be inset a minimum of three inches from the exterior wall surface to add relief to the wall surface; this is especially important for stucco buildings.

(4) **Shaped frames and sills.**
Shaped frames and sills should be used to enhance openings and add additional relief. They should be proportional to the glass area framed; e.g. a larger window should have thicker framing members.

(5) **Muntins.**
"True divided light" windows or sectional windows are recommended where a divided window design is desired; "snap-in" grilles or muntins are discouraged.

(6) **Glazing.**
Clear glazing is strongly recommended. Reflective glazing should not be used. If tinted glazing is used, the tint should be kept as light as possible; green, grey, and blue are recommended.

(7) **Replacement/renovation.**
Replacement/renovation - Wood windows should be replaced with wood windows of the same operating type (e.g. double-hung, casement, etc.; vinyl-covered wood windows are available for lower maintenance). If aluminum replacement windows or doors are used, they should be:

a. Same operating type and orientation as the original windows (e.g. do not replace a double hung window with a horizontal sliding window).

b. Factory painted or fluorocoated to match the original; color anodized is also acceptable.

c. Similar in size and thickness to the original frame and mullions.
(j) **ROOF DESIGN AND MATERIALS.**

Roofs should match the principal building in terms of style, detailing and materials. They should also contribute expressive and interesting forms that add to the overall character of the district and are attractive when viewed from surrounding areas. Experimental, severe, and/or non-traditional roof lines or materials should not be used.

Recommended roof materials are:

1. **Clay, ceramic, or concrete tile.**
   Clay, ceramic or concrete tile - Colorful glazed ceramic tiles are recommended for decorative roof shapes, such as parapets, domes, and turrets.

2. **Metal seam roofing.**
   Metal seam roofing should be anodized, fluorocoated or painted. Copper and lead roofs should be natural or oxidized.

3. **Flat tar and gravel, composition, or elastomeric roofs.**
   Flat tar and gravel, composition, or elastomeric roofs should be screened by built-up cornices, parapets or false-front sections of sloping roof.
(k) AWNINGS, TRELLISES, CANOPIES, AND ACCESSORIES.

(1) **Awnings.**
Awnings are recommended and subject to redevelopment agency staff review and approval. They should be a colorful fabric that complements and does not detract from the building design. Awnings should be mounted over a metal structural that is framed and attractive in design. Fabric awnings are generally preferable to permanent canopies. Backlit awnings are prohibited.

(2) **Trellises and canopies.**
Materials, colors, and form should be derived from the building architecture.

(3) **Height and projection.**
Trellises, canopies and awnings valances should be a minimum of seven feet above the sidewalk, and project no more than seven feet out from the building wall.

(4) **Placement.**
Placement of trellises, canopies and awnings should be above the display windows and below the storefront cornice or sign panel. They should not cover piers, pilasters, clerestory windows or other architectural features. An individual awning or canopy for each storefront or building bay complements the building more effectively than one continuous awning does.

(5) **Accessories.**
Ornamental brackets and poles add interest. Hanging flower or plant baskets suspended from ornamental brackets of metal or wood are recommended for storefronts.

(l) **COLOR**
In keeping with the formal yet lively character desired for the Riverfront District, color for trim, awnings, and other accessories should accent and contrast wall color; for example, neutral or light wall colors with darker, saturated hues for trim, or warm brick colors with light trim.
(1) **Secondary color.**
Secondary color can be used to give additional emphasis to architectural features such as building bases, columns, cornices, capitals, and bands.

(2) **Bright colors.**
Bright colors should be used sparingly to allow display windows and merchandise to catch the eye and stand out in the visual field. Typical applications are fabric awnings, banners, window frames, and/or special architectural details.

(Ord. No. 5431, § 2, 2-25-03)


(a) **PAVING MATERIALS.**
Paving materials recommended for pedestrian surfaces are listed below. In general, a maximum of two materials should be combined in a single application:

(1) Stone such as slate or granite.
(2) Brick.
(3) Concrete unit pavers.
(4) Poured-in-place concrete with any of the following treatments: integral pigment color; special aggregate; special scoring pattern; ornamental insets, such as tile. All concrete walks should be tinted to reduce glare.

(b) **WALLS, FENCES, AND PIERS.**
Walls, fences, and piers should be used to define public and private spaces and screen parking areas.

(1) **Design.**
Walls, fences, and piers should be designed to reflect the architectural style and materials of the principal building(s).

a. Along streets and walks walls and fences should be low and open to maintain an open character and retain visibility. Maximum height for wall and fence panels should be 42 inches. Maximum height for columns and piers should be 54 inches, excluding luminaires, signs, and other appurtenances.

b. Fences and wall panels should be divided into regular modules that relate to the architectural module of the principal building(s).

c. A combination of thick and thin structural elements - should be used, with thicker elements for supports and/or panel divisions. Fence posts and/or support columns may be built up with additional trim, cornices, and/or moldings for this purpose.

d. Walls and piers should have a base and coping. See wall and fence composition diagram.

e. Piers - A row of freestanding piers can be effective as an open screen between parking areas and streets or walks. A continuous chain or open metal fence attached between piers can be an attractive device for creating a stronger separation.
   1. Spacing: no more than ten feet on center.
   2. Thickness: at least 18 inches per side or diameter.
3. Height: at least 36 inches and no taller than 54 inches.

f. Riverfront flood walls and retaining walls are highly visible from the Esplanade, Truckee River Bridges, and adjacent buildings. They should be designed as attractive architectural elements. Traditional approaches to detailing should be employed to reflect the design of the Riverfront's attractive older buildings and flood walls; e.g. wall segments should be divided into panels by regularly spaced pilasters and base and top/cornice panels.

(2) **Materials.**

Materials should be the same as or compatible with those of the principal building(s). Support post or pier materials may differ from fence materials; e.g. metal fence panels combined with masonry piers.

a. Fences should be made of wrought iron, cast iron, and welded steel for commercial applications. Metal fences may be mounted on a low masonry wall, and/or spanning masonry piers. Wood fences should not be used. Metal fences should generally be painted either black or dark green.

b. Walls and piers should be made of precast concrete and/or stucco-faced concrete or concrete block, brick, or stone.

c. Not recommended:
   1. Chain link - If used, chain link should be coated with nylon, preferably of a dark color, and used in combination with heavy masonry piers or ornamental metal posts.
   2. Unfinished or unsurfaced concrete block walls - should not be used.
   3. Rustic wood fences.

**FIGURE A-7: WALKS, WALLS, AND PIERS**
(c) **SURFACE GRADING.**

Surface grading should be minimized to maintain a formal and traditional character of development. The following guidelines are recommended:

1. Sheet drainage from building to parking areas and perimeter roadways;
2. No cross slopes in excess of two percent for landscaped or walk areas. Optimum slope for paved areas is one and one-half percent, depending on roughness of paving surface.
3. Mounting earth to elevate buildings, or "berming" earth against the side of buildings is not recommended.

(d) **THE ESPLANADE.**

1. The Esplanade must service a variety of different purposes - shopping, strolling, outdoor dining, low speed bicycling, and just sitting in the sun. It must be a publicly owned and accessible setting that showcases the Truckee River and adjacent buildings to best effect while placing emphasis on the rich historical components found along the river corridor. And accommodate special events and/or emergency access vehicles as needed. A design that is simple, flexible, and elegant is needed to reflect the Riverfront District's rich architectural heritage and history.

2. The elements listed below are recommended as part of the Esplanade design, whether the Esplanade is developed by the City of Reno directly, or through agreements with developers as part of new private development projects. The sketch plan, Figure A-8 (Esplanade Furnishings), illustrates the recommended design concept.

   a. **Cross-section.**

      A minimum width of 25 feet as measured from the face of the riverfront retaining wall is recommended, as noted elsewhere. This 25-foot area should be organized according to functions listed below and illustrated by the "concept plan" below.

      1. **Storefront display/dining zone.**

         A public area a minimum of six feet in width should be established adjacent to the building frontage. This area would be used for window-shopping, and subject to the redevelopment agency's review and approval, outdoor dining, merchandise displays and "sidewalk sales."

      2. **Central promenade.**

         An area a minimum of 12 feet in width shall be reserved in the center of the Esplanade for strolling, low-speed bicycling, special events, and emergency vehicle access.

      3. **Furnishings zone.**

         An area a minimum of six feet in width adjacent to the river edge should be reserved for shade tree, benches, trash, receptacles, and/or other furnishings as set forth below.

      4. **River edge fence/wall.**

         An area approximately one foot in width should be reserved for an attractive fence/wall with integral pedestrian lighting.
b. Paving pattern and materials.

Patterns should be form and materials simple; a maximum of three materials should be used in combination. Patterns and materials should reflect the three major functional areas described above. A large-scale yet subtle pattern is recommended for the Central Promenade; material should be scored, tinted, concrete. A smaller-scale pattern and/or material is recommended as a border for use in the display/dining and furnishings zones; material should be concrete or granite pavers, brick, or scored concrete.

c. Furnishings.

Furnishings should be civil in appearance, heavy-duty in construction, and arranged to reflect the formal qualities desired for the Esplanade. It is recommended that benches, trash receptacles, lighting and trees, be arranged to create a series of defined sitting areas. Open, unfurnished areas should be created at regular intervals to allow for groups to stand adjacent to the fence/wall, for set of special exhibits and displays, and for additional maneuvering room for vehicles. Recommended furnishings are show on the graphic. It is also recommended that public art be incorporated into furnishings whenever possible.

d. Trees and lighting.

Deciduous shade trees and pedestrian-scale lighting should be installed at regular intervals to create a formal Esplanade edge. Lights should be installed at a relatively narrow spacing to create a well-illuminated nighttime environment. It is recommended that trees and lights alternate every 20 feet; i.e. trees would be located at 40 feet on the center and lights would be located at 40 feet on center.

e. River edge fence/wall.

The Virginia Street Bridge should serve as the model for design of the fence/wall along the river edge. Regularly spaced concrete pilasters and a continuous base should frame ornamental metal fence panels. Pilasters should be detailed and serve as basis for the Esplanade lighting. The railing design employed for the Virginia Street Bridge should be used throughout the Esplanade.

(Ord. No. 5431, § 2, 2-25-03)
7. **Landscaping Design Guidelines.**

(a) Because the Riverfront District is one of the city's most visible and highly-developed areas, plant materials should be colorful and sized for immediate effect; e.g. trees should be installed at a minimum 36-inch box and/or three-inch caliper size.

(b) Plant materials along streets should create an attractive and harmonious character, in keeping with the Downtown location.

1. Street trees should be planted between sidewalks and roadways to create a buffer between pedestrians and automobiles. Consistency in tree species, tree size, and spacing should be used to reinforce a strong street identity and character.

2. Trees with open branching structures should be used. Deciduous trees are recommended.

3. Planting/landscapes areas should have a simple palette of plant species.

4. Complex planting scheme should not be used in front yard areas.

5. Plant materials that exhibit annual or seasonal color are recommended to highlight special locations, such as main building entrances and entrance walks.

(c) Plant materials in other urban locations should be selected and placed to reflect both ornamental and functional characteristics.

1. Deciduous trees should be the predominant large plant material used. They should be located adjacent to buildings and within parking areas to provide shade in summer and allow sun in winter. Species should be selected to provide fall color, and to minimize litter and other maintenance problems.
(2) Evergreen shrubs and trees should be used as a screening device along rear property lines (not directly adjacent to residences), around mechanical appurtenances, and to obscure grillwork and fencing associated with subsurface parking garages.

(3) Flowering shrubs and trees should be used where they can be most appreciated, adjacent to walks and recreational areas, or as a frame for building entrances, stairs, and walls.

(4) Flowers with annual or seasonal color are recommended to highlight special locations, such as courtyards, building entrances, or access drives.

(d) Native riparian species and arrangements should be used in river-edge areas where earthen banks rather than flood walls define the river channel. Species should be informal in appearance and open in form to maintain views to the river.

(e) Surface parking lots utilize a significant amount of site area and should be designed as an integral feature of the overall site development plan.

(1) Space-defining elements such as trellises, columns, walls, arbors, and hedges should be provided to enhance the appearance of lots. These elements should be consistent in design and materials with the principal building(s) and other site features.

(2) "Orchard parking" should be employed in all surface lots. Trees shall be planted toward the rear of parking stalls to create a grid rather than rows, at a ratio of one tree per three cars. The "orchard" tree placement provides better shade on the passenger compartment and more even shade and vegetation throughout the parking area.

(Ord. No. 5431, § 2, 2-25-03)


(a) LOCATION AND SIZE.
Location and size are subject to redevelopment agency review and approval.

(1) Signs should be mounted on parapets, towers, turrets, recessed wall areas, and other architectural features specifically designed for them. Flush-mounted and painted wall signs should align with major architectural elements, such as doors and windows. Ornamental elements, such as moldings, pilasters, arches, clerestory windows, roof eaves, or cornice lines should be used as a frame.

(2) Signs should not span cornice or eave lines. However, signs designed as an extension of the architectural form of the building may be appropriate. For example, projecting signs, signboards or neon signs may be designed to look like a marquee, parapet, or accent to a parapet or sloped roof.

(3) Signs should be in proportion to the size of building they identify. The sum total of building-mounted signs (excluding window signs) used to identify an individual use should not exceed one square foot of area for each linear foot of the building frontage occupied by that use.

(b) ARCHITECTURAL DESIGN.

(1) Sign shapes, type styles, and color combinations should complement building styles. In the Riverfront District it is recommended that buildings have a formal character and signs project a complementary look; the large-scale neon and flashing lights associated with signs in the gaming core would detract from the character desired for the Riverfront District.
(2) Structural supports should complement the overall design of the sign and/or building. Ornamental metal is strongly recommended. Guy wires shall be avoided.

(3) Awning signs should appear and function primarily as awnings, however. Awnings should reflect the buildings module and should not extend for more than 25 linear feet without a break. Signs on canopies should be integrated with the canopy fascia, or be in the form of freestanding letters mounted on top and extending above the fascia.

(4) Projecting signs are recommended if designed as architectural features (see above) and/or located primarily for pedestrian visibility; minimum sidewalk clearance should be seven feet.

(5) Internally illuminated "canned" signs should not be used. Canned signs look and often are mass-produced, making businesses look generic.

(6) Materials should be long-lasting. Recommended materials are:
   a. Signboards should be dimensional in nature and of wood or metal, with painted, engraved or routed letters, or mounted letters of wood or metal.
   b. Silhouette or figurative signs three-dimensional letters, symbols, and/or ornamental figures made of wood or metal.
   c. Custom neon exterior-mounted on a signboard or metal support frame or enclosure, or interior-mounted behind clerestory or display windows.
   d. Fabric awnings such as canvas or nylon, with painted or applied lettering; plastic awnings that have high gloss or a reflective appearance shall not be used. Undersides of awnings should have a finished appearance with no exposed lighting or framework visible from the underside.

(7) Lighting.

Lighting should be used to enhance both signs and buildings. When possible, sign illumination should be coordinated with an overall building lighting scheme. Recommended lighting approaches are:
   a. Backlit - with lighting inside and behind projecting lettering and/or awnings.
   b. Floodlit - with single or multiple spotlights, provided light sources are shielded to protect motorists, pedestrians, and adjacent properties.
   c. Color and lamp type - Light sources providing the most pleasing and accurate color rendering are metal halide, incandescent, and color-corrected fluorescent. Other lamp types, such as cool white fluorescent, mercury vapor, and high and low pressure sodium may distort sign colors and should be used according to advice from a lighting professional; these lamp types are not appropriate for area lighting.

(Ord. No. 5431, § 2, 2-25-03)

9. Lighting Design Guidelines

(a) AREA LIGHTING.

Light sources for illuminating sidewalks, passageways, parking areas, rear and side yard areas, and common areas shall be maintained in operable condition and remain illuminated during the evening and nighttime hours; and:

(1) Shall be shielded - from casting light higher than 15 degrees below the horizontal plane, as measured from the light source. They shall not cast light directly into adjacent residential windows; a translucent or optical lens diffuser globe or shield is recommended. (The Esplanade is a special condition; see below.)
(2) Maximum mounting height - of light sources for ground level illumination shall be 14 feet, measured from the finished grade of the area to be lit.

(3) Low pressure sodium lighting - should not be used.

(b) ORNAMENTAL FIXTURES.
Ornamental fixtures are fixtures not used as primary area lighting and mounted with visible light sources:

(1) **With clear or no diffuser.**
Individual lamp wattage should not exceed 60 watts incandescent, 20 watts fluorescent, or 40 watts high intensity discharge (H.I.D., such as metal halide, high pressure sodium, or mercury vapor lamps).

(2) **With frosted or optical (fresnel type) diffuser.**
Individual lamp wattage may not exceed 100 watts incandescent, 40 watts fluorescent, or 70 watts H.I.D.

(3) **Replacement fixtures.**
Replacement fixtures - should be readily available.

(c) SPECIAL CONDITION: THE ESPLANADE.
The following recommendations are intended to promote an attractive nighttime pedestrian environment. They apply to lighting installations by either the private or public sector.

(1) **Recommended lamp color/types.**
Metal halide (3,000 degrees K.), color-corrected ("white") high pressure sodium (HPS), color-corrected fluorescent (2,700 3,000 degrees K), incandescent.

(2) **Lamps not appropriate.**
Tandard ("peach") high pressure sodium, low pressure sodium, standard mercury vapor, cool white fluorescent.

(3) **Metalwork.**
Metalwork portions of lighting should be architecturally related to the building architecture. Color and finish of lighting metalwork should harmonize with the building’s metalwork, if any.

(4) **Recommended lens.**
Clear borosilicate glass globes, clear acrylic or polycarbonate globes with optical diffusing (fresnel) patterns, translucent clear (frosted) or white acrylic or polycarbonate globes.

(5) **Lens types not appropriate.**
Clear or tinted, smooth finish acrylic or polycarbonate globes (they tend to show scratches and wear after several years).

(6) **Fence/wall lighting.**
Recommended lamps, fixtures, and location are: 100 W/3,000 K metal halide lamps; traditional white globe lens, approx. 18-inch diameter; 12-foot to 13-foot mounting height; spacing at 40 feet on center. Lights are recommended to be mounted on wall pilasters; however if this is not feasible, light standards should be installed with the same spacing and specifications listed above.

(Ord. No. 5431, § 2, 2-25-03)
APPENDIX B  SKYWAY DESIGN GUIDELINES

Contents
1. Purpose and Intent
2. Participation Property Frontage Percentage for Skybuildings
3. Railroad Corridor
4. Architectural Compatibility
5. Street Level Activity Opportunity and Public Space
6. Design
7. Building Massing
8. Roof Line/Cornices
9. Facade-Breakup/Rhythm
10. Wall Surface Materials and Texture
11. Windows
12. Door Openings
13. Color
14. Lighting
15. Bridge Support Structure and Services
17. Signs
18. Design Review Committee

Figures
Figure B-1: Public Space Requirement
Figure B-2: Skyway Clearance Guidelines
Figure B-3: Skybuilding Transparency
[THIS PAGE INTENTIONALLY LEFT BLANK]
APPENDIX B: SKYWAY DESIGN GUIDELINES

The following skyway design guidelines are adopted in order to provide design standards for skyways. These guidelines may be amended only after a public hearing by the planning commission and adoption of a resolution by the city council.

1. Purpose and Intent.

Skyways provide an opportunity to increase the economic viability of a project. The short block lengths that exist in downtown Reno make it difficult to provide large-scale projects to strengthen Reno’s economy. In addition, properly designed skyways may provide for improved traffic flow, increased pedestrian safety and increased pedestrian comfort. Finally, skyways provide an additional revenue source for the City of Reno.

These skyway design guidelines are intended to cover "normal" situations encountered in design. It is expected that architectural and engineering considerations will arise which are not completely covered. Therefore, any items or situations not anticipated in the Guidelines will be designed in accordance with accepted architectural and engineering practices and appropriate codes and ordinances. It is anticipated that unusual or extraordinary situations will arise given the complexities involved. In such cases, the administrator may authorize alternative standards, provided that any alternative standard meets the intent or are the equivalent of the skyway design guidelines and are in accordance with accepted architectural and engineering practices. Meeting the requirements of this section does not guarantee approval of a skyway. The burden of proof is on the applicant to demonstrate that a skyway is essential for the project and meets or exceeds the Design Guidelines.

The purpose of the following document is to provide the technical basis for the review of skyways provided for under Article XX of Chapter 18.12 of this title, and to provide design professionals with criteria intended to promote orderly development and integration of skyway structures into new or existing built environments. Where specific quantitative standards are presented, they shall be treated as minimums that can only be proposed for change with explicit justification in the project's special use permit application. Skyways offer innovative solutions for creating new space in the high-density downtown urban core, or offering safe access to land separated by rights-of-way in other suburban areas. These guidelines recognize that bridging over rights-of-way can be problematic. The criteria here represent a foundation of what is to be expected from the design professional in maintaining continuity of quality of skyway projects. These guidelines serve as a baseline for the thoughtful evolvement of skyways.

2. Participation Property Frontage Percentage for Skybuildings.

If a property is located in an area identified as appropriate for skybuildings, a property owner(s) who has gained control over an entire block or the majority of a block and still needs more land for expansion, may need to link two or more blocks to achieve economic benefit. If 75 percent of the street frontage property owners of a block proposed for a skyway agree to the proposal, then it can be assumed that the applicant has met finding (10)d. of Section 18.06.405(e). A total of 75 percent participation is defined as a minimum of 75 percent of the total street frontage counting both sides of the street.
3. Railroad Corridor.

For the purposes of this section, the following definitions apply:

(a) **DOWNTOWN RAILROAD CORRIDOR**

The area adjacent to and including the Southern Pacific Railroad right-of-way and the air space above it, with a width equal to the distance from the north boundary of the right-of-way for Third Street (between Sierra Street and Arlington Avenue) and the south boundary of the right-of-way for Commercial Row (between Virginia Street and Sierra Street), and bounded on the east and west by the boundaries of the Redevelopment Area.

(b) **INTERIOR RAILROAD TUNNEL**.

The area within which the Southern Pacific Railroad tracks are entirely enclosed on both sides and above, and not visible from adjacent public areas including streets, sidewalks or other properties. The terminus of the tunnel at each end for a minimum depth of 20 feet (visible from adjacent streets and sidewalks) shall be excluded from this provision to ensure that an aesthetic treatment compatible with the exterior is provided.


Architectural compatibility is the most important element of the design guidelines. Healthy, growing cities are constantly evolving and architectural creativity should not be restricted if the city is to experience orderly development. Encouragement of design compatibility with adjacent land based structures will help to ensure diversity and interest in the structures that are built. Restricting design to rigid criteria could lead to "cookie cutter" structures where one corner or area looks much like the one two blocks away.

Each skyway setting will undoubtedly be unique in character and scale. In a tourist-oriented market where creative competition for patron interest is important, many architectural styles will develop. Contemporary/futuristic, historical, classical, as well as whimsical and fantasy styles may need to co-exist.

5. Street Level Activity Opportunity and Public Space.

(a) Human activity at street level is vital to the atmosphere of a city. In order to encourage this activity, facade improvements beneath skybuildings are required. Specifically, an architectural facade change, that includes recessed sections, is required every 25 lineal feet of building frontage on a block that includes a skybuilding. Additionally, transparent openings into a public commercial space are also required every 75 lineal feet, adjacent to the right-of-way or a public space. This is considered a minimum standard unless the skyway design includes both a functional basis for the deviation and the applicant demonstrates that the proposed design is "pedestrian friendly", given the particular context. This area should provide opportunity for commercial and public activity such as street vendors, project entrances, street furniture and focal points for architectural features or public art.
(b) In order to encourage street level activity and maintain open space at the intersections which will provide more light and air, a public space requirement for skybuildings attached to new terminus building(s) is established, outside at ground level. Skybuildings attached to new terminus building(s) require a 4:1 ratio of skybuilding square footage area to additional ground level public space, outside the right-of-way, within the same block and located at the corners of the building in order to provide open space that helps replace the admittance of light and air that may be eliminated by the skybuilding. If the property owner can demonstrate that it is impossible to provide additional public space at the corner, then the public space setback may be used to provide wider sidewalks under the skybuilding or some other design solution such as a Porte cochere private driveway. The additional public space applies to that portion of the terminus building that is a minimum of 20 feet, or below the skybuilding, whichever is higher. The portion of the terminus building that is below the skybuilding, at a minimum 20 feet, may cantilever back out to its permitted setback. (Figure B-1).
Within the Downtown Railroad Corridor, the design review committee shall determine the appropriate requirement of ground level public space in relation to skybuilding square footage area in lieu of the 4:1 public space to skybuilding area requirement.

When a skyway is proposed to be located closer than 25 feet from the nearest right-of-way, excluding alleys, then in addition to the landscaping and screening provisions stated in Article XII of Chapter 18.12, additional landscaping shall be provided on the roof,
cantilevered over the facade or a combination of both. The additional landscaping should be designed to soften the effect of the structure that will be located next to the open space provided at the intersections.

6. Design.

(a) A primary objective of the recommendations given throughout this text is to achieve continuity in the design of new skybuildings constructed between existing or new building facades. Often, the skyway will infill between two parallel building frontages. These buildings may have been designed during different architectural or historical periods and thus when compared are unique and distinctly different. The degree of difference which exists between any given building will require an equal degree of effort to design a skyway which will visually connect the supporting buildings’ exterior facades. Effort should be made to incorporate facade improvements on both buildings that will receive a connecting skyway so that they will have complementary facades before the skyway is constructed.

(b) Skyway design must meet ADA, building code, and Fire Code requirements. Additionally, skyway design shall meet NFPA 502 (1992, as amended).

(c) Steps to achieve continuity include a careful analysis of the architectural components that comprise the facades under consideration. Within any building elevation there will be design elements that predominate and visually suggest the overall character of the building. These elements should be considered as the fundamental, design components. Design components include the following:

1. Building massing.
2. Roof lines/cornices.
3. Facade-breakup/rhythm.
4. Wall surface materials, texture and decorative elements.
5. Fenestration (windows).
6. Door openings.
7. Color.
8. Lighting.
9. Bridge support structures and services.

(d) When designing the exterior facade for skyways, include design components found on the exterior of the adjacent supporting buildings. In most cases, these architectural components will not exist on both buildings. Because of this, it is important to select design components for the skyway and connecting buildings which will be the most effective in creating a cohesive project with an overall appearance of integrity. Skyways should also be designed to be compatible with the historical architectural patterns and elements of the block in which they are to reside. Whatever design components are used to bridge two buildings, it is imperative that the designer uses the best visual sensibility and continuity. For example, if both buildings contain vertical columns, then the skyway design should also include vertical columns, or if one building contains vertical columns, vertical columns might be added to both the existing building and the proposed skyway.

7. Building Massing.

(a) The overall massing of the skyway shall be harmonious with the buildings that form terminals at each end. Skyway design must reduce the "tunnel effect" which gives the
impression of entering a tunnel. In an effort to reduce or eliminate the "tunnel effect", unless explicit justification is presented in the applicant's special use permit application to deviate from this standard, all skyways shall maintain a 20-foot minimum clearance above the right-of-way. Where only new structures are involved, the 20-foot clearance is viewed as a true minimum, unless particularly unique circumstances are present. This clearance will reduce the narrow separation between the street and the bottom of the skyway that is typical of the existing skyways which may appear to have a "tunnel effect". In order to encourage greater clearances, skyway design shall include a 1:1 ratio of clear height between the right-of-way and the skyway, to overall height of the skyway structure. For example, if a skyway is 20 feet above the right-of-way, then the skyway structure height shall be limited to 20 feet overall height. If, however, a 22-foot tall skyway structure is desired, then the minimum height above the right-of-way shall be 22 feet (Figure B-2).
(b) Within the Downtown Railroad Corridor, the design review committee shall determine the appropriate proportion of skybuilding height to clear height above the Interior Railroad Tunnel in lieu of the maximum ratio of 1:1 of required skybuilding to street opening or clearance below.

(c) The width of a skyway is another contributing factor of "tunnel effect". In order to reduce the impact that width has on this phenomenon, a skybuilding's underside, facades and lighting shall receive particular attention to details. Where permitted, skybuildings may not cover...
more than 80 percent of the area between two streets, with particular attention being given to conserving open space at the intersections. The Downtown Railroad Corridor is exempted from the 80 percent maximum coverage. No skybuildings may be placed over the intersection of two streets. Skybuildings may require setbacks from intersecting streets to address Reno Fire Department requirements and/or air and light needs for pedestrians and the streetscape. Applicants should meet with the fire department early in the design process to establish its needs.

(d) The 30-foot maximum width for pedestrian skywalks should reduce the appearance of a massive bulk above the right-of-way, which is typical of wider skybuildings. The use of roof top or cantilevered landscaping is encouraged to soften the effect of the skyway, especially if the proposed skyway will be closer than 25 feet from the right-of-way.

(e) Lighting is a key factor to reduce the "tunnel effect". To this end, the lighting beneath a skybuilding should be brighter during daylight hours and softer during hours of darkness. Additionally, the ceiling should be illuminated to reduce the contrast between the recessed lights and the dark ceiling. Ideally, the ceiling will be illuminated indirectly, with uplighting, for a strong architectural effect. Specific recommendations are given in the lighting section.

8. Roof Line/Cornices.
For the most part, roof lines on commercial building structures are flat with parapets. On the other hand, cornice elements can be diverse and occur at tops of buildings or midpoints. Cornices can be very dominant elements that create strong definitions of the beginning and end portions of a building and as such must be used thoughtfully. When using cornices, overall design must create an artful blending of the two buildings with the skyway. For instance if a unique roof line or cornice found on supporting building "A" is incorporated onto the facade of the connecting skyway, it will be necessary to develop a portion of this same component on supporting building "B". Continuation of architectural components on both buildings provides smooth transition between structures.

In order to break up the monotony of the facade, the design must incorporate architectural features of the supporting buildings to the skyway facades. The skyway should be consistent from one side of the structure to the other to ensure a continuity of look, feel and balance. Continuity of style should also include a combination of motifs, using horizontal as well as vertical elements, color, texture, lighting, etc.

10. Wall Surface Materials and Texture.
Reno has many examples of traditional uses of brick materials. Should this material be incorporated onto a skyway, it must appear to be structural masonry. A designer should also consider how natural and artificial light plays upon the wall and ceiling surfaces of the structure. If depth of surface is desired, this may be achieved with color contrasts, material contrasts, applied or structural elements that create shadow, vertical or horizontal reveals, and any other design element that will eliminate a "blank wall" effect. The existing surface materials and textures of the terminus buildings must be incorporated onto the skyway facades. If the existing materials or textures on the existing buildings are dissimilar and visually conflicting, then the
The use of a neutral existing material or texture found on either terminus building should help ease the transition. The finish materials on the exterior should complement the character of the connecting buildings.

(a) This component has many elements that define its appearance. It includes, but is not be limited to, frame type, directional orientation (whether it is more vertical or horizontal or otherwise), glass type, spacing and trim. The complexity of this component together with the possibility that the supporting buildings may have dissimilar fenestration necessitates considering a number of schemes to create continuity.

(b) In order to allow pedestrians and drivers to see into the skyways, a minimum transparency is required, 25 percent minimum transparency is required for skybuildings (Figure B-3). In order to ensure "see through" windows or transparent sections, these transparent windows or sections shall be made of material that has a minimum of 52 percent visual light transmittance with a six percent maximum visual light reflectance. Pedestrian skywalks and skytrams shall maintain at least 70 percent (for all skytrams and for skywalks greater than 20 feet in width) or 50 percent (for skywalks less than or equal to 20 feet in width) transparent windows or sections depending on the width of the skywalk or skytram. In any case, the transparent windows or sections shall maintain the same minimum 52 percent visual light transmittance and maximum six percent visual light reflectance as skybuildings. Transparency for skytrams takes into consideration the overall height of structure with the skytram in place. If it is not an enclosed structure, credit will be given for the open portion of the overall height.

(c) If there is extreme diversity in the two buildings' windows, a fenestration system for the skyway may be a composite of both buildings' window types. Skyway fenestration may be a simplified interpretation, suggesting rather than replicating the supporting buildings fenestration.

12. Door Openings.
Street/sidewalk access and exit to and from skybuildings and pedestrian skyways must be apparent and inviting to the public. Two way access to skyways, located within a building, should not exceed 50 feet of travel from the exterior face of the building to the point of entry to the skyway vertical access where practical. The sidewalk access should be transparent so that the skyway access point is clearly visible from the sidewalk and is identified by signage that is also clearly visible and readable from the sidewalk. Skyway access must meet ADA, building code, and Fire Code requirements. If a skyway is closed for any reason, a sign displaying the hours of the closure must be located at the ground floor level entrance to the skyway.

13. Color.
In order to lessen the effect of being in a tunnel, pale off-whites or light colors should comprise the majority of solid surfaces. Colors used closer to the street level should be lighter in color because this will appear to "lift" the structure. Corporate colors should be limited and used as an accent color.

14. Lighting.
(a) Interior lighting seen through pedestrian skywalk and skytram fenestration shall be inconspicuous, non-glare, non-animated and cannot pose a traffic hazard. Interior lighting
seen through skybuilding fenestration, in the Downtown Area Overlay District, shall be inconspicuous, non-glare, and may be animated provided it is not deemed to be a traffic hazard. Access corridor lighting, to the skyway, shall be brighter than the skyway lighting to provide better visibility. When lighting is used as a design element, it should be used consistently throughout the project, including the skyway. Lighting of the skyway should be designed in harmony and balance with the entire structure. Lighting which adds importance or prominence to the skyway is not permitted if it could make the skyway become a distraction or cause confusion to pedestrian or vehicular traffic (i.e., flashing, glaring lighting must be avoided).
Exterior lighting and indirect surface lighting on the exterior of the skyway is acceptable and encouraged so that skyway structures will not look like heavy dark shapes in the night sky. The ceiling, beneath the skyway, must be lighted either directly or indirectly. Indirect lighting, through the use of uplighting, is recommended. The exterior lighting should reduce the contrast between the lights installed to illuminate the right-of-way beneath the
skyway and the dark ceiling. Lighting of the right-of-way, beneath a skybuilding, is required. This lighting shall maintain a minimum of 30 footcandle of light during daylight hours, and ten foot candle of light during hours of darkness, measured at three feet above grade. Metal halide lights are required.

(c) Where possible, natural lighting should be used in addition to external non-glare and inconspicuous artificial light to mitigate possible “tunnel effects” below the skyways.


(a) Bridge support structures that support the skyway at either end should be contained within the terminus buildings or incorporated into the design of pedestrian ways or sidewalks. If the support structures are to be located within the right-of-way, then the developer shall first obtain an encroachment permit or shall abandon the right-of-way (at the city’s discretion) and shall replace the lost right-of-way at a 1:1 ratio for the entire support structure, including footings. The right-of-way replacement shall be located on the same street frontage as the skyway. Ideally, the support structures will be offset with an area for a wider sidewalk and/or space for a porte cochere. In any case, additional public space should be designed so that it will not become unused space that is unattractive to pedestrians.

(b) Within the Downtown Railroad Corridor, the design review committee shall determine the appropriate proportion of right-of-way encroachment to replacement of public space in lieu of the ratio of 1:1 of required right-of-way encroachment to right-of-way replacement.

(c) Skyway support structures shall be screened and shielded from view unless they are integral to the design. The design of support structures should be architecturally stimulating and comprised of architectural columns or public art, for example.

(d) Bridge services are defined as those electrical and mechanical systems that exhaust airborne pollutants and provide electrical service to exterior lights necessary for safe passage below the skyway. If necessary, mechanical ventilation of the area below skyway shall be installed. A carbon monoxide control system shall be required, unless the designer can demonstrate through studies or tests that carbon monoxide will not be a hazard. Ventilation and lighting of the public space covered by skyways shall be powered and metered independently so as to provide for continuous service to the public at large. Skyways must not interfere or impair use of the public right-of-way by existing or proposed communication and utility facilities.

(e) Skyways shall be designed to meet all streetlight and traffic signal requirements and the right-of-way beneath the skyway shall be designed so that traffic is not impeded. In order to minimize accumulated exhaust, buses, taxis and delivery vehicles will not be permitted to idle beneath skyways.

(f) Roof drainage systems shall provide year-round continuous drainage to adjoining building systems or to the storm sewer and shall operate independent of the operation of the attached buildings.


Support structures for detached vertical access to pedestrian skywalks and skytrams must meet the setbacks required in the zone in which they are located. These structures must also
meet the minimum requirements for transparency and should be designed to minimize the appearance of visual clutter beside the roadway. These structures must also meet ADA, Fire Code, and building code requirements.

17. Signs.

(a) Signage should not dominate the skyway facade, rather it should complement the existing buildings and overall design of the skyway. Signage shall also be proportional to the scale of the skyway structure. Outside the Downtown Core area, signs shall be limited to one corporate logo or one company name per side, in addition to directional signs required by the city and/or permitted by the administrator.

(b) In the Downtown Redevelopment Area, skyways should use signs in a manner that complements the architecture and sign design of the primary structure(s) in scale, proportion, colors and materials. Signs should not create hazardous conditions for motorists due to excessive glare through flashing or animated signs or other obstructions. The quality and design/architectural relationship of signs is more important than the amount or quantity of signs. All skyway signs should generally be of a permanent rather than temporary nature (e.g., banners). Banners or seasonal material (such as Christmas decorations) should be durable and of high quality.

(c) Reader boards are prohibited because they could interfere with traffic.

18. Design Review Committee.

(a) A design review committee shall review skyway proposals.

(b) The design review committee shall be comprised of the following principal voting members:

   (1) One recommended by the Nevada Chapter of the American Planning Association; and

   (2) One recommended by the Nevada Chapter of the American Institute of Architects; and

   (3) One recommended by the Nevada Chapter of the American Society of Landscape Architects; and

   (4) One recommended by the planning commission; and

   (5) One recommended by the citizens advisory committee for the redevelopment agency.

Each of the above shall also recommend an alternate. The alternate will be a voting member when the principal member is absent.

(c) The design review committee (D.R.C.) will review skyway plans to ensure a public perspective is provided related to conformance with the intent of the skyway design guidelines. It is recommended that an applicant hold a "pre-application" hearing with the D.R.C., prior to formal submittal of a "major" special use permit application. Prior to appearing before the planning commission, the skyway plans and drawings will be presented to the D.R.C. for their formal review.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6000, § 26, 1-30-08)
# TABLE OF AMENDMENTS

This table gives the location within Title 18 of those ordinances adopted since Ord. No. 5649, which adopted the revised Title 18.

<table>
<thead>
<tr>
<th>Ordinance Number</th>
<th>Adoption Date</th>
<th>Section</th>
<th>Section this Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>5649</td>
<td>2- 9-05</td>
<td>1</td>
<td>18.02.101—18.02.105</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.02.107—18.02.111</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.04.101—18.04.103</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.04.201—18.04.204</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.04.206, 18.04.207</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.04.301—18.04.303</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.06.101—18.06.104</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.06.107, 18.06.108,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.06.201—18.06.205</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.06.207—18.06.210</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.06.301—18.06.303</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.06.401—18.06.405</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.06.407, 18.06.408</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.06.410, 18.06.411</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.06.501—18.06.505</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.06.601—18.06.604</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.06.801—18.06.805</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.06.807</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.08.101—18.08.104</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.08.106</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.08.201—18.08.204</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.08.301—18.08.303</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.08.401, 18.08.402</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.08.404—18.08.406</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.06.408</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.08.501—18.08.504</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.10.101—18.10.105</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.10.107</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.10.201—18.10.204</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.10.301—18.10.304</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.10.401—18.10.415</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.12.101—18.12.105</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.12.201—18.12.203</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.12.301—18.12.305</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.12.401—18.12.404</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.12.501—18.12.505</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.12.507, 18.12.508</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.12.601—18.12.605</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.12.701—18.12.705</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.12.801—18.12.804</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.12.901—18.12.903</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.12.1001</td>
</tr>
</tbody>
</table>

RENO, NEVADA

Title 18: Annexation and Land Development

TOA:1
<table>
<thead>
<tr>
<th>Ordinance Number</th>
<th>Adoption Date</th>
<th>Section of this Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.12.1101—18.12.1105</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1107, 18.12.1108</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1201—18.12.1205</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1207—18.12.1211</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1213</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1301—18.12.1304</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1401—18.12.1403</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1501—18.12.1505</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1507—18.12.1509</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1601—18.12.1605</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1607—18.12.1614</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1701—18.12.1704</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1801—18.12.1805</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1807, 18.12.1808</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1901—18.12.1905</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.1907</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.12.2101—18.12.2105</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.16.101—18.16.111</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.16.201—18.16.203</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.16.301</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.16.401</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.16.501—18.16.505</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.16.601, 18.16.602</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.16.701</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.16.801—18.16.804</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.16.901—18.16.905</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.16.907—18.16.911</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.16.913—18.16.915</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.18.101—18.18.103</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.18.201—18.18.204</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.18.301—18.18.305</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.18.307</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.20.201—18.20.103</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.20.201—18.20.203</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.20.301—18.20.305</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.20.307</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.22.101, 18.22.102</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.22.201, 18.22.202</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.24.101—18.24.105</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.24.107—18.24.111</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.24.201—18.24.203</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ordinance Number</td>
<td>Adoption Date</td>
<td>Section</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------</td>
<td>---------</td>
</tr>
<tr>
<td>5650</td>
<td>2- 9-05</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8</td>
</tr>
<tr>
<td></td>
<td></td>
<td>9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12</td>
</tr>
<tr>
<td></td>
<td></td>
<td>13</td>
</tr>
<tr>
<td></td>
<td></td>
<td>14</td>
</tr>
<tr>
<td>5651</td>
<td>2- 9-05</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8</td>
</tr>
<tr>
<td></td>
<td></td>
<td>9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12</td>
</tr>
<tr>
<td></td>
<td></td>
<td>13</td>
</tr>
<tr>
<td></td>
<td></td>
<td>14</td>
</tr>
<tr>
<td>5673</td>
<td>4-13-05</td>
<td>1</td>
</tr>
<tr>
<td>5680</td>
<td>4-13-05</td>
<td>1</td>
</tr>
<tr>
<td>5684</td>
<td>4-27-05</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8</td>
</tr>
<tr>
<td></td>
<td></td>
<td>9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12</td>
</tr>
<tr>
<td></td>
<td></td>
<td>13</td>
</tr>
<tr>
<td>5685</td>
<td>4-27-05</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td>Ordinance Number</td>
<td>Adoption Date</td>
<td>Section</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------</td>
<td>-----------</td>
</tr>
<tr>
<td>5686</td>
<td>4-27-05</td>
<td>1</td>
</tr>
<tr>
<td>5690</td>
<td>4-27-05</td>
<td>1</td>
</tr>
<tr>
<td>5691</td>
<td>4-27-05</td>
<td>1</td>
</tr>
<tr>
<td>5692</td>
<td>4-27-05</td>
<td>1</td>
</tr>
<tr>
<td>5700</td>
<td>5-11-05</td>
<td>1</td>
</tr>
<tr>
<td>5702</td>
<td>5-11-05</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>5705</td>
<td>5-11-05</td>
<td>1</td>
</tr>
<tr>
<td>5729</td>
<td>9-14-05</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8</td>
</tr>
<tr>
<td></td>
<td></td>
<td>9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11</td>
</tr>
<tr>
<td>5750</td>
<td>9-28-05</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5755</td>
<td>10-12-05</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td>Ordinance Number</td>
<td>Adoption Date</td>
<td>Section of Ordinance</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>5762</td>
<td>11-16-05</td>
<td>1</td>
</tr>
<tr>
<td>5763</td>
<td>11-16-05</td>
<td>1</td>
</tr>
<tr>
<td>5767</td>
<td>11-16-05</td>
<td>1</td>
</tr>
<tr>
<td>5778</td>
<td>12-1-05</td>
<td>1</td>
</tr>
<tr>
<td>5785</td>
<td>1-11-06</td>
<td>1</td>
</tr>
<tr>
<td>5804</td>
<td>2-22-06</td>
<td>1</td>
</tr>
<tr>
<td>5820</td>
<td>4-5-06</td>
<td>1</td>
</tr>
<tr>
<td>5821</td>
<td>4-5-06</td>
<td>1</td>
</tr>
<tr>
<td>5830</td>
<td>5-24-06</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>Ordinance Number</td>
<td>Adoption Date</td>
<td>Section</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------</td>
<td>---------</td>
</tr>
<tr>
<td>5832</td>
<td>5-24-06</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5833</td>
<td>5-24-06</td>
<td>1</td>
</tr>
<tr>
<td>5843</td>
<td>6-28-06</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>5848</td>
<td>6-28-06</td>
<td>1</td>
</tr>
<tr>
<td>5860</td>
<td>8-23-06</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>5864</td>
<td>8-23-06</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>5867</td>
<td>9-13-06</td>
<td>1</td>
</tr>
<tr>
<td>5870</td>
<td>9-13-06</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>5875</td>
<td>9-27-06</td>
<td>1</td>
</tr>
<tr>
<td>5876</td>
<td>9-27-06</td>
<td>1</td>
</tr>
<tr>
<td>5879</td>
<td>10-11-06</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>5881</td>
<td>10-11-06</td>
<td>1</td>
</tr>
<tr>
<td>5892</td>
<td>12- 4-06</td>
<td>1</td>
</tr>
<tr>
<td>5895</td>
<td>12- 4-06</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>5901</td>
<td>1-31-07</td>
<td>1</td>
</tr>
<tr>
<td>5916</td>
<td>4-11-07</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>5924</td>
<td>5- 9-07</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>Ordinance Number</td>
<td>Adoption Date</td>
<td>Section</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------</td>
<td>---------</td>
</tr>
<tr>
<td>5925</td>
<td>5- 9-07</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>5927</td>
<td>5-23-07</td>
<td>1</td>
</tr>
<tr>
<td>5928</td>
<td>5-23-07</td>
<td>1</td>
</tr>
<tr>
<td>5938</td>
<td>6-27-07</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>5941</td>
<td>6-27-07</td>
<td>1</td>
</tr>
<tr>
<td>5944</td>
<td>6-27-07</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>5948</td>
<td>7-11-07</td>
<td>1</td>
</tr>
<tr>
<td>5950</td>
<td>7-11-07</td>
<td>1</td>
</tr>
<tr>
<td>5957</td>
<td>7-11-07</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>5960</td>
<td>9-12-07</td>
<td>1</td>
</tr>
<tr>
<td>5972</td>
<td>9-26-07</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>5978</td>
<td>10-24-07</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>5983</td>
<td>11-28-07</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>5993</td>
<td>12-12-07</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>5996</td>
<td>1-16-08</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>6000</td>
<td>1-30-08</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td>Ordinance Number</td>
<td>Adoption Date</td>
<td>Section</td>
</tr>
<tr>
<td>------------------</td>
<td>----------------</td>
<td>---------------</td>
</tr>
<tr>
<td>6</td>
<td></td>
<td>18.08.202(d)(3)a., (e)(5)s.</td>
</tr>
<tr>
<td>7</td>
<td></td>
<td>18.08.301(a)(7), (e)(1)b.</td>
</tr>
<tr>
<td>8</td>
<td></td>
<td>18.08.404(d)(5)b.,(6)b.</td>
</tr>
<tr>
<td>9</td>
<td></td>
<td>18.08.405(a)(7)a., (c)(3)a., c.1.ii., 2.iii., 4.iii., 5.iii., (4)c.6., i., (g)(2)b., (4), (5), (h)(5), (6)h.2., j., (1), (j)(2)a., b.1.i., v., (5), (16)b., (18)b.1., (k)(4)c.6., (5)b. c., (6)a., m.2., (7)b.1., 4., (l)(4)a., (5)g., (6)b.1., 4., 5., c.7., (m)(4)c.2, (5)b., c., (n)(4)c.5., (5)b., c., (6)k.2., 3., (o)(4)b.5., (5)b., c., (6)a., k.2.</td>
</tr>
<tr>
<td>10</td>
<td></td>
<td>18.08.101(i)(7)a.</td>
</tr>
<tr>
<td>11</td>
<td></td>
<td>18.10.403</td>
</tr>
<tr>
<td>12</td>
<td></td>
<td>18.10.404</td>
</tr>
<tr>
<td>13</td>
<td></td>
<td>18.12.104(a)(2)</td>
</tr>
<tr>
<td>14</td>
<td></td>
<td>18.12.105(a)</td>
</tr>
<tr>
<td>15</td>
<td></td>
<td>18.12.306(f)(1)</td>
</tr>
<tr>
<td>16</td>
<td></td>
<td>18.12.402(d)</td>
</tr>
<tr>
<td>17</td>
<td></td>
<td>18.12.705(a), (c)</td>
</tr>
<tr>
<td>18</td>
<td></td>
<td>18.12.1602(b)</td>
</tr>
<tr>
<td>19</td>
<td></td>
<td>18.12.1904(a)</td>
</tr>
<tr>
<td>20</td>
<td></td>
<td>18.12.2002</td>
</tr>
<tr>
<td>21</td>
<td></td>
<td>18.12.2004(a), (b)</td>
</tr>
<tr>
<td>22</td>
<td></td>
<td>18.16.401(a)</td>
</tr>
<tr>
<td>23</td>
<td></td>
<td>18.16.701</td>
</tr>
<tr>
<td>25</td>
<td></td>
<td>18.24.203</td>
</tr>
<tr>
<td>26</td>
<td></td>
<td>App. B, § 18(c)</td>
</tr>
<tr>
<td>6002</td>
<td>2-13-08</td>
<td>1 18.08.101(i)(7)a.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 18.08.405(f)(2)—(10)</td>
</tr>
<tr>
<td>6007</td>
<td>2-27-08</td>
<td>1 18.08.201(c)—(e)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 18.08.203(e)(6)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 18.10.402(e)(6), (7)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4 18.12.1208(c)(1)b.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5 18.24.203</td>
</tr>
<tr>
<td>6009</td>
<td>3-26-08</td>
<td>1 18.06.208(a)(1)c.—e., (b)(1)b., c.</td>
</tr>
<tr>
<td>6015</td>
<td>4- 9-08</td>
<td>1 18.08.201(d)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 18.08.202(f)(9)</td>
</tr>
<tr>
<td>6016</td>
<td>4- 9-08</td>
<td>1 Rpld 18.06.405(e)(2)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rnbd 18.06.405(e)(3)—(9) as 18.06.405(e)(2)—(8)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 18.06.407(a), (d)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Added 18.06.407(e)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rnbd 18.06.407(e)—(i)</td>
</tr>
<tr>
<td>Ordinance Number</td>
<td>Adoption Date</td>
<td>Section</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------</td>
<td>---------</td>
</tr>
<tr>
<td>6021</td>
<td>5-14-08</td>
<td>1—7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8, 9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10—12</td>
</tr>
<tr>
<td></td>
<td></td>
<td>13, 14</td>
</tr>
<tr>
<td>6022</td>
<td>5-14-08</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>6035</td>
<td>6-25-08</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>6037</td>
<td>6-25-08</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>6039</td>
<td>7-16-08</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>6041</td>
<td>7-16-08</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>6042</td>
<td>7-16-08</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>6054</td>
<td>9-10-08</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>6067</td>
<td>12- 3-08</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>6069</td>
<td>12- 3-08</td>
<td>1</td>
</tr>
<tr>
<td>6077</td>
<td>12-17-08</td>
<td>1</td>
</tr>
<tr>
<td>6080</td>
<td>1-14-09</td>
<td>1</td>
</tr>
<tr>
<td>6082</td>
<td>1-28-09</td>
<td>1</td>
</tr>
<tr>
<td>6088</td>
<td>2-11-09</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>6090</td>
<td>2-11-09</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rpld</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rnbd</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Amd</td>
</tr>
<tr>
<td>6091</td>
<td>2-11-09</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Added</td>
</tr>
<tr>
<td>Ordinance Number</td>
<td>Adoption Date</td>
<td>Section</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------</td>
<td>---------</td>
</tr>
<tr>
<td>6108</td>
<td>6-24-09</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>6110</td>
<td>7-15-09</td>
<td>1</td>
</tr>
<tr>
<td>6111</td>
<td>7-15-09</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td>6118</td>
<td>9-9-09</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td>6119</td>
<td>9-9-09</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6120</td>
<td>9-9-09</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6121</td>
<td>9-9-09</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6122</td>
<td>9-9-09</td>
<td>1</td>
</tr>
<tr>
<td>6124</td>
<td>9-23-09</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>6137</td>
<td>2-10-10</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>6143</td>
<td>4-14-10</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>Ordinance Number</td>
<td>Adoption Date</td>
<td>Section</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------</td>
<td>---------</td>
</tr>
<tr>
<td>6144</td>
<td>4-14-10</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>6145</td>
<td>4-14-10</td>
<td>1</td>
</tr>
<tr>
<td>6152</td>
<td>6-9-10</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>6154</td>
<td>7-7-10</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>6155</td>
<td>7-7-10</td>
<td>1</td>
</tr>
<tr>
<td>6164</td>
<td>10-13-10</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>6170</td>
<td>1-19-11</td>
<td>1</td>
</tr>
<tr>
<td>6171</td>
<td>1-19-11</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8</td>
</tr>
<tr>
<td></td>
<td></td>
<td>9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12</td>
</tr>
<tr>
<td></td>
<td></td>
<td>13</td>
</tr>
<tr>
<td></td>
<td></td>
<td>14</td>
</tr>
<tr>
<td></td>
<td></td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td>16</td>
</tr>
<tr>
<td></td>
<td></td>
<td>17</td>
</tr>
<tr>
<td></td>
<td></td>
<td>18</td>
</tr>
<tr>
<td></td>
<td></td>
<td>19</td>
</tr>
<tr>
<td>6173</td>
<td>2-9-11</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6177</td>
<td>3-23-11</td>
<td>1</td>
</tr>
<tr>
<td>6182</td>
<td>5-11-11</td>
<td>1</td>
</tr>
<tr>
<td>6191</td>
<td>7-6-11</td>
<td>1</td>
</tr>
<tr>
<td>6200</td>
<td>9-14-11</td>
<td>1</td>
</tr>
<tr>
<td>6201</td>
<td>9-14-11</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ordinance Number</td>
<td>Adoption Date</td>
<td>Section</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------</td>
<td>---------</td>
</tr>
<tr>
<td>6202</td>
<td>9-14-11</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6209</td>
<td>10-12-11</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6216</td>
<td>1-18-12</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6229</td>
<td>5-23-12</td>
<td>1</td>
</tr>
<tr>
<td>6232</td>
<td>6-13-12</td>
<td>1</td>
</tr>
<tr>
<td>6235</td>
<td>6-13-12</td>
<td>1</td>
</tr>
<tr>
<td>6240</td>
<td>7-11-12</td>
<td>1</td>
</tr>
<tr>
<td>6247</td>
<td>9-12-12</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6255</td>
<td>10-24-12</td>
<td>1</td>
</tr>
<tr>
<td>6258</td>
<td>10-24-12</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6264</td>
<td>11- 7-12</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6276</td>
<td>2-13-13</td>
<td>1</td>
</tr>
<tr>
<td>6284</td>
<td>3-13-13</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ANNEXATION AND LAND DEVELOPMENT
<table>
<thead>
<tr>
<th>Ordinance Number</th>
<th>Adoption Date</th>
<th>Section</th>
<th>Section this Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>6285</td>
<td>3-13-13</td>
<td>3</td>
<td>18.08.202(b)(1)d.1., e.1.—3.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1</td>
<td>18.08.201(d), (e)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>18.08.202(b)(25)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
<td>18.08.302(b)(2)a.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
<td>18.08.402(a)(2)g.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
<td>18.08.406(a)(2)a. 16.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6</td>
<td>18.12.1102(b)(3)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7</td>
<td>18.24.111(c)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8</td>
<td>18.24.203.1450</td>
</tr>
<tr>
<td></td>
<td></td>
<td>9</td>
<td>18.24.203.4520</td>
</tr>
<tr>
<td>6286</td>
<td>3-13-13</td>
<td>1</td>
<td>18.12.304(a)(2), (3), (g)(1), (2)a., b.</td>
</tr>
<tr>
<td>6295</td>
<td>6- 5-13</td>
<td>1</td>
<td>18.08.210(d)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>18.08.202(b)(20), (20)c.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
<td>18.24.203.3200,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.24.203.3570</td>
</tr>
<tr>
<td>6296</td>
<td>6- 5-13</td>
<td>1</td>
<td>18.12.1701(b), (c)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.12.1702(b)(3), (4)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.12.1703(a)(3)d.5., (b)(4)—(6)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.24.203.600</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.24.203.1670</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Added 18.24.203.1685</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Added 18.24.203.2180</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Added 18.24.203.2190</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Added 18.24.203.2195</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Added 18.24.203.2595</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Added 18.24.203.2635</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Added 18.24.203.4090</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Added 18.24.203.4785</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Added 18.24.203.4880</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Added 18.24.203.4905</td>
</tr>
<tr>
<td>6302</td>
<td>8-28-13</td>
<td>1</td>
<td>18.12.1101(b)(2)</td>
</tr>
<tr>
<td>6304</td>
<td>8-28-13</td>
<td>1</td>
<td>18.08.105</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>18.08.106(b)</td>
</tr>
<tr>
<td>6309</td>
<td>11- 6-13</td>
<td>1</td>
<td>18.08.201(e)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>18.08.405(i)</td>
</tr>
<tr>
<td>6311</td>
<td>11-20-13</td>
<td>1</td>
<td>Added 18.02.114</td>
</tr>
<tr>
<td>6319</td>
<td>2-26-14</td>
<td>1</td>
<td>Added 18.08.101(e)(2)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>Added 18.08.101(i)(11)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
<td>18.08.301(a)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.08.405(b)(1), (c)(1), (d)(1),</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(e)(1)a., (f)(1), (g)(1), (h)(1), (j)—(n)</td>
</tr>
<tr>
<td>6320</td>
<td>2-26-14</td>
<td>1</td>
<td>18.08.202(b)(21)b.</td>
</tr>
<tr>
<td>6324</td>
<td>4-16-14</td>
<td>1</td>
<td>18.06.405(a)(12)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>Rndd as 18.06.407(a)(3), (4)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(4), (5)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Added 18.06.407(a)(3)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
<td>18.08.201(e)</td>
</tr>
</tbody>
</table>
### Ordinance Number, Adoption Date, Section

<table>
<thead>
<tr>
<th>Ordinance Number</th>
<th>Adoption Date</th>
<th>Section</th>
<th>Section this Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>6332</td>
<td>5-14-14</td>
<td>1</td>
<td>18.06.405(b)(5)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>18.06.407(a)(6)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
<td>18.08.203(e)(6)d., e.</td>
</tr>
<tr>
<td>6334</td>
<td>6-25-14</td>
<td>1</td>
<td>18.08.201(d)</td>
</tr>
<tr>
<td>6335</td>
<td>6-25-14</td>
<td>1</td>
<td>Rpld 18.02.114</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>18.08.201(d), (e)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
<td>18.08.202(b)(20)—(27), (f)(10)—(21)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
<td>18.08.405(e)(2)a., (i), (j)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
<td>Added 18.24.203.1385</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.24.203.3202</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.24.203.3204</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.24.203.3205</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.24.203.3206</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.24.203.3208</td>
</tr>
<tr>
<td>6353</td>
<td>11-12-14</td>
<td>1</td>
<td>18.14.501</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>18.14.502</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
<td>18.14.503</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
<td>18.14.504</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
<td>18.14.505</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6</td>
<td>18.14.506</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7</td>
<td>18.14.507(note)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8</td>
<td>18.14.508</td>
</tr>
<tr>
<td>6366</td>
<td>4-15-15</td>
<td>1</td>
<td>18.06.108</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>18.06.203(a)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
<td>18.06.405(a)(6), (7), (e)(9), (j)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
<td>18.08.201(d), (e)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
<td>18.08.202(f), (f)(5)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6</td>
<td>18.24.203.2540</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.24.203.2550</td>
</tr>
<tr>
<td>6379</td>
<td>11-18-15</td>
<td>1</td>
<td>18.06.203</td>
</tr>
<tr>
<td>6381</td>
<td>12- 2-15</td>
<td>1</td>
<td>Added 18.16.702</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>18.16.804</td>
</tr>
<tr>
<td>6385</td>
<td>1-13-16</td>
<td>1</td>
<td>18.12.405</td>
</tr>
<tr>
<td>6414</td>
<td>9-28-16</td>
<td>1</td>
<td>18.08.201(c)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>18.08.202(a)</td>
</tr>
<tr>
<td>6428</td>
<td>4-12-17</td>
<td>1</td>
<td>18.08.406(f)</td>
</tr>
<tr>
<td>6429</td>
<td>4-26-17</td>
<td>1</td>
<td>18.16.101</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>18.16.201</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
<td>18.16.203</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
<td>18.16.301</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
<td>Rpld 18.16.401</td>
</tr>
<tr>
<td>6433</td>
<td>8- 9-17</td>
<td>1</td>
<td>18.06.203(a)</td>
</tr>
<tr>
<td>6436</td>
<td>9-13-17</td>
<td>1</td>
<td>18.16.902—18.16.905</td>
</tr>
<tr>
<td>Ordinance Number</td>
<td>Adoption Date</td>
<td>Section</td>
<td>Section this Code</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------</td>
<td>-----------</td>
<td>-------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Added</td>
<td>18.16.907(i)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.16.908</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rpld</td>
<td>18.16.909</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.16.915</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.16.965</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18.16.1500</td>
</tr>
<tr>
<td>6441</td>
<td>12- 6-17</td>
<td>1</td>
<td>18.08.406, Table 18.08.47</td>
</tr>
<tr>
<td>6468</td>
<td>6- 6-18</td>
<td>1</td>
<td>18.08.201</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>18.08.202</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
<td>Added 18.24.203.3141—18.24.203.3146</td>
</tr>
<tr>
<td>6500</td>
<td>2-13-19</td>
<td>1</td>
<td>18.08.201, Table 18.08-5, Table 18.08-7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>18.08.202(e)(7)</td>
</tr>
<tr>
<td>6516</td>
<td>5-22-19</td>
<td>1</td>
<td>18.08.202(b)(1)a</td>
</tr>
<tr>
<td>6517</td>
<td>5-22-19</td>
<td>1</td>
<td>18.24.203.200</td>
</tr>
</tbody>
</table>
This table shows the location within this Code, either in the text or notes following the text, of references to Nevada Revised Statutes.

<table>
<thead>
<tr>
<th>NRS Section</th>
<th>Section this Code</th>
<th>NRS Section</th>
<th>Section this Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-3-1(a), (b)</td>
<td>1-2</td>
<td>12-7-3</td>
<td>30-32</td>
</tr>
<tr>
<td>1-3-1(d)(3)—</td>
<td>1-2</td>
<td>12-7-4</td>
<td>Ch. 30, Art. II</td>
</tr>
<tr>
<td>1-3-1(d)(7)</td>
<td>1-2</td>
<td>12-7-6</td>
<td>30-34</td>
</tr>
<tr>
<td>1-3-3</td>
<td>30-33</td>
<td>12-7-7(d)</td>
<td>30-36</td>
</tr>
<tr>
<td>1-3-3(5)</td>
<td>1-2</td>
<td>12-7-8(a)</td>
<td>30-36</td>
</tr>
<tr>
<td>1-3-3(8)</td>
<td>1-2</td>
<td>12-7-12</td>
<td>30-37, 30-38</td>
</tr>
<tr>
<td>1-3-3(10)—</td>
<td></td>
<td>12-7-15</td>
<td>30-37</td>
</tr>
<tr>
<td>1-3-3(12)</td>
<td>1-2</td>
<td>12-7-17</td>
<td>30-33</td>
</tr>
<tr>
<td>1-3-3(14)—</td>
<td></td>
<td>12-8-20 et seq.</td>
<td>2-186</td>
</tr>
<tr>
<td>1-3-3(16)</td>
<td>1-2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-3-3(19)</td>
<td>1-2</td>
<td>12-8-39.3</td>
<td>58-37</td>
</tr>
<tr>
<td>1-3-3(23),</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-3-3(24)</td>
<td>1-2</td>
<td>tit. 15</td>
<td>RL Ch. 6,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Art. II, § 1</td>
</tr>
<tr>
<td>2-10-105</td>
<td>62-48</td>
<td>tit. 15, chs. 1, 7</td>
<td>RL Ch. 6,</td>
</tr>
<tr>
<td>3-1-2</td>
<td>6-31</td>
<td></td>
<td>Art. II, § 10</td>
</tr>
<tr>
<td>3-3-1</td>
<td>6-60</td>
<td>tit. 15, chs. 6, 7</td>
<td>RL Ch. 6,</td>
</tr>
<tr>
<td>3-3-2</td>
<td>6-51</td>
<td></td>
<td>Art. II, § 15</td>
</tr>
<tr>
<td></td>
<td>6-53</td>
<td>tit. 15, chs. 6, 7, 16</td>
<td>RL Ch. 6,</td>
</tr>
<tr>
<td></td>
<td>6-59</td>
<td></td>
<td>Art. II, § 15</td>
</tr>
<tr>
<td>3-3-3</td>
<td>6-58</td>
<td>tit. 15, ch. 7</td>
<td>RL Ch. 6,</td>
</tr>
<tr>
<td>3-3-21</td>
<td>6-31</td>
<td></td>
<td>Art. II, § 16</td>
</tr>
<tr>
<td>3-5-60—</td>
<td>6-62</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-5-84</td>
<td>6-62</td>
<td>tit. 15, ch. 7, art. 5</td>
<td>RL Ch. 6,</td>
</tr>
<tr>
<td>3-6-60</td>
<td>6-62</td>
<td></td>
<td>Art. II, § 17</td>
</tr>
<tr>
<td>3-6-70,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-6-71</td>
<td>6-62</td>
<td></td>
<td>38-33</td>
</tr>
<tr>
<td>4-8-21(a)(1)</td>
<td>14-32</td>
<td>tit. 15, ch. 16</td>
<td>RL Ch. 6,</td>
</tr>
<tr>
<td>4-8-25</td>
<td>14-47</td>
<td></td>
<td>Art. II, § 15</td>
</tr>
<tr>
<td>4-11-15.1</td>
<td>14-38</td>
<td>tit. 15, ch. 18</td>
<td>RL Ch. 6,</td>
</tr>
<tr>
<td>7-1-4</td>
<td>70-61</td>
<td></td>
<td>Art. II, § 13</td>
</tr>
<tr>
<td>tit. 8, ch. 2,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>art. 2, pt. 1</td>
<td>App. A, § 2-1</td>
<td>tit. 15, ch. 18, art. 3</td>
<td>RL Ch. 6,</td>
</tr>
<tr>
<td>8-2-1 et seq.</td>
<td>Ch. 18</td>
<td></td>
<td>Art. II, § 12</td>
</tr>
<tr>
<td>8-2-110 et seq.</td>
<td>App. A, § 2-1</td>
<td></td>
<td>15-1-1 et seq.,</td>
</tr>
<tr>
<td>tit. 12, ch. 5,</td>
<td></td>
<td></td>
<td>15-6-1 et seq.</td>
</tr>
<tr>
<td>art. 2</td>
<td></td>
<td></td>
<td>Art. II, § 10,</td>
</tr>
<tr>
<td>12-2-8</td>
<td>30-33</td>
<td></td>
<td>RL Ch. 6,</td>
</tr>
<tr>
<td>12-2-72</td>
<td>30-33</td>
<td></td>
<td>Art. II, § 15</td>
</tr>
<tr>
<td>12-5-20 et seq.</td>
<td>30-32—30-34</td>
<td>15-6-67</td>
<td>App. B, Art. IV,</td>
</tr>
<tr>
<td>12-5-30(f)</td>
<td>30-34</td>
<td></td>
<td>Pt. Ill, § 4-3</td>
</tr>
<tr>
<td>12-5-440 et seq.</td>
<td>30-32</td>
<td>15-6-67(d)</td>
<td>App. A, Pt. I,</td>
</tr>
<tr>
<td></td>
<td>30-34</td>
<td></td>
<td>§ 3-30</td>
</tr>
<tr>
<td>12-6-24</td>
<td>Ch. 70, Art. III</td>
<td></td>
<td>App. B, Art. IV,</td>
</tr>
<tr>
<td>12-7-1 et seq.</td>
<td>Ch. 30, Art. II</td>
<td>15-7-1 et seq.—</td>
<td>Pt. Ill, § 4-3</td>
</tr>
<tr>
<td></td>
<td>30-32</td>
<td>15-7-80 et seq.</td>
<td>RL Ch. 6,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Art. II, § 1—</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>RL Ch. 6,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Art. II, § 17</td>
</tr>
</tbody>
</table>

RENO, NEVADA
Supp. No. 29
Title 18: Annexation and Land Development
SLRT:1
<table>
<thead>
<tr>
<th>NRS Section</th>
<th>Section this Code</th>
<th>NRS Section</th>
<th>Section this Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>38-33</td>
<td>36-1-20</td>
<td>1-7</td>
<td></td>
</tr>
<tr>
<td>54-37</td>
<td>36-1-21 et seq.</td>
<td>Ch. 2, Art. IV</td>
<td></td>
</tr>
<tr>
<td>58-43</td>
<td>36-62-1 et seq.</td>
<td>Ch. 2, Art. III, Div. 3</td>
<td></td>
</tr>
<tr>
<td>62-41</td>
<td></td>
<td>2-111</td>
<td></td>
</tr>
<tr>
<td>App. A, Pt. VIII, § 12-6</td>
<td>36-62-5.1</td>
<td>2-113</td>
<td></td>
</tr>
<tr>
<td>15-12-130(b) RL Ch. 6, Art. II, § 16</td>
<td>36-67A-1 et seq.</td>
<td>App. A, Pt. VIII, § 14-2</td>
<td></td>
</tr>
<tr>
<td>15-17-9, RL Ch. 6, Art. II, § 14</td>
<td>36-71-2(8)</td>
<td>62-33</td>
<td></td>
</tr>
<tr>
<td>15-18-1 et seq., Art. II, § 13, RL Ch. 6, Art. II, § 12</td>
<td>36-80-19</td>
<td>1-1</td>
<td></td>
</tr>
<tr>
<td>15-18-60 et seq.</td>
<td>40-2-21</td>
<td>RL Ch. 18, Art. I, § 1</td>
<td></td>
</tr>
<tr>
<td>15-21-93, 40-2-21(a)(1)(C) RL Ch. 18, Art. I, § 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15-21-94 70-31</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16 RL Ch. 6, Art. II, § 15</td>
<td>40-6-183</td>
<td>Ch. 70, Art. II</td>
<td></td>
</tr>
<tr>
<td>17-7-71 RL Ch. 6, Art. II, § 5</td>
<td>tit. 43</td>
<td>62-44</td>
<td></td>
</tr>
<tr>
<td>20-2-690(b) 43-1-1 et seq.</td>
<td>43-15-02</td>
<td>62-44</td>
<td></td>
</tr>
<tr>
<td>tit. 21 App. B, Art. II, § 2-1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>tit. 21, ch. 2 Art. II, § 8</td>
<td>43-23-1</td>
<td>App. B, Art. II, § 2-1</td>
<td></td>
</tr>
<tr>
<td>21-1-1 et seq. tit. 45, ch. 16 RL Ch. 2, Art. V, § 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21-2-1 et seq. 45-7-4(a)(22)(C) RL Ch. 2, Art. II, § 9, RL Ch. 6, Art. II, § 14</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21-2-2 RL Ch. 2, Art. II, § 14</td>
<td>45-16-1 et seq. RL Ch. 2, Art. V, § 5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21-2-40 RL Ch. 2, Art. II, § 1</td>
<td>45-16-66 RL Ch. 2, Art. V, § 5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21-2-111 RL Ch. 2, Art. II, § 8</td>
<td>46-3-1 et seq. 62-48</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22-3-100 et seq. Ch. 34, Art. II</td>
<td>46-5-120 et seq. Ch. 66, Art. II</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31-3-1 et seq. Ch. 38, Art. II</td>
<td>46-5-133</td>
<td>66-32</td>
<td></td>
</tr>
<tr>
<td>31-19-1 et seq. 14-45</td>
<td>46-5-134.1</td>
<td>66-33</td>
<td></td>
</tr>
<tr>
<td>31-19-5 46-7-15</td>
<td>62-48</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31-19-6 tit. 48, ch. 5, art. 10</td>
<td>42-1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31-27-1 48-5-7.5</td>
<td>70-61</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31-27-3, 48-5-355</td>
<td>62-48</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31-27-4 48-5-356</td>
<td>42-1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31-27-6 48-5-400 et seq. 42-1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>33-8-8 et seq. 48-5-492 42-1, 42-2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>33-8-8.2 48-6-93 Ch. 62, Art. V</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>33-8-8.2(a) 62-48</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>34-9-1 et seq. 62-151</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>54-37 62-153</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36-1-1 et seq. Ch. 2 62-153</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36-1-1 et seq. 48-6-93(c), 48-6-93(d)</td>
<td>62-153</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NRS Section</td>
<td>NRS Section</td>
<td>NRS Section</td>
<td>NRS Section</td>
</tr>
<tr>
<td>-------------</td>
<td>-------------</td>
<td>-------------</td>
<td>-------------</td>
</tr>
<tr>
<td>48-8-82</td>
<td>62-121</td>
<td>209.4886</td>
<td>18.24.203</td>
</tr>
<tr>
<td>48-13-5</td>
<td>62-33</td>
<td>209.4888</td>
<td>18.24.203</td>
</tr>
<tr>
<td></td>
<td>62-43</td>
<td>213.371</td>
<td>18.24.203</td>
</tr>
<tr>
<td>48-13-5—</td>
<td>62-32</td>
<td>213.410</td>
<td></td>
</tr>
<tr>
<td>48-13-28</td>
<td></td>
<td>213.625</td>
<td>18.24.203</td>
</tr>
<tr>
<td>48-13-6</td>
<td>62-31</td>
<td>213.632</td>
<td>18.24.203</td>
</tr>
<tr>
<td></td>
<td>62-35</td>
<td>236.015</td>
<td>18.06.208</td>
</tr>
<tr>
<td></td>
<td>62-60</td>
<td>244.155, 244.195</td>
<td>18.14.501</td>
</tr>
<tr>
<td>48-13-7</td>
<td>62-31</td>
<td>247.305</td>
<td>18.06.503—</td>
</tr>
<tr>
<td></td>
<td>62-35</td>
<td></td>
<td>18.06.505</td>
</tr>
<tr>
<td>48-13-9</td>
<td>62-34</td>
<td>chs. 268, 278</td>
<td>18.04.101</td>
</tr>
<tr>
<td>48-13-9(c)</td>
<td>62-33</td>
<td>268.610</td>
<td>18.04.103</td>
</tr>
<tr>
<td>48-13-9(c)(1)—</td>
<td>62-39</td>
<td>268.610—</td>
<td>18.04, Art. II</td>
</tr>
<tr>
<td></td>
<td></td>
<td>268.668</td>
<td></td>
</tr>
<tr>
<td>48-13-10</td>
<td>62-34</td>
<td></td>
<td>18.04.202</td>
</tr>
<tr>
<td></td>
<td>62-39</td>
<td></td>
<td>18.04.204</td>
</tr>
<tr>
<td>48-13-13</td>
<td>62-35</td>
<td></td>
<td>18.04.206</td>
</tr>
<tr>
<td></td>
<td>62-40</td>
<td></td>
<td>18.24.203</td>
</tr>
<tr>
<td>48-13-20</td>
<td>62-34</td>
<td>268.670</td>
<td></td>
</tr>
<tr>
<td>48-13-20,</td>
<td>62-41</td>
<td>268.625</td>
<td>18.04.203</td>
</tr>
<tr>
<td>48-13-21</td>
<td>62-44</td>
<td>268.630</td>
<td>18.24.203</td>
</tr>
<tr>
<td>48-13-23</td>
<td>62-41</td>
<td>268.668</td>
<td>18.04.204</td>
</tr>
<tr>
<td>48-13-28</td>
<td>62-60</td>
<td></td>
<td>18.04.207</td>
</tr>
<tr>
<td>48-13-50.1</td>
<td>62-91</td>
<td></td>
<td>18.04.301,</td>
</tr>
<tr>
<td>48-13-55</td>
<td>62-48</td>
<td>277.080—</td>
<td>18.08.404</td>
</tr>
<tr>
<td>50-14-1 et seq.</td>
<td>2-84</td>
<td>277.180</td>
<td>18.14.501</td>
</tr>
<tr>
<td>50-18-99</td>
<td>2-1</td>
<td>ch. 278</td>
<td>18.06.203</td>
</tr>
<tr>
<td>50-19-7</td>
<td>RL Ch. 2,</td>
<td>278</td>
<td>18.06.203(a)(4)</td>
</tr>
<tr>
<td></td>
<td>Art. V, § 5</td>
<td></td>
<td>18.06.405</td>
</tr>
<tr>
<td></td>
<td>ch. 34</td>
<td>18.06.208</td>
<td>18.10.101,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>18.16.915</td>
<td>18.10.102</td>
</tr>
<tr>
<td></td>
<td>ch. 116, ch. 117</td>
<td>18.24.203</td>
<td>18.12.1701</td>
</tr>
<tr>
<td></td>
<td>117.110</td>
<td>18.10.401</td>
<td>18.16.102</td>
</tr>
<tr>
<td></td>
<td>118.230 et seq.</td>
<td>18.08.401</td>
<td>18.20.203</td>
</tr>
<tr>
<td></td>
<td>118A.060</td>
<td>18.10.407</td>
<td>18.24.202,</td>
</tr>
<tr>
<td></td>
<td>201.235</td>
<td>18.24.203</td>
<td>18.24.203</td>
</tr>
<tr>
<td>NRS</td>
<td>Section</td>
<td>NRS</td>
<td>Section</td>
</tr>
<tr>
<td>---------</td>
<td>--------------</td>
<td>---------</td>
<td>--------------</td>
</tr>
<tr>
<td>Section</td>
<td>this Code</td>
<td>Section</td>
<td>this Code</td>
</tr>
<tr>
<td>ch. 278</td>
<td>Ch. 18.10, Art. II</td>
<td>278.350</td>
<td>18.10.1010</td>
</tr>
<tr>
<td>chs. 278, 278A</td>
<td>18.06.102</td>
<td>278.335</td>
<td>18.06.501</td>
</tr>
<tr>
<td></td>
<td>18.06.504</td>
<td>278.360</td>
<td>18.06.501</td>
</tr>
<tr>
<td>278.010—</td>
<td>18.08.106(a)</td>
<td>278.360—</td>
<td>18.06.502</td>
</tr>
<tr>
<td>278.630</td>
<td></td>
<td>278.380</td>
<td></td>
</tr>
<tr>
<td>278.020</td>
<td>18.06.208</td>
<td>278.360—</td>
<td>18.10.202(a)</td>
</tr>
<tr>
<td>278.021</td>
<td>18.24.203</td>
<td>278.390</td>
<td></td>
</tr>
<tr>
<td>278.022 et seq.</td>
<td>18.08.202</td>
<td>278.371</td>
<td>18.10.202(b),</td>
</tr>
<tr>
<td>278.0231</td>
<td>18.16.203</td>
<td></td>
<td>18.10.203</td>
</tr>
<tr>
<td>278.026 et seq.</td>
<td>18.06.402</td>
<td>278.372</td>
<td>18.10.202(b)</td>
</tr>
<tr>
<td>278.026-029</td>
<td>18.08.404</td>
<td>278.375</td>
<td>18.10.203</td>
</tr>
<tr>
<td>278.02786</td>
<td>18.08.1105(a)(1)</td>
<td>278.461—</td>
<td>18.24.203(a)</td>
</tr>
<tr>
<td>278.030—</td>
<td>18.06.102</td>
<td>278.469</td>
<td></td>
</tr>
<tr>
<td>278.080</td>
<td></td>
<td>278.461—</td>
<td>18.06.503</td>
</tr>
<tr>
<td>278.040</td>
<td>18.06.102</td>
<td>278.4725</td>
<td></td>
</tr>
<tr>
<td>278.040(5)</td>
<td>18.06.102</td>
<td>278.464</td>
<td>18.06.503</td>
</tr>
<tr>
<td>278.147</td>
<td>18.06.203</td>
<td>278.466</td>
<td>18.10.203</td>
</tr>
<tr>
<td></td>
<td>18.06.405(a)(7)</td>
<td>278.479 et seq.</td>
<td>18.24.203</td>
</tr>
<tr>
<td></td>
<td>18.06.405(j)(1)</td>
<td>278.490—</td>
<td>18.10.210(a)</td>
</tr>
<tr>
<td></td>
<td>18.06.203(a)(4)</td>
<td>278.4955</td>
<td></td>
</tr>
<tr>
<td>278.147(2), (3)</td>
<td>18.06.405(j)(3)</td>
<td>278.497 et seq.</td>
<td>18.14, Art. IV</td>
</tr>
<tr>
<td>278.150</td>
<td>Ch. 18.05(a)</td>
<td>278.0205</td>
<td>18.20.302</td>
</tr>
<tr>
<td>278.150 et seq.</td>
<td>18.24.203</td>
<td>278.0209</td>
<td>18.24.203</td>
</tr>
<tr>
<td>278.200</td>
<td>18.24.203</td>
<td>278.0235</td>
<td>18.06.208</td>
</tr>
<tr>
<td>278.220</td>
<td>18.06.301</td>
<td>278.0277</td>
<td>18.06.402</td>
</tr>
<tr>
<td>278.225</td>
<td>18.06.304(b)(1)</td>
<td>278.0278</td>
<td>18.20.102</td>
</tr>
<tr>
<td>278.250</td>
<td>Ch. 18.05(a)</td>
<td>278.0278</td>
<td>18.06.402</td>
</tr>
<tr>
<td></td>
<td>18.08.101</td>
<td>278.4787</td>
<td>18.12.1205</td>
</tr>
<tr>
<td></td>
<td>18.12.402</td>
<td>278.5693</td>
<td>18.10.204(a)</td>
</tr>
<tr>
<td>278.250(2)</td>
<td>18.06.403(c)(1)c.</td>
<td>278.9020</td>
<td>18.06.208</td>
</tr>
<tr>
<td>278.270—</td>
<td>18.06.103</td>
<td>278.02095</td>
<td>18.24.203</td>
</tr>
<tr>
<td>278.3194</td>
<td></td>
<td>278.02786</td>
<td>18.08.105</td>
</tr>
<tr>
<td>278.280</td>
<td>18.06.103</td>
<td>278A.130—</td>
<td>18.08.303</td>
</tr>
<tr>
<td>278.319</td>
<td>18.12.901</td>
<td>278A.160</td>
<td></td>
</tr>
<tr>
<td></td>
<td>18.12.1205</td>
<td>278A.380—</td>
<td>18.06.403</td>
</tr>
<tr>
<td>278.320</td>
<td>18.10.202</td>
<td>278A.420</td>
<td></td>
</tr>
<tr>
<td></td>
<td>18.24.203</td>
<td>278A.490—</td>
<td>18.06.403</td>
</tr>
<tr>
<td>278.325</td>
<td>18.10.107</td>
<td>278A.520</td>
<td></td>
</tr>
<tr>
<td>278.326</td>
<td>18.14.102</td>
<td>278A.530—</td>
<td>18.06.403</td>
</tr>
<tr>
<td>278.330</td>
<td>18.06.501</td>
<td>278A.580</td>
<td></td>
</tr>
<tr>
<td>NRS</td>
<td>Section</td>
<td>NRS</td>
<td>Section</td>
</tr>
<tr>
<td>-----</td>
<td>---------</td>
<td>-----</td>
<td>---------</td>
</tr>
<tr>
<td>278B.010—278B.320</td>
<td>18.14.501</td>
<td>ch. 484</td>
<td>18.20.103</td>
</tr>
<tr>
<td>ch. 327</td>
<td>18.10.202</td>
<td>ch. 445A</td>
<td>18.10.201(a),</td>
</tr>
<tr>
<td>ch. 361</td>
<td>18.24.203</td>
<td>ch. 540</td>
<td>18.10.202</td>
</tr>
<tr>
<td>396.020</td>
<td>18.08.405</td>
<td>ch. 615</td>
<td>18.14.202</td>
</tr>
<tr>
<td>444.065</td>
<td>18.08.203.1385(4)</td>
<td>ch. 625</td>
<td>18.14.202</td>
</tr>
<tr>
<td>ch. 445A</td>
<td>18.12.402</td>
<td>18.08.203.3205(4)</td>
<td>18.12.203</td>
</tr>
<tr>
<td></td>
<td>18.24.203</td>
<td>18.08.203.3204</td>
<td>18.12.203</td>
</tr>
<tr>
<td>453A140</td>
<td>18.08.203.3204</td>
<td>18.06.301, 18.06.302</td>
<td>18.12.204</td>
</tr>
<tr>
<td>453A.322</td>
<td>18.08.202(b)(20)c.,</td>
<td>ch. 659</td>
<td>18.12.204</td>
</tr>
<tr>
<td>d., (f)(10)c., d.</td>
<td></td>
<td>of chs. 278, 278A</td>
<td>18.06.505</td>
</tr>
<tr>
<td>(11)c., d., (12)c.,</td>
<td>18.08.203.3202,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.08.203.3204,</td>
<td>657.010</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.24.203.3205(5),</td>
<td>ch. 625</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.24.203.3206,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18.24.203.3208</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>459.3816</td>
<td>18.06.203</td>
<td>18.08.403—18.06.405</td>
<td>18.06.502</td>
</tr>
<tr>
<td></td>
<td>18.06.203(a)(4)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>18.06.405</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>18.06.405(a)(7)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>18.06.405(j)(1)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>459.429</td>
<td>18.06.405(a)(6)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>459.3833</td>
<td>18.06.405(j)(1)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ch. 461</td>
<td>18.24.203</td>
<td>18.08.201,</td>
<td></td>
</tr>
<tr>
<td>463.0152</td>
<td>18.24.203</td>
<td>18.08.202</td>
<td></td>
</tr>
<tr>
<td>463.0177</td>
<td>18.24.203</td>
<td>18.08.502</td>
<td></td>
</tr>
<tr>
<td>463.0189</td>
<td>18.24.203</td>
<td></td>
<td></td>
</tr>
<tr>
<td>463.1605</td>
<td>18.08.502</td>
<td></td>
<td></td>
</tr>
<tr>
<td>463.01643</td>
<td>18.24.203</td>
<td></td>
<td></td>
</tr>
<tr>
<td>463.01865</td>
<td>18.06.301,</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>18.06.302</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>18.06.403—</td>
<td>18.06.405</td>
<td></td>
</tr>
<tr>
<td></td>
<td>18.06.405</td>
<td>18.06.407,</td>
<td></td>
</tr>
<tr>
<td></td>
<td>18.06.408</td>
<td>18.08.106</td>
<td></td>
</tr>
<tr>
<td></td>
<td>18.08.201,</td>
<td>18.08.202</td>
<td></td>
</tr>
<tr>
<td></td>
<td>18.08.202</td>
<td>18.08.502</td>
<td></td>
</tr>
</tbody>
</table>
### ABANDONMENT

Abandonment of a nonconforming building ........................................ 18.08.502(c)
Abandonment of sewer or storm drain easements .................................. 18.06.604
Abandonments denied by administrator .............................................. 18.06.604(b)
Administrator authorized to approve .................................................. 18.06.604(a)
Easements approved for abandonment by the administrator ................. 18.06.604(c)
Applicability ................................................................. 18.06.601
Initiation ................................................................. 18.06.602
Removal of abandoned on-premises signs ..................................... 18.16.601
Review process ........................................................................ 18.06.603
Administrator ................................................................. 18.06.603(a)
City council ................................................................. 18.06.603(b)
Findings .......................................................................... 18.06.603(c)
Rules of measurement and definitions ........................................... 18.24.203

**See:** RULES OF MEASUREMENT AND DEFINITIONS

### AC ARTERIAL COMMERCIAL

Zoning regulations ................................................................. 18.08.101

**See:** ZONING

### ADMINISTRATION AND PROCEDURES

**Administrative roles and responsibilities**

Administrator ................................................................. 18.06.107
City council ................................................................. 18.06.101
Hearing examiner(s) .......................................................... 18.06.105
Historical resources commission .................................................. 18.06.104
Planning commission .......................................................... 18.06.102
Summary of title 18 administrative and review roles ....................... 18.06.108

**Common procedural requirements**

Appeals ........................................................................ 18.06.208
Appeal of the city council's decision to district court ......................... 18.06.208(c)
Appeals from the planning commission, board of appeals and hearing examiner to the city council .................................................. 18.06.208(b)
Appeals of administrative decisions .............................................. 18.06.208(a)
Judicial review of first amendment applications .................................. 18.06.208(d)
Application fees ..................................................................... 18.06.201
Applications ........................................................................ 18.06.202
Application intake schedule ......................................................... 18.06.202(e)
Filing of application required ......................................................... 18.06.202(a)
Minimum application requirements ............................................ 18.06.202(c)
Multiple applications, concurrent review ........................................ 18.06.202(d)
Signatures of application required .................................................. 18.06.202(b)
Decisions ........................................................................... 18.06.207
Limits on re-filing .................................................................... 18.06.209
ADMINISTRATION AND PROCEDURES (Cont'd.)

Postponements/invalid applications................................. 18.06.205
New application required after an application has become invalid 18.06.205(b)
Postponement of hearings or administrative decision by applicant 18.06.205(a)

Public notice ...................................................................... 18.06.203
Additional public notice .................................................... 18.06.203(b)
Hearing examiner agenda .................................................... 18.06.203(h)
Minimum public notice ....................................................... 18.06.203(a)
Notice of continued hearings .............................................. 18.06.203(g)
Requirements for advisory board notice ............................. 18.06.203(f)
Requirements for public notice by mail ............................... 18.06.203(d)
Requirements for public notice by on-site sign posting ......... 18.06.203(e)
Requirements for public notice by publication .................... 18.06.203(c)

Time extensions of approvals............................................. 18.06.210
Time limits for action on applications ................................. 18.06.204

Municipal Code text amendment and interpretation procedures
Administrative interpretations of title 18 provisions ............... 18.06.303
Procedure for administrative interpretations ...................... 18.06.303(a)
Amendments to text of title 18 ........................................... 18.06.302
Applicability ...................................................................... 18.06.302(a)
Findings ........................................................................... 18.06.302(d)
Initiation ............................................................................ 18.06.302(b)
Moratorium established ..................................................... 18.06.302(e)
Review process .................................................................. 18.06.302(c)
Administrator .................................................................... 18.06.302(c)(1)
City council ........................................................................ 18.06.302(c)(3)
Planning commission ......................................................... 18.06.302(c)(2)

Zoning review and approval procedures .............................. 18.06.401
et seq.

See: ZONING

ADULT BUSINESSES
Zoning regulations .............................................................. 18.08.101
et seq.

See: ZONING

ADVERTISING
Off-premise advertising displays ......................................... 18.16.901
et seq.

See: SIGNS AND BILLBOARDS
<table>
<thead>
<tr>
<th>Topic</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>AFP AIRPORT FLIGHT PATH GENERAL OVERLAY DISTRICT</td>
<td>18.08.101 et seq.</td>
</tr>
<tr>
<td>Zoning regulations</td>
<td></td>
</tr>
<tr>
<td>See: ZONING</td>
<td></td>
</tr>
<tr>
<td>AGREEMENTS. See: CONTRACTS AND AGREEMENTS</td>
<td></td>
</tr>
<tr>
<td>AIRPORTS</td>
<td>18.08.101 et seq.</td>
</tr>
<tr>
<td>Zoning regulations</td>
<td></td>
</tr>
<tr>
<td>See: ZONING</td>
<td></td>
</tr>
<tr>
<td>ALCOHOLIC BEVERAGES</td>
<td>18.12.2102(c)</td>
</tr>
<tr>
<td>Special events fine wine tasting and sales</td>
<td></td>
</tr>
<tr>
<td>Safe scape regulations, general development and design standards</td>
<td></td>
</tr>
<tr>
<td>ALLEYS</td>
<td>18.12.902(b)</td>
</tr>
<tr>
<td>Alley vision triangles</td>
<td></td>
</tr>
<tr>
<td>AMENDMENTS</td>
<td>18.05.500 et seq.</td>
</tr>
<tr>
<td>Master plan, City of Reno</td>
<td></td>
</tr>
<tr>
<td>Minor amendments</td>
<td></td>
</tr>
<tr>
<td>Municipal Code text amendment and interpretation procedures</td>
<td></td>
</tr>
<tr>
<td>See: ADMINISTRATION AND PROCEDURES</td>
<td></td>
</tr>
<tr>
<td>Zoning map amendment</td>
<td>18.06.404</td>
</tr>
<tr>
<td>AMENETMENTS</td>
<td></td>
</tr>
<tr>
<td>ANE AIRPORT NOISE EXPOSURE GENERAL OVERLAY DISTRICT</td>
<td>18.08.101 et seq.</td>
</tr>
<tr>
<td>Zoning regulations</td>
<td></td>
</tr>
<tr>
<td>See: ZONING</td>
<td></td>
</tr>
<tr>
<td>ANIMAL AND ANIMAL BYPRODUCT PROCESSING</td>
<td>18.24.203 et seq.</td>
</tr>
<tr>
<td>Rules of measurement and definitions</td>
<td></td>
</tr>
<tr>
<td>See: RULES OF MEASUREMENT AND DEFINITIONS</td>
<td></td>
</tr>
<tr>
<td>Zoning regulations</td>
<td>18.08.101 et seq.</td>
</tr>
<tr>
<td>See: ZONING</td>
<td></td>
</tr>
<tr>
<td>ANIMAL CLINIC, SHELTER, HOSPITAL OR BOARDING/KENNEL</td>
<td>18.24.203 et seq.</td>
</tr>
<tr>
<td>Rules of measurement and definitions</td>
<td></td>
</tr>
<tr>
<td>See: RULES OF MEASUREMENT AND DEFINITIONS</td>
<td></td>
</tr>
<tr>
<td>Zoning regulations</td>
<td>18.08.101 et seq.</td>
</tr>
<tr>
<td>See: ZONING</td>
<td></td>
</tr>
</tbody>
</table>
ANNEXATION
Annexation pursuant to NRS section 268.670
Annexation initiation and review process .............................................. 18.04.301
  General ........................................................................... 18.04.301(a)
  Initiation ........................................................................ 18.04.301(b)
  Review considerations .............................................................. 18.04.301(d)
  Review process ..................................................................... 18.04.301(c)
    Administrator .................................................................. 18.04.301(c)(1)
    City clerk ....................................................................... 18.04.301(c)(2)
    City council .................................................................... 18.04.301(c)(3)
  Notification of annexation commission ................................. 18.04.303
  Update of annexation program maps ..................................... 18.04.302
Annexation pursuant to NRS sections 268.610 through 268.668
Annexation initiation and review process .............................................. 18.04.204
  City of Reno's annexation program ........................................ 18.04.203
  Intent .................................................................................. 18.04.201
  Notification of annexation commission ................................. 18.04.207
  Procedure to develop an annexation program ...................... 18.04.202
  Update of annexation program maps ..................................... 18.04.206
  Detachment ........................................................................ 18.04.102
  Purpose .............................................................................. 18.04.101
  Zoning classification of newly annexed lands ..................... 18.04.103

ANNEXATION COMMISSION
  Notification of annexation commission
    Annexation pursuant to NRS section 268.670 .......................... 18.04.207
    Annexation pursuant to NRS sections 268.610 through 268.668 ...... 18.04.303
  Rules of measurement and definitions ..................................... 18.24.203
    et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS

APPEALS
  Common procedural requirements .............................................. 18.06.208
  Division of land review, approval, and modification ................ 18.06.501
    et seq.

See: SUBDIVISIONS
  Off-premise advertising displays
    Administrator's decision, appeal of ...................................... 18.16.960
  On-premise signs
    Administrator's decision, appeal of ...................................... 18.16.860
  Subdivisions
    Divisions of land
      Extension of tentative and final maps
        Appeal of administrative decision .................................. 18.10.1050

ARCHITECTURE
  Buildings and building regulations

________________________________________________________________________

RENO, NEVADA
ARCHITECTURE (Cont'd.)

Site and building design standards
Design Standards for Large Retail Establishments .......................... 18.12.306
Building design and architecture ............................................. 18.12.306(g)

Hillside development, general development and design standards
Hillside architecture ............................................................... 18.12.1614
Rules of measurement and definitions...................................... 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Skyway design guidelines. See: SKYWAY DESIGN GUIDELINES (Appendix B)

ATMS AND CALLING CARD VENDING MACHINES
Safe scape regulations, general development and design standards ...... 18.12.2106(d)

AUTO REPAIR GARAGE/PAIN T AND BODY SHOP
Rules of measurement and definitions...................................... 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ................................................................. 18.08.101

See: ZONING

BAKERY, RETA I (HDMF, NC)
Rules of measurement and definitions...................................... 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ................................................................. 18.08.101

See: ZONING

BED AND BREAKFAST INN (SF 6, MF14, MF21, HDMF, PO, NC)
Rules of measurement and definitions...................................... 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ................................................................. 18.08.101

See: ZONING

BICYCLES
Off-street parking and loading, general development and design standards 18.12.1105
Rules of measurement and definitions...................................... 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS

BILLBOARDS. See: SIGNS AND BILLBOARDS
BLOOD PLASMA DONOR CENTER
Rules of measurement and definitions .................................................. 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations .............................................................................. 18.08.101

See: ZONING

BOARDS, COMMITTEES AND COMMISSIONS
Annexation commission ..................................................................... 18.04.207

See: ANNEXATION
Historical resources commission ............................................................ 18.06.104
Planning commission .......................................................................... 18.06.102

BOUNDARIES
Official zoning map and establishment of zone districts ...................... 18.08.101

See: ZONING
Subdivisions
Division of land review, approval, and modification
Boundary line adjustment procedures .................................................. 18.06.505
Divisions of land
Application requirements for land division or boundary line adjustments 18.10.201

BUILDINGS AND BUILDING REGULATIONS
Building permits .................................................................................. 18.06.802

Downtown riverfront design guidelines. See: DOWNTOWN RIVERFRONT
DESIGN GUIDELINES (Appendix A)
Flood hazard areas, general development and design standards .......... 18.12.1701

See: FLOODS AND FLOODING
Grading, building, and construction permits
Building permits .................................................................................. 18.06.802
Demolition certificate and certificate of appropriateness in historic dis-
tricts or for designated landmarks ....................................................... 18.06.807
Fence or wall permit ............................................................................. 18.06.803
Grading permits ................................................................................... 18.06.801
Applicability ......................................................................................... 18.06.801(a)
Findings to approve a grading permit .................................................. 18.06.801(c)
Required contents of application for grading permit ......................... 18.06.801(b)
Security required for grading permit ................................................... 18.06.801(d)
Mobile home park/RV park permit ....................................................... 18.06.805
Sign permit ............................................................................................ 18.06.804
Historic preservation ........................................................................... 18.18.301

See: HISTORIC PRESERVATION

______________________________________________________________

RENO, NEVADA
BUILDINGS AND BUILDING REGULATIONS (Cont'd.)

Landscaping and screening, general development and design standards 18.12.1201 et seq.

See: LANDSCAPING AND SCREENING

Numbering of buildings

Safe scape regulations, general development and design standards 18.12.2110
Rules of measurement and definitions 18.24.101 et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS

Site and building design standards

Design Standards for Large Retail Establishments 18.12.306
Adaptability for reuse and prohibition of restrictive lease agreements 18.12.306(e)
Applicability and exemptions 18.12.306(b)
Building design and architecture 18.12.306(g)
Minimum land use mix required 18.12.306(d)
Purpose 18.12.306(a)
Relationship to other standards 18.12.306(c)
Site design and relationship to surrounding community 18.12.306(h)

Generally applicable site and building design standards 18.12.301
Building articulation 18.12.301(a)
Applicability 18.12.301(a)(1)
Purpose 18.12.301(a)(2)
Requirements 18.12.301(a)(3)
Horizonal articulation 18.12.301(a)(3)a
Exposed columns 18.12.301(a)(3)c
Vertical articulation 18.12.301(a)(3)b

Parking garage facades 18.12.301(b)
Shading of parks and residences 18.12.301(c)
Applicability 18.12.301(c)(1)
Public parks and plaza shading 18.12.301(c)(3)
Residential shading 18.12.301(c)(2)

Nonresidential and mixed use site and building design standards 18.12.305
Mixed use district site and building design standards 18.12.305(c)
Nonresidential building design standards 18.12.305(b)
Architectural character in the PO and NC districts 18.12.305(b)(2)
Blank walls in CB, HCD and MU districts 18.12.305(b)(3)
Pad sites 18.12.305(b)(1)

Nonresidential site design standards 18.12.305(a)
Industrial sites 18.12.305(a)(2)
All activities on-site 18.12.305(a)(2)a
Integration of architecture, signage and lighting 18.12.305(a)(2)e
Integration of utilities 18.12.305(a)(2)d
Loading and service areas 18.12.305(a)(2)b
Review by administrator 18.12.305(a)(2)f
Use of public streets 18.12.305(a)(2)c
Play structures 18.12.305(a)(2)
### BUILDINGS AND BUILDING REGULATIONS (Cont’d.)

<table>
<thead>
<tr>
<th>Section</th>
<th>Subsection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential adjacency standards</td>
<td>18.12.304</td>
</tr>
<tr>
<td>Applicability and exemptions</td>
<td>18.12.304(a)</td>
</tr>
<tr>
<td>Building facades</td>
<td>18.12.304(b)</td>
</tr>
<tr>
<td>Building setbacks</td>
<td>18.12.304(d)</td>
</tr>
<tr>
<td>Building setback</td>
<td>18.12.304(d)(2)</td>
</tr>
<tr>
<td>Residential slopes</td>
<td>18.12.304(d)(1)</td>
</tr>
<tr>
<td>Exclusions for higher ambient noise and light levels</td>
<td>18.12.304(f)</td>
</tr>
<tr>
<td>Landscaping and screening</td>
<td>18.12.304(j)</td>
</tr>
<tr>
<td>Noise at residential property lines</td>
<td>18.12.304(g)</td>
</tr>
<tr>
<td>Measurement</td>
<td>18.12.304(g)(1)</td>
</tr>
<tr>
<td>Permissible noise level</td>
<td>18.12.304(g)(2)</td>
</tr>
<tr>
<td>Signage adjacent to residential</td>
<td>18.12.304(c)</td>
</tr>
<tr>
<td>Spillover lighting</td>
<td>18.12.304(e)</td>
</tr>
<tr>
<td>Lighting near residential areas</td>
<td>18.12.304(e)(3)</td>
</tr>
<tr>
<td>Lighting standard</td>
<td>18.12.304(e)(1)</td>
</tr>
<tr>
<td>Redirecting/screening of light sources</td>
<td>18.12.304(e)(2)</td>
</tr>
<tr>
<td>Traffic</td>
<td>18.12.304(h)</td>
</tr>
<tr>
<td>Use of alleys</td>
<td>18.12.304(i)</td>
</tr>
<tr>
<td>Residential infill development standards</td>
<td>18.12.303</td>
</tr>
<tr>
<td>Allowed modifications</td>
<td>18.12.303(e)</td>
</tr>
<tr>
<td>Applicability</td>
<td>18.12.303(a)</td>
</tr>
<tr>
<td>Compatibility findings</td>
<td>18.12.303(d)</td>
</tr>
<tr>
<td>Front yard setbacks</td>
<td>18.12.303(c)</td>
</tr>
<tr>
<td>Purpose</td>
<td>18.12.303(b)</td>
</tr>
<tr>
<td>Residential site and building design standards</td>
<td>18.12.302</td>
</tr>
<tr>
<td>Repetition of residential facades</td>
<td>18.12.302(a)</td>
</tr>
<tr>
<td>General residential designs standards applicable to SF4, SF6, and SF9</td>
<td>18.12.302(b)</td>
</tr>
<tr>
<td>zoning districts</td>
<td></td>
</tr>
<tr>
<td>Applicability</td>
<td>18.12.302(b)(1)</td>
</tr>
<tr>
<td>Parkways</td>
<td>18.12.302(b)(3)</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>18.12.302(b)(2)</td>
</tr>
<tr>
<td>Site design standards for single-family residences in the MF14 zoning</td>
<td>18.12.302(c)</td>
</tr>
<tr>
<td>district</td>
<td></td>
</tr>
<tr>
<td>Building design standards for single-family development in multi-family</td>
<td>18.12.302(d)</td>
</tr>
<tr>
<td>zoning districts</td>
<td></td>
</tr>
<tr>
<td>Street image standard for new single-family residential structures</td>
<td>18.12.302(e)</td>
</tr>
<tr>
<td>Applicability</td>
<td>18.12.302(e)(1)</td>
</tr>
<tr>
<td>Custom street image plans</td>
<td>18.12.302(4)</td>
</tr>
<tr>
<td>Neotraditional design</td>
<td>18.12.302(3)</td>
</tr>
<tr>
<td>Standard street image features</td>
<td>18.12.302(e)(2)</td>
</tr>
<tr>
<td>Architectural modification</td>
<td>18.12.302(e)(2)I</td>
</tr>
<tr>
<td>Courtyards</td>
<td>18.12.302(e)(2)c</td>
</tr>
<tr>
<td>Enhanced landscaping</td>
<td>18.12.302(e)(2)h</td>
</tr>
<tr>
<td>Front door path</td>
<td>18.12.302(e)(2)j</td>
</tr>
</tbody>
</table>
BUILDINGS AND BUILDING REGULATIONS (Cont'd.)

Front porches .......................................................... 18.12.302(e)(2)b
Garage orientation ...................................................... 18.12.302(e)(2)e
Hillside adaptive architecture ....................................... 18.12.302(e)(2)g
House forward ........................................................... 18.12.302(e)(2)a
Reduced garage width .................................................. 18.12.302(e)(2)f
Structure articulation ................................................... 18.12.302(e)(2)k
Varied front setbacks .................................................... 18.12.302(e)(2)d
Wide parkway strips ..................................................... 18.12.302(e)(2)i

Skyway design guidelines. See: SKYWAY DESIGN GUIDELINES (Appendix B)

Subdivision regulations .................................................. 18.10.101 et seq.

See: SUBDIVISIONS

Zoning regulations ....................................................... 18.08.101 et seq.

See: ZONING

BUS OR OTHER TRANSPORTATION TERMINAL (CC,CB, IC, MU)

Zoning regulations ....................................................... 18.08.101 et seq.

See: ZONING

CB CENTRAL BUSINESS

Zoning regulations ....................................................... 18.08.101 et seq.

See: ZONING

CC COMMUNITY COMMERCIAL

Zoning regulations ....................................................... 18.08.101 et seq.

See: ZONING

CEMETERY/MAUSOLEUM

Zoning regulations ....................................................... 18.08.101 et seq.

See: ZONING

CERTIFICATES AND CERTIFICATION

Demolition certificate and certificate of appropriateness in historic districts or for designated landmarks ..................................................... 18.06.807

Subdivisions

Division of land review, approval, and modification
Final Subdivision Map Procedures
After final map approval
Temporary certificates of occupancy for preliminary grading and landscaping .......................................................... 18.06.502(e)
<table>
<thead>
<tr>
<th>Topic</th>
<th>Section</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHILD CARE CENTER/FACILITIES</td>
<td>18.24.203 et seq.</td>
<td>See: RULES OF MEASUREMENT AND DEFINITIONS et seq.</td>
</tr>
<tr>
<td>Rules of measurement and definitions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning regulations</td>
<td>18.08.101 et seq.</td>
<td>See: ZONING</td>
</tr>
<tr>
<td>Child Care, In-Home</td>
<td>18.24.203 et seq.</td>
<td>See: RULES OF MEASUREMENT AND DEFINITIONS et seq.</td>
</tr>
<tr>
<td>Rules of measurement and definitions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning regulations</td>
<td>18.08.101 et seq.</td>
<td>See: ZONING</td>
</tr>
<tr>
<td>Church/House of Worship (NC)</td>
<td>18.08.101 et seq.</td>
<td>See: ZONING</td>
</tr>
<tr>
<td>Zoning regulations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Council</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administration and procedures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Municipal Code text amendment and interpretation procedures</td>
<td>18.06.302(c)(3)</td>
<td></td>
</tr>
<tr>
<td>Amendments to text of title 18</td>
<td>18.06.101(a)</td>
<td></td>
</tr>
<tr>
<td>Master plan, City of Reno</td>
<td>18.05.500</td>
<td></td>
</tr>
<tr>
<td>Minor amendments</td>
<td>18.05.500</td>
<td></td>
</tr>
<tr>
<td>Subdivisions</td>
<td>18.10.1015</td>
<td></td>
</tr>
<tr>
<td>Divisions of land</td>
<td>18.06.404(c)(3)</td>
<td></td>
</tr>
<tr>
<td>Extension of tentative and final maps</td>
<td>18.05.500</td>
<td></td>
</tr>
<tr>
<td>Cleaners, Commercial (HDMF, NC)</td>
<td>18.08.101 et seq.</td>
<td>See: ZONING</td>
</tr>
<tr>
<td>Zoning regulations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cluster Development</td>
<td>18.08.101 et seq.</td>
<td>See: ZONING</td>
</tr>
<tr>
<td>Zoning regulations</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### CODE OF ORDINANCES*

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.02.104</td>
<td>Applicability and exceptions</td>
</tr>
<tr>
<td>18.02.104(b)</td>
<td>Exceptions</td>
</tr>
<tr>
<td>18.02.104(a)</td>
<td>General applicability</td>
</tr>
<tr>
<td>18.02.102</td>
<td>Authority</td>
</tr>
<tr>
<td>18.02.107</td>
<td>Compliance required</td>
</tr>
<tr>
<td>18.02.109</td>
<td>Conflicting provisions</td>
</tr>
<tr>
<td>18.02.109(b)</td>
<td>Other city regulations, conflict with</td>
</tr>
<tr>
<td>18.02.109(c)</td>
<td>Private agreements, conflict with</td>
</tr>
<tr>
<td>18.02.109(a)</td>
<td>State or federal regulations, conflict with</td>
</tr>
<tr>
<td>18.02.105</td>
<td>Minimum standards</td>
</tr>
<tr>
<td>18.02.113</td>
<td>Moratorium established on the filing and acceptance of applications to establish accessory dwelling units commonly known as &quot;granny flats&quot; in the MF (multi-family) 14 and Single Family Residential (LLR2.5, LLR1, LLR.5, SF15, SF9, SF6, SF4) zones; exceptions</td>
</tr>
<tr>
<td>18.02.112</td>
<td>Moratorium on filing and acceptance of applications to establish accessory dwelling units</td>
</tr>
<tr>
<td>18.02.103</td>
<td>Purpose and intent</td>
</tr>
<tr>
<td>18.02.108</td>
<td>Relationship to master plan</td>
</tr>
<tr>
<td>18.02.110</td>
<td>Rules of construction and interpretation</td>
</tr>
<tr>
<td>18.02.101(b)</td>
<td>Computation of time</td>
</tr>
<tr>
<td>18.02.110(d)</td>
<td>Conjunctions</td>
</tr>
<tr>
<td>18.02.110(a)</td>
<td>Text controls</td>
</tr>
<tr>
<td>18.02.110(d)</td>
<td>Use of certain words</td>
</tr>
<tr>
<td>18.02.111</td>
<td>Severability</td>
</tr>
<tr>
<td>18.02.101</td>
<td>Title</td>
</tr>
</tbody>
</table>

### COLLECTION STATION (NC, AC, CC, MU)

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.08.101</td>
<td>Zoning regulations</td>
</tr>
</tbody>
</table>

See: ZONING

### COMMUNICATION FACILITIES, EQUIPMENT ONLY

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.08.101</td>
<td>Zoning regulations</td>
</tr>
</tbody>
</table>

See: ZONING

### CONDOMINIUMS

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.10.101</td>
<td>Subdivision regulations</td>
</tr>
</tbody>
</table>

See: SUBDIVISIONS

*Note—The adoption, amendment, repeal, omissions, effective date, explanation of numbering system and other matters pertaining to the use, construction and interpretation of this Code are contained in the adopting ordinance and preface which are to be found in the preliminary pages of this volume.
<table>
<thead>
<tr>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONFLICTS</td>
</tr>
<tr>
<td>Code of ordinances</td>
</tr>
<tr>
<td>Conflicting provisions</td>
</tr>
<tr>
<td>CONGREGATE CARE FACILITY</td>
</tr>
<tr>
<td>Zoning regulations</td>
</tr>
<tr>
<td>See: ZONING</td>
</tr>
<tr>
<td>CONTRACTS AND AGREEMENTS</td>
</tr>
<tr>
<td>Buildings and building regulations</td>
</tr>
<tr>
<td>Site and building design standards</td>
</tr>
<tr>
<td>Design Standards for Large Retail Establishments</td>
</tr>
<tr>
<td>Adaptability for reuse and prohibition of restrictive lease agreements</td>
</tr>
<tr>
<td>Conflict with private agreements</td>
</tr>
<tr>
<td>Development agreements</td>
</tr>
<tr>
<td>See: DEVELOPMENT AGREEMENTS</td>
</tr>
<tr>
<td>Divisions of land</td>
</tr>
<tr>
<td>Extension of tentative and final maps</td>
</tr>
<tr>
<td>See: SUBDIVISIONS</td>
</tr>
<tr>
<td>Improvement agreements and security</td>
</tr>
<tr>
<td>See: IMPROVEMENT STANDARDS FOR NEW DEVELOPMENT</td>
</tr>
<tr>
<td>Zoning review and approval procedures</td>
</tr>
<tr>
<td>Development agreement</td>
</tr>
<tr>
<td>CONVENT OR MONASTERY (SF15)</td>
</tr>
<tr>
<td>Zoning regulations</td>
</tr>
<tr>
<td>See: ZONING</td>
</tr>
<tr>
<td>COPY CENTER (MF30, HDMF, PO)</td>
</tr>
<tr>
<td>Zoning regulations</td>
</tr>
<tr>
<td>See: ZONING</td>
</tr>
</tbody>
</table>
**COUNTRY CLUB, PRIVATE**
Zoning regulations ......................................................... 18.08.101 et seq.

See: ZONING

**CPA COOPERATIVE PLANNING AREA OVERLAY DISTRICT**
Zoning regulations ......................................................... 18.08.101 et seq.

See: ZONING

**CURBS**
New sidewalks, curbs, and gutters, general development and design standards ......................................................... 18.12.801 et seq.

See: STREETS, SIDEWALKS AND OTHER PUBLICWAYS

**CUSTOM AND CRAFT WORK (NC, AC, CC, CB, MU)**
Zoning regulations ......................................................... 18.08.101 et seq.

See: ZONING

**DEBRIS.** See: GARBAGE AND TRASH

**DEMOLITIONS**
Demolition certificate and certificate of appropriateness in historic districts or for designated landmarks ......................................................... 18.06.807

**DEVELOPMENT AGREEMENTS**
Contents and approval procedure
- Contents ................................................................. 18.20.201
- Findings ............................................................... 18.20.203
- Review process ..................................................... 18.20.202
  - Administrator .................................................... 18.20.202(b)
  - City council ...................................................... 18.20.202(c)
  - General ............................................................. 18.20.202(a)

Effect of agreement and subsequent actions
- Applicable laws and ordinance .................................... 18.20.301
- Biennial review ..................................................... 18.20.307
- Cancellation by city ............................................... 18.20.303
- Mutual amendment or cancellation ................................ 18.20.302
- Recordation .......................................................... 18.20.305
- Rights of the parties after cancellation or termination ...... 18.20.304

General provisions
- Applicability .......................................................... 18.20.102
  - Applicability ...................................................... 18.20.102(a)
  - Development agreements in existence at time of annexation.... 18.20.102(b)
- Filing requirements .................................................. 18.20.103
## DEVELOPMENT AGREEMENTS (Cont'd.)

### Purpose and intent

---

### DEVELOPMENT AND DESIGN STANDARDS, GENERAL

#### Bulk/dimensional, density and intensity standards

<table>
<thead>
<tr>
<th>Provision</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>General provisions</td>
<td>18.12.101</td>
</tr>
<tr>
<td>Building height, general provisions</td>
<td>18.12.101(e)</td>
</tr>
<tr>
<td>Exclusions from building height limits</td>
<td>18.12.101(e)(1)</td>
</tr>
<tr>
<td>Height restrictions in vicinity of airports</td>
<td>18.12.101(e)(2)</td>
</tr>
<tr>
<td>Dimensional standards for attached single-family, condominiums, and townhouse units</td>
<td>18.12.101(b)</td>
</tr>
<tr>
<td>Lot or site area requirements, general provisions</td>
<td>18.12.101(c)</td>
</tr>
<tr>
<td>Cluster development</td>
<td>18.12.101(c)(2)</td>
</tr>
<tr>
<td>Minimum standards/calculation</td>
<td>18.12.101(c)(1)</td>
</tr>
<tr>
<td>Reduction in size</td>
<td>18.12.101(c)(4)</td>
</tr>
<tr>
<td>Split parcels</td>
<td>18.12.101(c)(3)</td>
</tr>
<tr>
<td>Open space</td>
<td>18.12.101(f)</td>
</tr>
<tr>
<td>Property line setbacks/yards, general provisions</td>
<td>18.12.101(d)</td>
</tr>
<tr>
<td>Development restrictions</td>
<td>18.12.101(d)(3)</td>
</tr>
<tr>
<td>Illustration of required yards</td>
<td>18.12.101(d)(5)</td>
</tr>
<tr>
<td>Intrusions into yards</td>
<td>18.12.101(d)(4)</td>
</tr>
<tr>
<td>Measurement</td>
<td>18.12.101(d)(1)</td>
</tr>
<tr>
<td>Exception for transit system and school bus shelters</td>
<td>18.12.101(d)(1)a</td>
</tr>
<tr>
<td>Self-contained yards</td>
<td>18.12.101(d)(2)</td>
</tr>
<tr>
<td>Related zoning district or use-specific regulations</td>
<td>18.12.101(a)</td>
</tr>
<tr>
<td>Setbacks from the Truckee River</td>
<td>18.12.105</td>
</tr>
<tr>
<td>Administrative exception for accessory structures</td>
<td>18.12.105(b)</td>
</tr>
<tr>
<td>General river setback required</td>
<td>18.12.105(a)</td>
</tr>
</tbody>
</table>

#### Standards for

<table>
<thead>
<tr>
<th>District Type</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-family residential base zoning districts</td>
<td>18.12.103</td>
</tr>
<tr>
<td>Additional standards for multi-family districts</td>
<td>18.12.103(b)</td>
</tr>
<tr>
<td>Additional regulations for uses allowed by special use permit</td>
<td>18.12.103(b)(1)</td>
</tr>
<tr>
<td>Reduction of standards with special use permit</td>
<td>18.12.103(b)(1)a</td>
</tr>
<tr>
<td>Setback requirements when a use is permitted by special use permit</td>
<td>18.12.103(b)(1)b</td>
</tr>
<tr>
<td>Rear yards in the MF-14 zoning district</td>
<td>18.12.103(b)(2)</td>
</tr>
<tr>
<td>Side and rear yards in the HDMF zoning district</td>
<td>18.12.103(b)(3)</td>
</tr>
<tr>
<td>Summary table</td>
<td>18.12.103(a)</td>
</tr>
<tr>
<td>Nonresidential and mixed use base zoning districts</td>
<td>18.12.104</td>
</tr>
<tr>
<td>Additional standards for nonresidential and mixed use districts</td>
<td>18.12.104(b)</td>
</tr>
<tr>
<td>Side and rear yards in the NC, AC, CC, I and MU districts</td>
<td>18.12.104(b)(1)</td>
</tr>
<tr>
<td>Summary table</td>
<td>18.12.104(a)</td>
</tr>
<tr>
<td>Single-family residential base zoning districts</td>
<td>18.12.102</td>
</tr>
<tr>
<td>Additional standards for single-family districts</td>
<td>18.12.102(b)</td>
</tr>
<tr>
<td>Rear yards in the SF-4 zoning district with zero lot line development</td>
<td>18.12.102(b)(1)</td>
</tr>
</tbody>
</table>
DEVELOPMENT AND DESIGN STANDARDS, GENERAL (Cont’d.)

Setback requirements; use is permitted by special use permit

\[18.12.102(b)(2)\]

Side yards in small lot developments

\[18.12.102(b)(3)\]

Summary table

\[18.12.102(a)\]

Cross references to related city development standards, general development and design standards

Title 5  \[18.12.2201\]

Title 10  \[18.12.2202\]

Title 12  \[18.12.2203\]

Title 14  \[18.12.2204\]

Title 22  \[18.12.2205\]

Density bonuses and other incentives for affordable housing

\[18.12.201\] et seq.

See: HOUSING

Drainage way protection standards

\[18.12.1901\] et seq.

See: DRAINS AND DRAINAGE

Exterior lighting

\[18.12.1301\] et seq.

See: LIGHTS AND LIGHTING

Fences and walls

\[18.12.1401\] et seq.

See: FENCES AND WALLS

Flood hazard areas

\[18.12.1701\] et seq.

See: FLOODS AND FLOODING

General environmental standards

\[18.12.1501\] et seq.

See: ENVIRONMENT

Hillside development

\[18.12.1601\] et seq.

See: HILLSIDES

Landscaping and screening

\[18.12.1201\] et seq.

See: LANDSCAPING AND SCREENING

Limits on grading, erosion prevention, and sedimentation control

\[18.12.401\] et seq.

See: EROSION PREVENTION AND SEDIMENTATION CONTROL

New sidewalks, curbs, and gutters

\[18.12.801\] et seq.

See: STREETS, SIDEWALKS AND OTHER PUBLIC WAYS

Off-street parking and loading

\[18.12.1101\] et seq.

See: MOTOR VEHICLES AND TRAFFIC

Pedestrian access and circulation

\[18.12.1001\]
<table>
<thead>
<tr>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEVELOPMENT AND DESIGN STANDARDS, GENERAL (Cont'd.)</td>
</tr>
<tr>
<td>Safe scape regulations, general development and design standards</td>
</tr>
<tr>
<td>Applicability</td>
</tr>
<tr>
<td>Gift basket delivery businesses</td>
</tr>
<tr>
<td>Off-site sales as incidental use</td>
</tr>
<tr>
<td>Special events fine wine tasting and sales</td>
</tr>
<tr>
<td>Compliance review</td>
</tr>
<tr>
<td>Courtesy inspection</td>
</tr>
<tr>
<td>Nonconformance</td>
</tr>
<tr>
<td>Nuisances</td>
</tr>
<tr>
<td>Other penalties</td>
</tr>
<tr>
<td>Review process</td>
</tr>
<tr>
<td>Definitions</td>
</tr>
<tr>
<td>General appearance</td>
</tr>
<tr>
<td>Numbering of buildings</td>
</tr>
<tr>
<td>Operating hours and conditions</td>
</tr>
<tr>
<td>Height marker</td>
</tr>
<tr>
<td>Hours of operation</td>
</tr>
<tr>
<td>On-site consumption</td>
</tr>
<tr>
<td>Storage</td>
</tr>
<tr>
<td>Telephones</td>
</tr>
<tr>
<td>Time of applicability</td>
</tr>
<tr>
<td>Outside areas</td>
</tr>
<tr>
<td>Fencing</td>
</tr>
<tr>
<td>Graffiti</td>
</tr>
<tr>
<td>Landscaping</td>
</tr>
<tr>
<td>Outdoor merchandise</td>
</tr>
<tr>
<td>Refuse</td>
</tr>
<tr>
<td>Time of applicability</td>
</tr>
<tr>
<td>Products offered for sale</td>
</tr>
<tr>
<td>Bags for cans or bottles</td>
</tr>
<tr>
<td>Drug paraphernalia</td>
</tr>
<tr>
<td>Time of applicability</td>
</tr>
<tr>
<td>Types of containers</td>
</tr>
<tr>
<td>Purpose</td>
</tr>
<tr>
<td>Surveillance</td>
</tr>
<tr>
<td>ATMs and calling card vending machines</td>
</tr>
<tr>
<td>Entry detectors</td>
</tr>
<tr>
<td>Height of merchandise displays</td>
</tr>
<tr>
<td>Location of cashier</td>
</tr>
<tr>
<td>Time of applicability</td>
</tr>
<tr>
<td>Video surveillance cameras</td>
</tr>
<tr>
<td>Windows and doors</td>
</tr>
<tr>
<td>Door security</td>
</tr>
<tr>
<td>Time of applicability</td>
</tr>
<tr>
<td>Visibility</td>
</tr>
</tbody>
</table>

RENO, NEVADA
<table>
<thead>
<tr>
<th>DEVELOPMENT AND DESIGN STANDARDS, GENERAL (Cont'd.)</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window and façade security</td>
<td>18.12.2107(b)</td>
</tr>
<tr>
<td>Site and building design standards</td>
<td>18.12.301 et seq.</td>
</tr>
</tbody>
</table>

See: BUILDINGS AND BUILDING REGULATIONS

| Skyways and skyway design guidelines              | 18.12.2001 et seq. |

See: SKYWAYS

| Streets                                          | 18.12.701 et seq. |

See: STREETS, SIDEWALKS AND OTHER PUBLICWAYS

| Tree protection                                   | 18.12.501 et seq. |

See: TREES AND SHRUBBERY

| Utilities and services                            | 18.12.601 et seq. |

See: UTILITIES AND SERVICES

| Vehicle access/circulation and traffic analysis   | 18.12.901 et seq. |

See: MOTOR VEHICLES AND TRAFFIC

| Wetlands and stream environment protection standards | 18.12.1801 et seq. |

See: WETLANDS AND STREAMS

DISABLED PERSONS. See: HANDICAPPED PERSONS

DITCHES

| Fencing standards for properties/uses abutting water supply ditches | 18.12.1402 |
| Water supply ditches                                                  | 18.12.604 |

DOORS. See: WINDOWS AND DOORS

DOWNTOWN RIVERFRONT DESIGN GUIDELINES (Appendix A)

(Note—All citations referenced herein are contained within Appendix A)

| Applicability of other law                                      | 3 |
| Building design guidelines                                      | 5 |
| Architectural features                                          | 5(c) |
| Awnings, trellises, canopies, and accessories                   | 5(k) |
| Accessories                                                     | 5(k)(5) |
| Awnings                                                         | 5(k)(1) |
| Height and projection                                           | 5(k)(3) |
| Placement                                                       | 5(k)(4) |
| Trellises and canopies                                          | 5(k)(2) |
| Blank wall areas                                                | 5(g) |
| Color                                                           | 5(l) |
| Bright colors                                                   | 5(l)(2) |
| Secondary color                                                 | 5(l)(1) |
| Form                                                            | 5(a) |
**DOWNTOWN RIVERFRONT DESIGN GUIDELINES (Appendix A) (Cont’d.)**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other requirements</td>
<td>5(d)</td>
</tr>
<tr>
<td>Building base</td>
<td>5(d)(1)</td>
</tr>
<tr>
<td>Building entrances</td>
<td>5(d)(3)</td>
</tr>
<tr>
<td>Openings and surface features</td>
<td>5(d)(2)</td>
</tr>
<tr>
<td>Roofs and roof lines</td>
<td>5(d)(4)</td>
</tr>
<tr>
<td>Roof design and materials</td>
<td>5(j)</td>
</tr>
<tr>
<td>Clay, ceramic, or concrete tile</td>
<td>5(j)(1)</td>
</tr>
<tr>
<td>Flat tar and gravel, composition, or elastomeric roofs</td>
<td>5(j)(3)</td>
</tr>
<tr>
<td>Metal seam roofing</td>
<td>5(j)(2)</td>
</tr>
<tr>
<td>Side and rear building façades</td>
<td>5(f)</td>
</tr>
<tr>
<td>Storefronts</td>
<td>5(e)</td>
</tr>
<tr>
<td>Base</td>
<td>5(e)(1)</td>
</tr>
<tr>
<td>Clerestory windows</td>
<td>5(e)(3)</td>
</tr>
<tr>
<td>Display windows</td>
<td>5(e)(2)</td>
</tr>
<tr>
<td>Doors</td>
<td>5(e)(5)</td>
</tr>
<tr>
<td>Recessed entries</td>
<td>5(e)(4)</td>
</tr>
<tr>
<td>Storefronts and/or building bays</td>
<td>5(b)</td>
</tr>
<tr>
<td>Wall surface materials</td>
<td>5(h)</td>
</tr>
<tr>
<td>Windows</td>
<td>5(i)</td>
</tr>
<tr>
<td>Glazing</td>
<td>5(i)(6)</td>
</tr>
<tr>
<td>Muntins</td>
<td>5(i)(5)</td>
</tr>
<tr>
<td>Replacement/renovation</td>
<td>5(i)(7)</td>
</tr>
<tr>
<td>Shaped frames and sills</td>
<td>5(i)(4)</td>
</tr>
<tr>
<td>Window inset</td>
<td>5(i)(3)</td>
</tr>
<tr>
<td>Window openings</td>
<td>5(i)(2)</td>
</tr>
<tr>
<td>Window-to-wall proportion</td>
<td>5(i)(1)</td>
</tr>
<tr>
<td>Description of Riverfront district</td>
<td>4</td>
</tr>
<tr>
<td>Landscaping design guidelines</td>
<td>7</td>
</tr>
<tr>
<td>Lighting design guidelines</td>
<td>9</td>
</tr>
<tr>
<td>Area lighting</td>
<td>9(a)</td>
</tr>
<tr>
<td>Ornamental fixtures</td>
<td>9(b)</td>
</tr>
<tr>
<td>Replacement fixtures</td>
<td>9(b)(3)</td>
</tr>
<tr>
<td>With clear or no diffuser</td>
<td>9(b)(1)</td>
</tr>
<tr>
<td>With frosted or optical (fresnel type) diffuser</td>
<td>9(b)(2)</td>
</tr>
<tr>
<td>Special condition: the esplanade</td>
<td>9(c)</td>
</tr>
<tr>
<td>Fence/wall lighting</td>
<td>9(c)(6)</td>
</tr>
<tr>
<td>Lamps not appropriate</td>
<td>9(c)(2)</td>
</tr>
<tr>
<td>Lens types not appropriate</td>
<td>9(c)(5)</td>
</tr>
<tr>
<td>Metalwork</td>
<td>9(c)(3)</td>
</tr>
<tr>
<td>Recommended lamp color/types</td>
<td>9(c)(1)</td>
</tr>
<tr>
<td>Recommended lens</td>
<td>9(c)(4)</td>
</tr>
<tr>
<td>Organization</td>
<td>2</td>
</tr>
<tr>
<td>Purpose</td>
<td>1</td>
</tr>
<tr>
<td>Sign design guidelines</td>
<td>8</td>
</tr>
<tr>
<td>Architectural design</td>
<td>8(b)</td>
</tr>
</tbody>
</table>
DOWNTOWN RIVERFRONT DESIGN GUIDELINES (Appendix A) (Cont'd.)

Site improvement design guidelines .................................................. 6
Paving materials ................................................................................... 6(a)
Surface grading .................................................................................. 6(c)
The esplanade ...................................................................................... 6(d)
Walls, fences, and piers ................................................................. 6(b)
    Design ......................................................................................... 6(b)(1)
    Materials ....................................................................................... 6(b)(2)

DRAINS AND DRAINAGE
Abandonment of sewer or storm drain easements ...................... 18.06.604
Drainage way protection standards, general development and design stan-
dards
    Additional standards for
        Disturbed drainage ways ......................................................... 18.12.1907
        Natural drainage ways ......................................................... 18.12.1905
    Applicability .................................................................................. 18.12.1903
    Findings ......................................................................................... 18.12.1901
    Generally applicable protection standards .................................. 18.12.1904
    Purpose ......................................................................................... 18.12.1902
Landscaping and screening, general development and design standards
    Materials and specifications for required landscape areas .............. 18.12.1209(d)
Rules of measurement and definitions ........................................ 18.24.203
    et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS

DRIVE-THROUGH FACILITY
Rules of measurement and definitions ........................................ 18.24.203
    et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS

Zoning regulations ................................................................. 18.08.101
    et seq.

See: ZONING

DRIVEWAYS
Driveway vision triangles ................................................................. 18.12.902(c)
Rules of measurement and definitions ........................................ 18.24.203
    et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS

DRUGS AND MEDICINES
Drug paraphernalia
    Safe scape regulations, general development and design standards .... 18.12.2105(c)

DT DOWNTOWN AREA OVERLAY DISTRICT
Zoning regulations ................................................................. 18.08.101
    et seq.

See: ZONING
## EASEMENTS

**Abandonment**

18.06.601

See: **ABANDONMENT**

### ELECTRIC GENERATING PLANT, ELECTRIC UTILITY SUBSTATION

**Rules of measurement and definitions**

18.24.203

See: **RULES OF MEASUREMENT AND DEFINITIONS**

**Zoning regulations**

18.08.101

See: **ZONING**

## ENFORCEMENT, VIOLATIONS, AND PENALTIES

### General provisions

**Administrative enforcement authority**

18.22.102

**Liability for violations**

18.22.101

### Violations and penalties

**Remedies and penalties**

18.22.202

**General provisions**

18.22.202(a)

**Revocation**

**General authorization**

18.22.202(b)

**Violations**

18.22.201

**Activities inconsistent with approval or permit**

18.22.201(f)
ENFORCEMENT, VIOLATIONS, AND PENALTIES (Cont'd.)

- Activities inconsistent with conditions of approval 18.22.201(g)
- Activities inconsistent with title 18.22.201(a)
- Failure to remove signs 18.22.201(h)
- Increasing intensity of use 18.22.201(e)
- Land disturbing activities inconsistent with title 18.22.201(b)
- Making lots or setbacks nonconforming 18.22.201(d)
- Nonconformities inconsistent with title 18.22.201(c)

ENTRY DETECTORS

Safe scape regulations, general development and design standards 18.12.2106(b)

ENVIRONMENT

General environmental standards, general development and design standards
- Fire or explosive hazard materials 18.12.1509
- Explosive material 18.12.1509(a)
- Flammable material 18.12.1509(b)
- General 18.12.1501
- Applicability 18.12.1501(b)
- Purpose 18.12.1501(a)
- Glare and spillover lighting 18.12.1502
- Noise 18.12.1503
- Noise at residential property lines 18.12.1503(a)
- Noise exposure for airport operations 18.12.1503(b)
- Odors 18.12.1505
- Applicability 18.12.1505(a)
- Determinations 18.12.1505(b)
- Smoke and particulate matter 18.12.1504
- Combined standards 18.12.1504(b)
- Standards 18.12.1504(a)
- Standards measured at property lines 18.12.1504(c)
- Toxic and noxious matters 18.12.1507
- Vibration 18.12.1508
- Wetlands and stream environment protection standards, general development and design standards 18.12.1801 et seq.

See: WETLANDS AND STREAMS

EROSION PREVENTION AND SEDIMENTATION CONTROL

Limits on grading, erosion prevention, and sedimentation control
- Control of construction site discharge 18.12.404
- Administrative fees 18.12.404(f)
- Applicability 18.12.404(c)
- Construction site discharge regulations and requirements 18.12.404(e)
- Disclaimer of liability 18.12.404(j)
- Enforcement 18.12.404(h)
- Authority 18.12.404(h)(1)
## Erosion Prevention and Sedimentation Control (Cont'd.)

<table>
<thead>
<tr>
<th>Costs accrued by city</th>
<th>18.12.404(h)(7)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nevada department of environmental protection</td>
<td>18.12.404(h)(6)</td>
</tr>
<tr>
<td>Notice of violation</td>
<td>18.12.404(h)(3)</td>
</tr>
<tr>
<td>Penalty for violation</td>
<td>18.12.404(h)(5)</td>
</tr>
<tr>
<td>Right of entry</td>
<td>18.12.404(h)(2)</td>
</tr>
<tr>
<td>Stop orders</td>
<td>18.12.404(h)(4)</td>
</tr>
<tr>
<td>Enabling clause</td>
<td>18.12.404(a)</td>
</tr>
<tr>
<td>Grandfather provision</td>
<td>18.12.404(i)</td>
</tr>
<tr>
<td>Inspection</td>
<td>18.12.404(g)</td>
</tr>
<tr>
<td>Purpose and intent</td>
<td>18.12.404(b)</td>
</tr>
<tr>
<td>Regulatory consistency</td>
<td>18.12.404(d)</td>
</tr>
</tbody>
</table>

### General

- Compliance with city standards          | 18.12.401     |
- Limits on grading (cut and fill)       | 18.12.402     |
- Authority                               | 18.12.402(a)  |
- General grading (cut and fill) standards | 18.12.402(e)  |
- Grading permit required                  | 18.12.402(c)  |
- Purpose                                 | 18.12.402(b)  |
- Special use permit required              | 18.12.402(d)  |

### Post construction storm water quality management

- Applicability                           | 18.12.405     |
- Application requirement                 | 18.12.405(c)  |
- Maintenance and repair of storm water quality facilities | 18.12.405(g) |
- Performance bond/Security                | 18.12.405(f)  |
- Purpose and intent                      | 18.12.405(a)  |
- Standards                               | 18.12.405(d)  |
- Waivers to applicability                | 18.12.405(e)  |

## Escort Service/Outcall

- Zoning regulations                       | 18.08.101     |

See: ZONING

### F

## Farm (LLR2.5, LLR1, LLR.5, OS)

- Zoning regulations                       | 18.08.101     |

See: ZONING

## Farms and Farming

- Rules of measurement and definitions     | 18.24.203     |

See: RULES OF MEASUREMENT AND DEFINITIONS
FARMS AND FARMING (Cont'd.)

Wetlands and stream environment protection standards, general development and design standards
Exemptions
Farming activities .......................................................... 18.12.1804(b)(3)

FEES
Regional road impact fee .................................................. 18.14.501
See: IMPROVEMENT STANDARDS FOR NEW DEVELOPMENT

FENCES AND WALLS
Fence or wall permit ....................................................... 18.06.803
Fencing
Safe scape regulations, general development and design standards .... 18.12.2111(c)
General development and design standards
Fencing standards for properties/uses abutting water supply ditches .... 18.12.1402
Park, recreation, or public use area abutting ditches ................................ 18.12.1402(b)
Property abutting water supply ditches ...................................... 18.12.1402(a)
General standards for fences and walls ..................................... 18.12.1401
Fences and walls in all zoning districts except industrial districts ...... 18.12.1401(b)
Fences and walls in the industrial zone districts ........................... 18.12.1401(c)
Generally applicable fence and wall standards ............................ 18.12.1401(a)
Permit required ..................................................................... 18.12.1403
Skyway design guidelines. See: SKYWAY DESIGN GUIDELINES (Appendix B)

FINANCES
Regional road impact fee .................................................. 18.14.501
See: IMPROVEMENT STANDARDS FOR NEW DEVELOPMENT

FINANCIAL INSTITUTION (MF30)
Zoning regulations .............................................................. 18.08.101
See: ZONING

FIRE HYDRANTS
General development and design standards .................................. 18.12.602
See: UTILITIES AND SERVICES

FIRE PREVENTION AND PROTECTION
Fire or explosive hazard materials
General environmental standards, general development and design standards .................................. 18.12.1509
### FLOODS AND FLOODING

Flood hazard areas, general development and design standards

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.12.1701</td>
<td>General provisions</td>
</tr>
<tr>
<td>18.12.1701(e)</td>
<td>Abrogation and greater requirements</td>
</tr>
<tr>
<td>18.12.1701(b)</td>
<td>Applicability</td>
</tr>
<tr>
<td>18.12.1701(c)</td>
<td>Basis for establishing flood hazard areas and limited flooding areas</td>
</tr>
<tr>
<td>18.12.1701(d)</td>
<td>Compliance</td>
</tr>
<tr>
<td>18.12.1701(f)</td>
<td>Interpretation</td>
</tr>
<tr>
<td>18.12.1701(h)</td>
<td>Letter of map amendment</td>
</tr>
<tr>
<td>18.12.1701(a)</td>
<td>Purpose and authority</td>
</tr>
<tr>
<td>18.12.1701(g)</td>
<td>Warning and disclaimer of liability</td>
</tr>
<tr>
<td>18.12.1702</td>
<td>Permit</td>
</tr>
<tr>
<td>18.12.1703</td>
<td>Provisions for flood hazard reduction</td>
</tr>
<tr>
<td>18.12.1703(b)</td>
<td>Alluvial fans, standards for</td>
</tr>
<tr>
<td>18.12.1703(g)</td>
<td>Closed intermittent lakes, restrictions</td>
</tr>
<tr>
<td>18.12.1703(a)</td>
<td>Construction, standards of</td>
</tr>
<tr>
<td>18.12.1703(a)(1)</td>
<td>Anchoring</td>
</tr>
<tr>
<td>18.12.1703(a)(2)</td>
<td>Construction materials and methods</td>
</tr>
<tr>
<td>18.12.1703(a)(3)</td>
<td>Elevation and floodproofing</td>
</tr>
<tr>
<td>18.12.1703(f)</td>
<td>Floodways</td>
</tr>
<tr>
<td>18.12.1703(e)</td>
<td>Manufactured homes, manufactured home parks, and subdivisions, standards for</td>
</tr>
<tr>
<td>18.12.1703(d)</td>
<td>Subdivisions, standards for</td>
</tr>
<tr>
<td>18.12.1703(c)</td>
<td>Utilities, standards for</td>
</tr>
<tr>
<td>18.12.1704</td>
<td>Remedies</td>
</tr>
<tr>
<td>18.12.1704(a)(1)</td>
<td>Abatement of violations</td>
</tr>
<tr>
<td>18.12.1704(a)(1)</td>
<td>Declaration of public nuisance</td>
</tr>
<tr>
<td>18.12.605</td>
<td>Utilities and services</td>
</tr>
<tr>
<td>18.12.1705</td>
<td>Critical flood zone 1</td>
</tr>
<tr>
<td>18.12.1705</td>
<td>Variances</td>
</tr>
<tr>
<td>18.12.1705(d)</td>
<td>Conditions</td>
</tr>
<tr>
<td>18.12.1705(e)</td>
<td>Findings</td>
</tr>
<tr>
<td>18.12.1705(b)</td>
<td>Granting variances</td>
</tr>
<tr>
<td>18.12.1705(a)</td>
<td>Nature of Variances</td>
</tr>
<tr>
<td>18.12.1705(c)</td>
<td>Procedure</td>
</tr>
<tr>
<td>18.24.203</td>
<td>Rules of measurement and definitions</td>
</tr>
</tbody>
</table>

See: RULES OF MEASUREMENT AND DEFINITIONS

### FLOORS

Rules of measurement and definitions

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.24.101</td>
<td>Rules of measurement and definitions</td>
</tr>
</tbody>
</table>

See: RULES OF MEASUREMENT AND DEFINITIONS
FREESTANDING AUTOMATED TELLER MACHINE (PO, GO, PF, NC, I, IB, IC)
Zoning regulations ................................................................. 18.08.101 et seq.
See: ZONING

GAMING OPERATION, RESTRICTED
Rules of measurement and definitions................................. 18.24.203 et seq.
See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ................................................................. 18.08.101 et seq.
See: ZONING

GARAGE SALES
Rules of measurement and definitions................................. 18.24.203 et seq.
See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ................................................................. 18.08.101 et seq.
See: ZONING

GARBAGE AND TRASH
Landscaping and screening, general development and design standards
Screening of outdoor service areas, utilities, and equipment
Trash receptacles—Enclosure required........................................ 18.12.1208(b)
Refuse
Safe scape regulations, general development and design standards .... 18.12.2111(e)

GF GREENFIELD NEIGHBORHOOD PLANNING AREA OVERLAY DISTRICT
Zoning regulations ................................................................. 18.08.101 et seq.
See: ZONING

GIFT BASKET DELIVERY BUSINESSES
Safe scape regulations, general development and design standards ...... 18.12.2102(b)

GO GENERAL OFFICE
Zoning regulations ................................................................. 18.08.101 et seq.
See: ZONING

GRADING
Grading permits ................................................................. 18.06.801
Limits on grading, erosion prevention, and sedimentation control........ 18.12.401 et seq.
See: EROSION PREVENTION AND SEDIMENTATION CONTROL
GRADING (Cont'd.)

Rules of measurement and definitions ........................................ 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS

Subdivisions

Division of land review, approval, and modification

Final Subdivision Map Procedures

After final map approval

Temporary certificates of occupancy for preliminary grading and landscaping .................................................... 18.06.502(e)

GRAFFITI

Safe scape regulations, general development and design standards .... 18.12.2111(d)

GRANNY FLATS

Moratorium established on the filing and acceptance of applications to establish accessory dwelling units commonly known as "granny flats" in the MF (multi-family) 14 and Single Family Residential (LLR2.5, LLR1, LLR.5, SF15, SF9, SF6, SF4) zones; exceptions ....................... 18.02.113

GRC GENERAL REGIONAL CENTER OVERLAY DISTRICT

Zoning regulations ................................................................. 18.08.101

See: ZONING

GROUP HOME

Zoning regulations ................................................................. 18.08.101

See: ZONING

GTC GENERAL TRANSIT CORRIDOR OVERLAY DISTRICT

Zoning regulations ................................................................. 18.08.101

See: ZONING

GUTTERS

New sidewalks, curbs, and gutters, general development and design standards ........................................ 18.12.801

See: STREETS, SIDEWALKS AND OTHER PUBLIC WAYS

HALFWAY HOUSE

Zoning regulations ................................................................. 18.08.101

See: ZONING

HANDICAPPED PERSONS

Off-street parking and loading, general development and design standards
HANDICAPPED PERSONS (Cont'd.)
Off-street parking requirements .................................................. 18.12.1102
Handicap-accessible off-street parking ....................................... 18.12.1102(c)

HAZARDOUS MATERIALS AND WASTE
Fire or explosive hazard materials
   General environmental standards, general development and design standards ........................................... 18.12.1509
   Rules of measurement and definitions .................................................. 18.24.203
See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ................................................................. 18.08.101
See: ZONING

HC HOTEL CASINO
Zoning regulations ................................................................. 18.08.101
See: ZONING

HCD HOTEL CASINO DOWNTOWN
Zoning regulations ................................................................. 18.08.101
See: ZONING

HDMF HIGH DENSITY MULTI-FAMILY
Zoning regulations ................................................................. 18.08.101
See: ZONING

HELIPAD
Zoning regulations ................................................................. 18.08.101
See: ZONING

HILLSIDES
Hillside development, general development and design standards
   Applicability and exemptions .................................................. 18.12.1602
   Calculation of density ......................................................... 18.12.1605
   Computation of slope ........................................................ 18.12.1603
   Development on 30 percent and greater slopes ...................... 18.12.1609
   Hillside architecture ........................................................ 18.12.1614
   Pedestrian circulation ......................................................... 18.12.1611
   Purpose .............................................................................. 18.12.1601
   Reduction of street width ...................................................... 18.12.1613
   Required open space ........................................................ 18.12.1607
   Required plans ................................................................. 18.12.1604
   Slope treatment ................................................................. 18.12.1610
   Visually prominent ridgelines .............................................. 18.12.1608
HISTORIC DISTRICTS
Demolition certificate and certificate of appropriateness in historic districts or for designated landmarks ................................................................. 18.06.807

HISTORIC PRESERVATION
Applicable procedures and standards for development
Applicability and exclusions ................................................................. 18.18.301
Applicable and related procedures ....................................................... 18.18.302
Certificates of appropriateness ............................................................... 18.18.305
Application procedure ........................................................................... 18.18.305(c)
Appeal ........................................................................................................ 18.18.305(c)(9)
Application ............................................................................................ 18.18.305(c)(2)
Decision ..................................................................................................... 18.18.305(c)(7)
Economic finding ...................................................................................... 18.18.305(c)(6)
Findings ..................................................................................................... 18.18.305(c)(5)
Notice ......................................................................................................... 18.18.305(c)(3)
Notification of decision ........................................................................... 18.18.305(c)(8)
Pre-application ........................................................................................ 18.18.305(c)(1)
Public hearing .......................................................................................... 18.18.305(c)(4)
Concurrent approvals ............................................................................... 18.18.305(e)
Expiration of certificate of appropriateness .............................................. 18.18.305(f)
Intent ......................................................................................................... 18.18.305(a)
Repeat applications ................................................................................ 18.18.305(d)
Required .................................................................................................. 18.18.305(b)
Demolition certificate ............................................................................. 18.18.304
Economic effect ....................................................................................... 18.18.307
Historical resources commission recommendation on related zoning applications ................................................................................................. 18.18.303

Designation of historic resources and districts
Adoption of design guidelines or standards .............................................. 18.18.204
Criteria for designation ........................................................................... 18.18.201
Interim control during nomination process ............................................ 18.18.203
Procedures for nomination and designation ........................................... 18.18.202
Action by city council ............................................................................... 18.18.202(g)
Amendment or rescission of designation ................................................. 18.18.202(h)
Appeal ....................................................................................................... 18.18.202(f)
Findings of historical resources commission ......................................... 18.18.202(d)
Nominations of historic resources and historic districts ........................... 18.18.202(a)
Notification of determination .................................................................. 18.18.202(e)
Notification of nomination ...................................................................... 18.18.202(b)
Public hearings ......................................................................................... 18.18.202(c)

General provisions
Administration ......................................................................................... 18.18.102
Purpose ..................................................................................................... 18.18.101
Review of premises ................................................................................ 18.18.103
## HISTORICAL RESOURCES COMMISSION

- Composition ................................................................. 18.06.104(c)
- Creation of historical resources commission .................. 18.06.104(a)
- Designation of alternate commissioner ........................ 18.06.104(e)
- Powers and duties of the historical resources commission .. 18.06.104(b)
- Terms of office .............................................................. 18.06.104(d)

### HL HISTORIC OR LANDMARK GENERAL OVERLAY DISTRICT
- Zoning regulations ....................................................... 18.08.101 et seq.
  
  See: ZONING

### HOME OCCUPATIONS
- Zoning regulations ....................................................... 18.08.101 et seq.
  
  See: ZONING

### HOTEL
- Rules of measurement and definitions .......................... 18.24.203 et seq.
  
  See: RULES OF MEASUREMENT AND DEFINITIONS
- Zoning regulations ....................................................... 18.08.101 et seq.
  
  See: ZONING

### HOUSEHOLD GOODS, LIGHT SERVICE, REPAIR AND ASSEMBLY
- Zoning regulations ....................................................... 18.08.101 et seq.
  
  See: ZONING

### HOUSING
- Density bonuses and other incentives for affordable housing
  - Density bonus incentives ........................................... 18.12.202
  - Multi-family projects: density bonus for units meeting affordability guidelines .................. 18.12.202(b)
  - Single-family projects: density bonus for units meeting affordability guidelines .................. 18.12.202(a)
  - Minimum affordability guidelines ................................ 18.12.201
  - Parking reduction for affordable housing projects ............ 18.12.203
    - Conditions for parking reduction ......................... 18.12.203(a)
    - Parking reductions allowed ................................. 18.12.203(b)
  
  Master plan, City of Reno
  - Minor amendments .................................................... 18.05.500
  
  Rules of measurement and definitions ................................ 18.24.203 et seq.

  See: RULES OF MEASUREMENT AND DEFINITIONS
I INDUSTRIAL
Zoning regulations .......................................................... 18.08.101
See: ZONING

IB INDUSTRIAL BUSINESS
Zoning regulations .......................................................... 18.08.101
See: ZONING

IC INDUSTRIAL COMMERCIAL
Zoning regulations .......................................................... 18.08.101
See: ZONING

IMPACT FEES
Regional road impact fee................................................. 18.14.501
See: IMPROVEMENT STANDARDS FOR NEW DEVELOPMENT

IMPROVEMENT STANDARDS FOR NEW DEVELOPMENT
General provisions
Applicability ................................................................. 18.14.103
Authority ................................................................. 18.14.102
General compliance requirement ......................... 18.14.104
Statement of purpose ............................................... 18.14.101

Improvement agreements and security
Contents of agreement .............................................. 18.14.302
Exhibit “A” ......................................................... 18.14.302(a)
Exhibit “B” ......................................................... 18.14.302(b)
Exhibit “C” ......................................................... 18.14.302(c)
Default and remedies ............................................. 18.14.305
Improvement agreement extension ................. 18.14.304
Requirement for improvement agreement ............. 18.14.301
Security for public improvements .................. 18.14.303
  Reductions in security ..................................... 18.14.303(b)
  Security required ............................................. 18.14.303(a)

Improvement requirements and timing of completion
Applicant responsibility for improvements ........ 18.14.201
Improvement plans required ......................... 18.14.202
  General ......................................................... 18.14.202(a)
  Improvement plan submittals .................... 18.14.202(b)
Timing of completion ............................................. 18.14.203
  Off-site improvement, completion of .......... 18.14.203(c)
  Phased projects, completion of improvements in .... 18.14.203(d)
  Private improvements, completion of .......... 18.14.203(b)
  Public improvements, completion of .......... 18.14.203(a)
### IMPROVEMENT STANDARDS FOR NEW DEVELOPMENT (Cont'd.)

Regional road impact fee
- Adoption and amendment of RRIF manual .......................................................... 18.14.502
- Adoption of RRIF capital improvement plan ..................................................... 18.14.503
- Amount of impact fees to be imposed ............................................................... 18.14.505
- Effective date ...................................................................................................... 18.14.508

General provisions ................................................................................................ 18.14.501
- Intent and purpose ............................................................................................. 18.14.501(b)
  - Intent ................................................................................................................ 18.14.501(b)(1)
  - Purpose ............................................................................................................. 18.14.501(b)(2)
- Liberal construction, severability and penalty provisions .................................... 18.14.501(c)
  - Liberal construction ....................................................................................... 18.14.501(c)(1)
  - Severability .................................................................................................... 18.14.501(c)(2)
- Short title, authority and application .................................................................. 18.14.501(a)
  - Authority ......................................................................................................... 18.14.501(a)(2)
  - Title .................................................................................................................. 18.14.501(a)(1)

Service areas ........................................................................................................... 18.14.504
- North service area ............................................................................................. 18.14.504(a)(1)
- South service area ............................................................................................. 18.14.504(a)(2)

Use of funds ............................................................................................................ 18.14.506
- Deposit in trust fund/general requirements for trust fund ................................. 18.14.506(b)
- Establishment of trust fund ............................................................................... 18.14.506(a)
- Limitations on expenditures ............................................................................. 18.14.506(c)
- Service areas ..................................................................................................... 18.14.506(d)

Residential construction tax for parks, playground and recreational facility improvements
- Creation of neighborhood park and park facilities districts .................................. 18.14.403
- Creation of neighborhood park and park facilities fund .................................... 18.14.404
- Imposition and rate of residential construction tax ........................................... 18.14.402
- Park land dedication exception ......................................................................... 18.14.406
- PUD exception .................................................................................................. 18.14.405
- Purpose and general provisions ........................................................................ 18.14.401

### INDOOR MANUFACTURING, PROCESSING, ASSEMBLY OR FABRICATION (GO)

Rules of measurement and definitions ................................................................. 18.24.203 et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS

Zoning regulations ................................................................................................. 18.08.101 et seq.

See: ZONING

### INSPECTIONS

Landscaping and screening, general development and design standards
- Installation of landscape .................................................................................... 18.12.1204(c)
INSPECTIONS (Cont'd.)
Safe scape regulations, general development and design standards
Courtesay inspection .............................................................. 18.12.2115(d)

LABORATORY
Zoning regulations .................................................................. 18.08.101
et seq.
See: ZONING

LAND DEVELOPMENT
Subdivision regulations............................................................. 18.10.101
et seq.
See: SUBDIVISIONS
Zoning regulations .................................................................. 18.08.101
et seq.
See: ZONING

LANDMARKS
Demolition certificate and certificate of appropriateness in historic districts
or for designated landmarks.................................................. 18.06.807
Zoning regulations .................................................................. 18.08.101
et seq.
See: ZONING

LANDSCAPING AND SCREENING
Downtown riverfront design guidelines. See: DOWNTOWN RIVERFRONT
DESIGN GUIDELINES (Appendix A)
General development and design standards
Applicability ........................................................................ 18.12.1202
Existing uses.................................................................... 18.12.1202(b)
Expansion of an existing use .................................................. 18.12.1202(b)(1)
Improvements to existing parking areas .................................. 18.12.1202(b)(3)
Major improvements to an existing use................................... 18.12.1202(b)(2)
New development .................................................................. 18.12.1202(a)
Installation of landscape .......................................................... 18.12.1204
Inspection ....................................................................... 18.12.1204(c)
Installation for single-family and duplex residences ............... 18.12.1204(b)
Installation required ............................................................. 18.12.1204(a)
Irrigation ............................................................................ 18.12.1211
Landscape plan requirements ................................................ 18.12.1203
Approval procedures ............................................................. 18.12.1203(d)
Approval ....................................................................... 18.12.1203(d)(1)
Changes to approved plan ...................................................... 18.12.1203(d)(2)
Exemptions ........................................................................ 18.12.1203(b)
Landscape plan required ......................................................... 18.12.1203(a)
LANDSCAPING AND SCREENING (Cont'd.)

Required landscape areas ........................................ 18.12.1205
Purpose ................................................................. 18.12.1201
Materials and specifications for required landscape areas .... 18.12.1209
Maintenance ......................................................... 18.12.1213
Repair and replacement ........................................... 18.12.1213(b)
Violation ............................................................... 18.12.1213(c)

Maintenance guidelines

Materials and specifications for required landscape areas

Minimum stocking and materials standards ....................... 18.12.1209(c)
General materials requirements .................................. 18.12.1209(a)
Minimum amount of trees and shrubs in required landscape areas ... 18.12.1209(b)
All zoning district except industrial districts ......... 18.12.1209(b)(1)
Industrial districts ............................................ 18.12.1209(b)(2)
Minimum stocking and materials standards

General ............................................................... 18.12.1209(c)(1)
Ground cover ...................................................... 18.12.1209(c)(2)
Trees ................................................................. 18.12.1209(c)(3)
Prohibited tree list .................................................. 18.12.1209(c)(3)e
Required mix of tree sizes ....................................... 18.12.1209(c)(3)b
Size standards ....................................................... 18.12.1209(c)(3)a
Tree mix ............................................................... 18.12.1209(c)(3)c
Tree staking ........................................................... 18.12.1209(c)(3)g
Tree substitution ..................................................... 18.12.1209(c)(3)d
Tree well plantings in sidewalks and plazas .............. 18.12.1209(c)(3)f
Mulch ................................................................. 18.12.1209(c)(5)
Other landscape materials ......................................... 18.12.1209(c)(4)
Annuals and perennials ........................................... 18.12.1209(c)(4)e
Grass ................................................................. 18.12.1209(c)(4)d
Ground covers ....................................................... 18.12.1209(c)(4)b
Shrubs ................................................................. 18.12.1209(c)(4)a
Vines ................................................................. 18.12.1209(c)(4)c

Purpose

Required landscape areas ........................................ 18.12.1205
Conflicting regulations ............................................ 18.12.1205(a)
Credits toward landscaping requirements ....................... 18.12.1205(d)
Common areas ....................................................... 18.12.1205(d)(5)
Credit for preserving trees ...................................... 18.12.1205(d)(7)
Landscape on parking structures and in detention areas .... 18.12.1205(d)(1)
Placement of required landscaping ............................ 18.12.1205(d)(6)
### LANDSCAPING AND SCREENING (Cont'd.)

<table>
<thead>
<tr>
<th>Section</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Significant natural features</td>
<td>18.12.1205(d)(4)</td>
</tr>
<tr>
<td>Undeveloped land</td>
<td>18.12.1205(d)(2)</td>
</tr>
<tr>
<td>Wetlands/stream environments</td>
<td>18.12.1205(d)(3)</td>
</tr>
<tr>
<td>Nonresidential landscaping requirements</td>
<td>18.12.1205(c)</td>
</tr>
<tr>
<td>Historic or landmark (HL) overlay district</td>
<td>18.12.1205(c)(4)</td>
</tr>
<tr>
<td>Hotel casino (HC) district</td>
<td>18.12.1205(c)(3)</td>
</tr>
<tr>
<td>Industrial districts</td>
<td>18.12.1205(c)(2)</td>
</tr>
<tr>
<td>Central business (CB) district</td>
<td>18.12.1205(c)(5)</td>
</tr>
<tr>
<td>Nonresidential zoning districts</td>
<td>18.12.1205(c)(1)</td>
</tr>
<tr>
<td>Parking area landscaping and screening requirements</td>
<td>18.12.1205(e)</td>
</tr>
<tr>
<td>Applicability</td>
<td>18.12.1205(e)(1)</td>
</tr>
<tr>
<td>Landscaping of parking structures</td>
<td>18.12.1205(e)(4)</td>
</tr>
<tr>
<td>Screening of parking from public areas</td>
<td>18.12.1205(e)(3)</td>
</tr>
<tr>
<td>General</td>
<td>18.12.1205(e)(3)a</td>
</tr>
<tr>
<td>Parking lot edge</td>
<td>18.12.1205(e)(3)b</td>
</tr>
<tr>
<td>Screening waiver</td>
<td>18.12.1205(e)(3)c</td>
</tr>
<tr>
<td>Surface parking lot landscaping</td>
<td>18.12.1205(e)(2)</td>
</tr>
<tr>
<td>Landscape areas required</td>
<td>18.12.1205(e)(2)a</td>
</tr>
<tr>
<td>Minimum requirements for required landscape areas</td>
<td>18.12.1205(e)(2)b</td>
</tr>
<tr>
<td>Residential landscaping requirements</td>
<td>18.12.1205(b)</td>
</tr>
<tr>
<td>General—Minimum landscape area</td>
<td>18.12.1205(b)(1)</td>
</tr>
<tr>
<td>Reduction allowed</td>
<td>18.12.1205(b)(1)c</td>
</tr>
<tr>
<td>Residential zoning districts</td>
<td>18.12.1205(b)(1)a</td>
</tr>
<tr>
<td>Single-family and duplex dwellings</td>
<td>18.12.1205(b)(1)b</td>
</tr>
<tr>
<td>Street tree requirements</td>
<td>18.12.1205(f)</td>
</tr>
<tr>
<td>Approved street tree species</td>
<td>18.12.1205(f)(5)</td>
</tr>
<tr>
<td>Modification of standards</td>
<td>18.12.1205(f)(3)</td>
</tr>
<tr>
<td>Planting schedule</td>
<td>18.12.1205(f)(2)</td>
</tr>
<tr>
<td>Tree required</td>
<td>18.12.1205(f)(1)</td>
</tr>
<tr>
<td>Arterials</td>
<td>18.12.1205(f)(1)a</td>
</tr>
<tr>
<td>Downtown area overlay district requirements</td>
<td>18.12.1205(f)(1)c</td>
</tr>
<tr>
<td>Residential streets</td>
<td>18.12.1205(f)(1)b</td>
</tr>
<tr>
<td>Trees in the public right-of-way</td>
<td>18.12.1205(f)(4)</td>
</tr>
<tr>
<td>Maintenance</td>
<td>18.12.1205(f)(4)b</td>
</tr>
<tr>
<td>Work permit required</td>
<td>18.12.1205(f)(4)a</td>
</tr>
<tr>
<td>Screening between land uses</td>
<td>18.12.1207</td>
</tr>
<tr>
<td>Conflicting regulations</td>
<td>18.12.1207(a)</td>
</tr>
<tr>
<td>Land use screening types</td>
<td>18.12.1207(c)</td>
</tr>
<tr>
<td>Semi-opaque</td>
<td>18.12.1207(c)(2)</td>
</tr>
<tr>
<td>Solid</td>
<td>18.12.1207(c)(1)</td>
</tr>
<tr>
<td>Modification of screening requirements</td>
<td>18.12.1207(d)</td>
</tr>
<tr>
<td>Required screening</td>
<td>18.12.1207(b)</td>
</tr>
<tr>
<td>Installation</td>
<td>18.12.1207(b)(1)</td>
</tr>
<tr>
<td>Maintenance of screening</td>
<td>18.12.1207(b)(3)</td>
</tr>
<tr>
<td>Substitution of screening</td>
<td>18.12.1207(b)(2)</td>
</tr>
</tbody>
</table>
LANDSCAPING AND SCREENING (Cont'd.)

Screening of outdoor service areas, utilities, and equipment ...........  18.12.1208
Conflicting regulations ..................................................................  18.12.1208(a)
Storage, loading area and utility screening ...................................  18.12.1208(c)
Required screening .....................................................................  18.12.1208(c)(1)
Loading areas .............................................................................  18.12.1208(c)(1)c
Mechanical equipment and alternative utility systems ..................  18.12.1208(c)(1)b
Outdoor storage ...........................................................................  18.12.1208(c)(1)a
Types of screening .......................................................................  18.12.1208(c)(2)
Trash receptacles—Enclosure required ........................................  18.12.1208(b)
Additional/oversized enclosures ...................................................  18.12.1208(b)(2)
Location of trash receptacles .......................................................  18.12.1208(b)(3)
Include location on plan ...............................................................  18.12.1208(b)(3)c
Location on nonresidential properties ..........................................  18.12.1208(b)(3)a
Location on residential lots .........................................................  18.12.1208(b)(3)b
Standard enclosure required
   Applicability ...........................................................................  18.12.1208(b)(1)
Water conservation ......................................................................  18.12.1210

Rules of measurement and definitions .........................................  18.24.203 et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS

Safe scape regulations, general development and design standards ...  18.12.2111(b)

Subdivisions
   Division of land review, approval, and modification
      Final Subdivision Map Procedures
      After final map approval
         Temporary certificates of occupancy for preliminary grading and
         landscaping .................................................................  18.06.502(e)

LAUNDRY, DROP-OFF/PICKUP (MF30, HDMF, GO, NC)

Rules of measurement and definitions .........................................  18.24.203 et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS

Zoning regulations ......................................................................  18.08.101 et seq.

See: ZONING

LAUNDRY, SELF SERVICE (MF30, HDMF)

Rules of measurement and definitions .........................................  18.24.203 et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS

Zoning regulations ......................................................................  18.08.101 et seq.

See: ZONING
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.24.203</td>
<td>LIBRARY, ART GALLERY OR MUSEUM (HDMF) Rules of measurement and definitions. See: RULES OF MEASUREMENT AND DEFINITIONS</td>
</tr>
<tr>
<td>18.08.101</td>
<td>Zoning regulations. See: ZONING</td>
</tr>
<tr>
<td>18.06.802</td>
<td>Building permits</td>
</tr>
<tr>
<td>18.06.803</td>
<td>Fence or wall permit</td>
</tr>
<tr>
<td>18.06.801</td>
<td>Grading permits</td>
</tr>
<tr>
<td>18.06.805</td>
<td>Mobile home park/RV park permit</td>
</tr>
<tr>
<td>18.16.1010</td>
<td>Off-premise advertising displays Permit required</td>
</tr>
<tr>
<td>18.16.202</td>
<td>On-premise signs Permit required</td>
</tr>
<tr>
<td>18.06.804</td>
<td>Sign permit</td>
</tr>
<tr>
<td>18.12.1403</td>
<td>Fences and walls, general development and design standards Permit required</td>
</tr>
<tr>
<td>18.12.12004</td>
<td>Special use permit required</td>
</tr>
<tr>
<td>18.06.801</td>
<td>Off-street parking and loading, general development and design standards Parking lot design and construction Lighting Rules of measurement and definitions</td>
</tr>
<tr>
<td>18.12.1303</td>
<td>Glare and spillover lighting General environmental standards, general development and design standards</td>
</tr>
<tr>
<td>18.12.1304</td>
<td>Flashing or animated lights</td>
</tr>
<tr>
<td>18.12.1302</td>
<td>Lighting fixtures</td>
</tr>
<tr>
<td>18.12.1301</td>
<td>Related regulations</td>
</tr>
<tr>
<td>18.24.203</td>
<td>et seq.</td>
</tr>
<tr>
<td>18.12.1502</td>
<td>Searchlights</td>
</tr>
<tr>
<td>18.12.1104</td>
<td>Off-street parking and loading, general development and design standards Parking lot design and construction Lighting Rules of measurement and definitions</td>
</tr>
<tr>
<td>18.12.1104(h)(5)</td>
<td>et seq.</td>
</tr>
</tbody>
</table>

See: RULES OF MEASUREMENT AND DEFINITIONS

Skyway design guidelines. See: SKYWAY DESIGN GUIDELINES (Appendix B)

LITTER. See: GARBAGE AND TRASH
<table>
<thead>
<tr>
<th>Topic</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>LLR1 LARGE LOT RESIDENTIAL—1 ACRE</td>
<td>18.08.101 et seq.</td>
</tr>
<tr>
<td>Zoning regulations</td>
<td>18.08.101 et seq.</td>
</tr>
<tr>
<td>See: ZONING</td>
<td></td>
</tr>
<tr>
<td>LLR2.5 LARGE LOT RESIDENTIAL—2.5 ACRES</td>
<td>18.08.101 et seq.</td>
</tr>
<tr>
<td>Zoning regulations</td>
<td>18.08.101 et seq.</td>
</tr>
<tr>
<td>See: ZONING</td>
<td></td>
</tr>
<tr>
<td>LLR.5 LARGE LOT RESIDENTIAL—.5 ACRE</td>
<td>18.08.101 et seq.</td>
</tr>
<tr>
<td>Zoning regulations</td>
<td>18.08.101 et seq.</td>
</tr>
<tr>
<td>See: ZONING</td>
<td></td>
</tr>
<tr>
<td>LOTS</td>
<td>18.24.101 et seq.</td>
</tr>
<tr>
<td>Rules of measurement and definitions</td>
<td>18.24.101 et seq.</td>
</tr>
<tr>
<td>See: RULES OF MEASUREMENT AND DEFINITIONS</td>
<td></td>
</tr>
<tr>
<td>Wetlands and streams</td>
<td></td>
</tr>
<tr>
<td>Wetlands and stream environment protection standards, general development and design standards</td>
<td>18.12.1804</td>
</tr>
<tr>
<td>Applicability and exemptions</td>
<td>18.12.1804(b)</td>
</tr>
<tr>
<td>Exemptions</td>
<td>18.12.1804(b)(4)</td>
</tr>
<tr>
<td>Certain lots or parcels</td>
<td>18.12.1804(b)(4)</td>
</tr>
<tr>
<td>MANUFACTURED HOMES AND MANUFACTURED HOME PARKS</td>
<td>18.12.1701 et seq.</td>
</tr>
<tr>
<td>Flood hazard areas, general development and design standards</td>
<td>18.12.1701 et seq.</td>
</tr>
<tr>
<td>See: FLOODS AND FLOODING</td>
<td></td>
</tr>
<tr>
<td>Mobile home park/RV park permit</td>
<td>18.06.805</td>
</tr>
<tr>
<td>Rules of measurement and definitions</td>
<td>18.24.203 et seq.</td>
</tr>
<tr>
<td>See: RULES OF MEASUREMENT AND DEFINITIONS</td>
<td></td>
</tr>
<tr>
<td>Zoning regulations</td>
<td>18.08.101 et seq.</td>
</tr>
<tr>
<td>See: ZONING</td>
<td></td>
</tr>
<tr>
<td>MAPS. See: SURVEYS, MAPS AND PLATS</td>
<td></td>
</tr>
<tr>
<td>MARIJUANA</td>
<td></td>
</tr>
<tr>
<td>Definition of words, terms and phrases</td>
<td>18.24.203</td>
</tr>
<tr>
<td>Marijuana</td>
<td>18.24.203.3141 et seq.</td>
</tr>
<tr>
<td>See: RULES OF MEASUREMENT AND DEFINITIONS</td>
<td></td>
</tr>
</tbody>
</table>
### MARIJUANA (Cont’d.)

**Zoning**
- Additional regulations for principal uses ........................................... 18.08.202
- Commercial sales and service use regulations ....................................... 18.08.202(b)
- Retail marijuana store ................................................................. 18.08.202(b)(26)
- Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations ........................................... 18.08.202(f)
- Marijuana cultivation facility ............................................................ 18.08.202(f)(10)
- Marijuana product manufacturing facility ........................................... 18.08.202(f)(11)
- Marijuana testing facility ................................................................. 18.08.202(f)(12)
- Medical marijuana cultivation facility .............................................. 18.08.202(f)(13)
- Medical marijuana independent testing laboratory ............................ 18.08.202(f)(14)
- Medical marijuana production facility .............................................. 18.08.202(f)(15)

### MERCHANDISE

- Safe scape regulations, general development and design standards
  - Outdoor merchandise ................................................................. 18.12.2111(a)
  - Products offered for sale ........................................................... 18.12.2105

### MF14 MULTI-FAMILY
- Zoning regulations ........................................................................ 18.08.101
  - See: ZONING

### MF21 MULTI-FAMILY
- Zoning regulations ........................................................................ 18.08.101
  - See: ZONING

### MF20 MULTI-FAMILY
- Zoning regulations ........................................................................ 18.08.101
  - See: ZONING

### MH MOBILE HOME OVERLAY DISTRICT
- Zoning regulations ........................................................................ 18.08.101
  - See: ZONING

### MINI-WAREHOUSE (SF DISTRICTS, MF14, MF21, MF30, AC, CC)
- Zoning regulations ........................................................................ 18.08.101
  - See: ZONING

### MOBILE HOMES AND MOBILE HOME PARKS. See: MANUFACTURED HOMES AND MANUFACTURED HOME PARKS
MOTEL WITH NONRESTRICTED GAMING
Zoning regulations .......................................................... 18.08.101

See: ZONING

MOTOR VEHICLES AND TRAFFIC
Stopping, standing and parking
Off-street parking and loading, general development and design standards
Bicycle parking ............................................................ 18.12.1105
Exempted uses ............................................................ 18.12.1105(5)
Lighting ......................................................................... 18.12.1105(2)
Maximum requirement .................................................. 18.12.1105(4)
Minimum requirement .................................................. 18.12.1105(3)
Requirement .................................................................... 18.12.1105(1)
General provisions and applicability .............................. 18.12.1101
Applicability ................................................................. 18.12.1101(a)
   Applicability to existing uses .................................. 18.12.1101(a)(2)
   Expansions and increases in intensity ....................... 18.12.1101(a)(3)
   Change of use ......................................................... 18.12.1101(a)(4)
      Exception for motel/hotel conversions into housing .... 18.12.1101(a)(4)b
      General rule ......................................................... 18.12.1101(a)(4)a
[THIS PAGE INTENTIONALLY LEFT BLANK]
MOTOR VEHICLES AND TRAFFIC (Cont'd.)

See: GENERAL RULE

- New development: 18.12.1101(a)(1)
- General off-street parking requirements: 18.12.1101(b)
- Parking available for use: 18.12.1101(b)(2)
- Single-family residential uses: 18.12.1101(b)(1)
- Maintenance of parking and loading areas: 18.12.1101(d)
- Debris and litter: 18.12.1101(d)(2)
- Surface maintenance: 18.12.1101(d)(1)
- Public and semi-public parking and service areas: 18.12.1101(c)
  - Hours: 18.12.1101(c)(1)
  - Patron lot: 18.12.1101(c)(4)
  - Rates: 18.12.1101(c)(2)
  - Towing: 18.12.1101(c)(3)
- Public transit facilities: 18.12.1101(e)
- Off-street loading and service standards: 18.12.1107
  - Industrial districts: 18.12.1107(a)
  - Location and screening: 18.12.1107(a)(1)
  - Use of public street prohibited: 18.12.1107(a)(2)
  - Loading and service areas in commercial and mixed use districts: 18.12.1107(b)
  - Minimum loading and service standards: 18.12.1107(a)
  - Minimum building size: 18.12.1107(a)(1)
  - Minimum loading space: 18.12.1107(a)(2)
- Off-street parking requirements: 18.12.1102
  - General: 18.12.1102(a)
  - Handicap-accessible off-street parking: 18.12.1102(c)
  - Accessible parking design standards: 18.12.1102(c)(4)
    - Clearance: 18.12.1102(c)(4)(c)
    - Minimum dimensions: 18.12.1102(c)(4)(a)
    - Route to building: 18.12.1102(c)(4)(e)
    - Signage: 18.12.1102(c)(4)(b)
    - Slope of parking space: 18.12.1102(c)(4)(d)
  - Meeting parking requirement: 18.12.1102(c)(1)
  - Nonresidential uses: 18.12.1102(c)(3)
    - Medical related facilities: 18.12.1102(c)(3)(b)
    - Parking requirement: 18.12.1102(c)(3)(a)
    - Required van parking: 18.12.1102(c)(3)(c)
  - Residential uses: 18.12.1102(c)(2)
  - Required amounts of parking: 18.12.1102(b)
    - Calculation of parking for multiple uses: 18.12.1102(b)(3)
    - Maximum amount of parking: 18.12.1102(b)(2)
    - Minimum amount of off-street parking required: 18.12.1102(b)(1)
  - Parking lot design and construction: 18.12.1104
    - Alternative parking space sizes: 18.12.1104(f)
    - Circulation on lot: 18.12.1104(b)
MOTOR VEHICLES AND TRAFFIC (Cont'd.)

Construction of parking areas .................................................. 18.12.1104(h)
Conformity .............................................................................. 18.12.1104(h)(3)
Construction material ................................................................. 18.12.1104(h)(2)
Curbs ......................................................................................... 18.12.1104(h)(2)b
Parking areas .............................................................................. 18.12.1104(h)(2)a
Alternate materials ................................................................. 18.12.1104(h)(2)a3
Asphaltic concrete ................................................................. 18.12.1104(h)(2)a1
Portland concrete ................................................................. 18.12.1104(h)(2)a2
Storage yards ........................................................................... 18.12.1104(h)(2)c
Existing non-paved parking ................................................... 18.12.1104(h)(1)
Lighting ..................................................................................... 18.12.1104(h)(5)
Striping ....................................................................................... 18.12.1104(h)(4)
Excess parking requirements .................................................. 18.12.1104(d)
Large parking lots ..................................................................... 18.12.1104(c)
Parking spaces and aisle widths ............................................... 18.12.1104(e)
Residential parking at rear of lots ........................................... 18.12.1104(a)
Wheel stops .............................................................................. 18.12.1104(g)
Permitted adjustments to required parking ................................ 18.12.1103
Adjustments for joint use of parking ....................................... 18.12.1103(c)
Parking agreement required ..................................................... 18.12.1103(c)(2)
Parking reduction cap ............................................................... 18.12.1103(c)(3)
Permitted parking adjustments .................................................. 18.12.1103(c)(1)
Adjustments in the downtown area overlay district ................. 18.12.1103(a)
Downtown parking district defined ......................................... 18.12.1103(a)(1)
Off-site parking allowed .......................................................... 18.12.1103(a)(2)
Allowances for on-street parking ............................................. 18.12.1103(b)
Tandem parking ...................................................................... 18.12.1108
Parking reduction for affordable housing projects ..................... 18.12.203

Vehicle access/circulation and traffic analysis, general development and design standards

Traffic impact analysis requirements ........................................... 18.12.903
General ..................................................................................... 18.12.903(a)
Professionally prepared .......................................................... 18.12.903(a)(3)
Projects that may require a traffic report .................................. 18.12.903(a)(1)
When a traffic impact analysis (TIA) may be required ............... 18.12.903(a)(2)
Process ...................................................................................... 18.12.903(d)
Preliminary traffic studies ........................................................ 18.12.903(d)(3)
Pre-submittal conference ......................................................... 18.12.903(d)(1)
Study format ............................................................................. 18.12.903(d)(2)
Projects that may require a traffic entry and access study ............ 18.12.903(b)
Trip threshold .......................................................................... 18.12.903(b)(1)
Purpose of traffic impact analysis ............................................. 18.12.903(c)
MOTOR VEHICLES AND TRAFFIC (Cont’d.)

Site access

- Driveways and curb-cuts ...................................................... 18.12.901
- Curb-cuts ........................................................................ 18.12.901(b)
- Curb returns .................................................................... 18.12.901(b)(3)
- Design returns ................................................................. 18.12.901(b)(4)
- Maximum number of curb-cuts ........................................... 18.12.901(b)(2)
- Separate access for service ............................................... 18.12.901(b)(5)
- Shared curb-cuts and driveways ........................................... 18.12.901(b)(1)
- Street reconstruction projects ............................................ 18.12.901(b)(6)

Driveway standards ............................................................... 18.12.901(a)

Vision triangles ...................................................................... 18.12.902
- Alley vision triangles .......................................................... 18.12.902(b)
- Driveway vision triangles ..................................................... 18.12.902(c)
- Prohibitions ..................................................................... 18.12.902(d)
- Street vision triangles .......................................................... 18.12.902(a)

MQ MCQUEEN NEIGHBORHOOD PLANNING AREA OVERLAY DISTRICT

Zoning regulations .................................................................. 18.08.101

See: ZONING

MRC MOUNT ROSE HIGHWAY SCENIC ROADWAY CORRIDOR OVERLAY DISTRICT

Zoning regulations .................................................................. 18.08.101

See: ZONING

MU MIXED USE DISTRICT

Zoning regulations .................................................................. 18.08.101

See: ZONING

NOISE

General environmental standards, general development and design standards ................................................................. 18.12.1503

NONCONFORMANCES

On-premises signs

- Right to maintain and continue the use of a nonconforming on-premise sign ................................................................. 18.16.802
- Termination of right to nonconforming on-premise sign ......................................................................................... 18.16.803
NONCONFORMANCES (Cont’d.)
Rules of measurement and definitions .............................................. 18.24.203 et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS
Safe scape regulations, general development and design standards…… 18.12.2115(b)

NOTICES AND NOTIFICATIONS
Common procedural requirements
Public notice .............................................................................. 18.06.203

Notification of annexation commission
Annexation pursuant to NRS section 268.670..................................... 18.04.207
Annexation pursuant to NRS sections 268.610 through 268.668........... 18.04.303

NUISANCES
Safe scape regulations, general development and design standards…… 18.12.2115(e)

NURSING HOME/ASSISTED LIVING FACILITY (MF14, MF21, MF30, HDMF)
Rules of measurement and definitions .............................................. 18.24.203 et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ...................................................................... 18.08.101 et seq.

See: ZONING

O

OBSTRUCTIONS
Vision triangles .............................................................................. 18.12.902

ODORS
General environmental standards, general development and design standards.............................................. 18.12.1505

OFFICERS AND EMPLOYEES
Administrator ............................................................................ 18.06.107

OFF-STREET PARKING
Zoning regulations ...................................................................... 18.08.101 et seq.

See: ZONING

OPEN LOT PARKING
Zoning regulations ...................................................................... 18.08.101 et seq.

See: ZONING
<table>
<thead>
<tr>
<th>OPERATING HOURS AND CONDITIONS</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safe scape regulations, general development and design standards</td>
<td>18.12.2104</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OS OPEN SPACE DISTRICT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning regulations</td>
<td>18.08.101 et seq.</td>
</tr>
</tbody>
</table>

See: ZONING
OUTDOOR STORAGE
Zoning regulations .......................................................... 18.08.101

See: ZONING

PARKS AND RECREATION
Fences and walls, general development and design standards
Park, recreation, or public use area abutting ditches ..................... 18.12.1402(b)
Residential construction tax for parks, playground and recreational facility improvements .......................................................... 18.14.401

See: IMPROVEMENT STANDARDS FOR NEW DEVELOPMENT
Rules of measurement and definitions ........................................ 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS

PAWN SHOP
Rules of measurement and definitions ........................................ 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ................................................................. 18.08.101

See: ZONING

PEDESTRIANS
Hillside development, general development and design standards
Pedestrian circulation .......................................................... 18.12.1611
Pedestrian access and circulation, general development and design standards
Pedestrian access requirements ............................................... 18.12.1001
Rules of measurement and definitions ........................................ 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Skyway design guidelines. See: SKYWAY DESIGN GUIDELINES (Appendix B)

PERMITS. See: LICENSES AND PERMITS

PF PUBLIC FACILITY
Zoning regulations ................................................................. 18.08.101

See: ZONING
PL PLUMAS NEIGHBORHOOD RESIDENTIAL CORE PLANNING AREA
OVERLAY DISTRICT

<table>
<thead>
<tr>
<th>Zoning regulations</th>
<th>18.08.101 et seq.</th>
</tr>
</thead>
</table>

See: ZONING

PLANNING COMMISSION

<table>
<thead>
<tr>
<th>Administration and procedures</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal Code text amendment and interpretation procedures</td>
<td>18.06.302(c)(2)</td>
</tr>
<tr>
<td>Amendments to text of title 18</td>
<td></td>
</tr>
<tr>
<td>Review process; Planning commission</td>
<td>18.06.102(a)</td>
</tr>
<tr>
<td>Authority</td>
<td></td>
</tr>
<tr>
<td>Compensation</td>
<td>18.06.102(b)</td>
</tr>
<tr>
<td>Composition of planning commission</td>
<td></td>
</tr>
<tr>
<td>Master plan, City of Reno</td>
<td></td>
</tr>
<tr>
<td>Minor amendments</td>
<td>18.05.500</td>
</tr>
<tr>
<td>Meetings</td>
<td>18.06.102(j)</td>
</tr>
<tr>
<td>Powers and duties</td>
<td>18.06.102(c)</td>
</tr>
<tr>
<td>Purpose</td>
<td>18.06.102(d)</td>
</tr>
<tr>
<td>Qualifications for office</td>
<td>18.06.102(e)</td>
</tr>
<tr>
<td>Records</td>
<td>18.06.102(f)</td>
</tr>
<tr>
<td>Removal from office</td>
<td></td>
</tr>
<tr>
<td>Rules of measurement and definitions</td>
<td>18.24.203 et seq.</td>
</tr>
</tbody>
</table>

See: RULES OF MEASUREMENT AND DEFINITIONS

| Terms of office                                 | 18.06.102(f)        |
| Vacancies in office                             | 18.06.102(g)        |
| Zoning map amendment                            | 18.06.404(c)(2)     |

PLANT NURSERY/GARDEN SUPPLY (NC, AC, CC, MU)

| Rules of measurement and definitions            | 18.24.203 et seq.   |

See: RULES OF MEASUREMENT AND DEFINITIONS

| Zoning regulations                             | 18.08.101 et seq.   |

See: ZONING

PLATS. See: SURVEYS, MAPS AND PLATS

PO PROFESSIONAL OFFICE

| Zoning regulations                             | 18.08.101 et seq.   |

See: ZONING

PROPERTY

| Fences and walls, general development and design standards | 18.12.1401 et seq. |

See: FENCES AND WALLS
PROPERTY (Cont'd.)

Flood hazard areas, general development and design standards .......................... 18.12.1701
See: FLOODS AND FLOODING

Historic preservation ................................................................................................. 18.18.301
See: HISTORIC PRESERVATION

Landscaping and screening, general development and design standards ................. 18.12.1201
See: LANDSCAPING AND SCREENING

Rules of measurement and definitions ..................................................................... 18.24.101
See: RULES OF MEASUREMENT AND DEFINITIONS

Skyway design guidelines. See: SKYWAY DESIGN GUIDELINES (Appendix B) ......... 18.12.2008

Subdivision regulations ............................................................................................ 18.10.101
See: SUBDIVISIONS

Zoning regulations .................................................................................................. 18.08.101
See: ZONING

PUBLIC MEAL PROVIDER/HOMELESS SERVICE
Zoning regulations .................................................................................................. 18.08.101
See: ZONING

PUBLIC SAFETY
Skyways and skyway design guidelines, general development and design standards .............................................................................................................. 18.12.2008

PUD PLANNED UNIT DEVELOPMENT SPECIAL PURPOSE DISTRICT
Zoning regulations .................................................................................................. 18.08.101
See: ZONING

RAILROAD YARD OR SHOP (PF)
Rules of measurement and definitions ..................................................................... 18.24.203
See: RULES OF MEASUREMENT AND DEFINITIONS

Zoning regulations .................................................................................................. 18.08.101
See: ZONING
RAILROADS AND TRAINS
Rules of measurement and definitions ......................................................... 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Skyway design guidelines. See: SKYWAY DESIGN GUIDELINES (Appendix B)

RECREATIONAL VEHICLES AND RV PARKS
Mobile home park/RV park permit ................................................................. 18.06.805
Rules of measurement and definitions ......................................................... 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ......................................................................................... 18.08.101

See: ZONING

REIARC RENO-TAHOE INTERNATIONAL AIRPORT REGIONAL CENTER PLANNING AREA OVERLAY ZONING DISTRICT
Zoning regulations ......................................................................................... 18.08.101

See: ZONING

RESTAURANT WITH ALCOHOL SERVICE (HDMF, AC, CCJ, IB, IC)
Rules of measurement and definitions ......................................................... 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ......................................................................................... 18.08.101

See: ZONING

RIGHTS-OF-WAY
Abandonment ................................................................................................. 18.06.601

See: ABANDONMENT

RSARC RENO-STEAD AIRPORT REGIONAL CENTER PLANNING AREA OVERLAY DISTRICT
Zoning regulations ......................................................................................... 18.08.101

See: ZONING

RTIARC RENO-TAHOE INTERNATIONAL AIRPORT REGIONAL CENTER PLANNING AREA OVERLAY DISTRICT
Zoning regulations ......................................................................................... 18.08.101

See: ZONING

RUBBISH. See: GARBAGE AND TRASH
### RULES OF MEASUREMENT AND DEFINITIONS

<table>
<thead>
<tr>
<th>Definition of words, terms and phrases</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abandonment</td>
<td>18.24.203.010</td>
</tr>
<tr>
<td>Abuse of discretion</td>
<td>18.24.203.020</td>
</tr>
<tr>
<td>Abut or abutting</td>
<td>18.24.203.030</td>
</tr>
<tr>
<td>Access</td>
<td>18.24.203.040</td>
</tr>
<tr>
<td>Access, emergency</td>
<td>18.24.203.050</td>
</tr>
<tr>
<td>Access, primary</td>
<td>18.24.203.060</td>
</tr>
<tr>
<td>Access, secondary</td>
<td>18.24.203.070</td>
</tr>
<tr>
<td>Accessible route</td>
<td>18.24.203.080</td>
</tr>
<tr>
<td>Accessory building</td>
<td>18.24.203.090</td>
</tr>
<tr>
<td>Accessory retail sales</td>
<td>18.24.203.100</td>
</tr>
<tr>
<td>Accessory structure</td>
<td>18.24.203.110</td>
</tr>
<tr>
<td>Accessory use</td>
<td>18.24.203.120</td>
</tr>
<tr>
<td>ADA</td>
<td>18.24.203.130</td>
</tr>
<tr>
<td>Adjacent</td>
<td>18.24.203.140</td>
</tr>
<tr>
<td>Adjoining</td>
<td>18.24.203.150</td>
</tr>
<tr>
<td>Adjusted median income</td>
<td>18.24.203.160</td>
</tr>
<tr>
<td>Administrative change</td>
<td>18.24.203.170</td>
</tr>
<tr>
<td>Administrator or administrative officer</td>
<td>18.24.203.180</td>
</tr>
<tr>
<td>ADT</td>
<td>18.24.203.190</td>
</tr>
<tr>
<td>Adult business</td>
<td>18.24.203.200</td>
</tr>
<tr>
<td>Advertising display</td>
<td>18.24.203.210</td>
</tr>
<tr>
<td>Airport, operations and facilities</td>
<td>18.24.203.220</td>
</tr>
<tr>
<td>Aggrieved person</td>
<td>18.24.203.230</td>
</tr>
<tr>
<td>Alley</td>
<td>18.24.203.240</td>
</tr>
<tr>
<td>Alluvial fan</td>
<td>18.24.203.250</td>
</tr>
<tr>
<td>Ambient noise level</td>
<td>18.24.203.260</td>
</tr>
<tr>
<td>Animal and animal by-product processing</td>
<td>18.24.203.270</td>
</tr>
<tr>
<td>Animal clinic, shelter, hospital or boarding/kennel</td>
<td>18.24.203.280</td>
</tr>
<tr>
<td>Animal slaughtering, agricultural</td>
<td>18.24.203.290</td>
</tr>
<tr>
<td>Annexation commission</td>
<td>18.24.203.300</td>
</tr>
<tr>
<td>Antique/collectible store</td>
<td>18.24.203.310</td>
</tr>
<tr>
<td>Apartment</td>
<td>18.24.203.320</td>
</tr>
<tr>
<td>Apartment house</td>
<td>18.24.203.330</td>
</tr>
<tr>
<td>Applicant</td>
<td>18.24.203.340</td>
</tr>
<tr>
<td>Arcade</td>
<td>18.24.203.350</td>
</tr>
<tr>
<td>Architect</td>
<td>18.24.203.360</td>
</tr>
<tr>
<td>Architectural graphic</td>
<td>18.24.203.370</td>
</tr>
<tr>
<td>Area of shallow flooding</td>
<td>18.24.203.380</td>
</tr>
<tr>
<td>Arterial street</td>
<td>18.24.203.390</td>
</tr>
<tr>
<td>Asphalt or concrete batch plant</td>
<td>18.24.203.400</td>
</tr>
<tr>
<td>Articulate</td>
<td>18.24.203.410</td>
</tr>
<tr>
<td>Asphalt or concrete batch plant, temporary</td>
<td>18.24.203.420</td>
</tr>
<tr>
<td>Assessment roll</td>
<td>18.24.203.430</td>
</tr>
<tr>
<td>RULES OF MEASUREMENT AND DEFINITIONS (Cont'd.)</td>
<td>Section</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>---------</td>
</tr>
<tr>
<td>Assisted living</td>
<td>18.24.203.440</td>
</tr>
<tr>
<td>Association</td>
<td>18.24.203.450</td>
</tr>
<tr>
<td>Astrologer, hypnotist or psychic art and science</td>
<td>18.24.203.460</td>
</tr>
<tr>
<td>Auto body repair</td>
<td>18.24.203.470</td>
</tr>
<tr>
<td>Auto paint shop</td>
<td>18.24.203.480</td>
</tr>
<tr>
<td>Auto parts (New and rebuilt accessory sales and service)</td>
<td>18.24.203.490</td>
</tr>
<tr>
<td>Auto repair garage</td>
<td>18.24.203.500</td>
</tr>
<tr>
<td>Automobile and truck sales and mobile home, rv, boat and trailer sales or rental</td>
<td>18.24.203.510</td>
</tr>
<tr>
<td>Automobile parking area</td>
<td>18.24.203.520</td>
</tr>
<tr>
<td>Automobile rental</td>
<td>18.24.203.530</td>
</tr>
<tr>
<td>Awning</td>
<td>18.24.203.540</td>
</tr>
<tr>
<td>Bakery, retail</td>
<td>18.24.203.550</td>
</tr>
<tr>
<td>Banner</td>
<td>18.24.203.560</td>
</tr>
<tr>
<td>Bar</td>
<td>18.24.203.570</td>
</tr>
<tr>
<td>Barber/beauty shop</td>
<td>18.24.203.580</td>
</tr>
<tr>
<td>Base flood</td>
<td>18.24.203.590</td>
</tr>
<tr>
<td>Basement</td>
<td>18.24.203.600</td>
</tr>
<tr>
<td>Bed and breakfast inn</td>
<td>18.24.203.610</td>
</tr>
<tr>
<td>Benefit district</td>
<td>18.24.203.620</td>
</tr>
<tr>
<td>Best management practices (BMP)</td>
<td>18.24.203.630</td>
</tr>
<tr>
<td>Bicycle</td>
<td>18.24.203.640</td>
</tr>
<tr>
<td>Bicycle facilities</td>
<td>18.24.203.650</td>
</tr>
<tr>
<td>Bicycle lane (Bike lane)</td>
<td>18.24.203.660</td>
</tr>
<tr>
<td>Bicycle path (Bike path)</td>
<td>18.24.203.670</td>
</tr>
<tr>
<td>Bicycle route (Bike route)</td>
<td>18.24.203.680</td>
</tr>
<tr>
<td>Bikeway</td>
<td>18.24.203.690</td>
</tr>
<tr>
<td>Billboard</td>
<td>18.24.203.700</td>
</tr>
<tr>
<td>Block</td>
<td>18.24.203.710</td>
</tr>
<tr>
<td>Blood plasma donor center</td>
<td>18.24.203.720</td>
</tr>
<tr>
<td>Boarding or rooming house</td>
<td>18.24.203.730</td>
</tr>
<tr>
<td>Buffer</td>
<td>18.24.203.740</td>
</tr>
<tr>
<td>Building</td>
<td>18.24.203.750</td>
</tr>
<tr>
<td>Building, central accessory</td>
<td>18.24.203.760</td>
</tr>
<tr>
<td>Building, main or principal or primary</td>
<td>18.24.203.770</td>
</tr>
<tr>
<td>Building and landscape material/lumber yard</td>
<td>18.24.203.780</td>
</tr>
<tr>
<td>Building articulation</td>
<td>18.24.203.790</td>
</tr>
<tr>
<td>Building coverage</td>
<td>18.24.203.800</td>
</tr>
<tr>
<td>Building division</td>
<td>18.24.203.810</td>
</tr>
<tr>
<td>Building envelope</td>
<td>18.24.203.820</td>
</tr>
<tr>
<td>Building facade</td>
<td>18.24.203.830</td>
</tr>
<tr>
<td>Building frontage</td>
<td>18.24.203.840</td>
</tr>
<tr>
<td>Building Height</td>
<td>18.24.203.850</td>
</tr>
<tr>
<td>Building permit</td>
<td>18.24.203.860</td>
</tr>
<tr>
<td>Building setback</td>
<td>18.24.203.870</td>
</tr>
</tbody>
</table>
RULES OF MEASUREMENT AND DEFINITIONS (Cont'd.)

<table>
<thead>
<tr>
<th>Description</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bulky goods retail, low volume</td>
<td>18.24.203.880</td>
</tr>
<tr>
<td>Bus or other transportation terminal</td>
<td>18.24.203.890</td>
</tr>
<tr>
<td>Business</td>
<td>18.24.203.900</td>
</tr>
<tr>
<td>Business day</td>
<td>18.24.203.910</td>
</tr>
<tr>
<td>Business frontage</td>
<td>18.24.203.920</td>
</tr>
<tr>
<td>Cabana</td>
<td>18.24.203.930</td>
</tr>
<tr>
<td>Caliper</td>
<td>18.24.203.940</td>
</tr>
<tr>
<td>Call center</td>
<td>18.24.203.950</td>
</tr>
<tr>
<td>Camping trailer</td>
<td>18.24.203.960</td>
</tr>
<tr>
<td>Canopy (Building)</td>
<td>18.24.203.970</td>
</tr>
<tr>
<td>Canopy (Freestanding)</td>
<td>18.24.203.980</td>
</tr>
<tr>
<td>Capacity</td>
<td>18.24.203.990</td>
</tr>
<tr>
<td>Car wash, full-service</td>
<td>18.24.203.1000</td>
</tr>
<tr>
<td>Car wash, self-service</td>
<td>18.24.203.1010</td>
</tr>
<tr>
<td>Caretakers quarters</td>
<td>18.24.203.1020</td>
</tr>
<tr>
<td>Carport</td>
<td>18.24.203.1030</td>
</tr>
<tr>
<td>Casino</td>
<td>18.24.203.1040</td>
</tr>
<tr>
<td>Cemetery/mausoleum</td>
<td>18.24.203.1050</td>
</tr>
<tr>
<td>CCFEA - Capital contribution front-ending agreement</td>
<td>18.24.203.1060</td>
</tr>
<tr>
<td>Change in use</td>
<td>18.24.203.1070</td>
</tr>
<tr>
<td>Chemical processing and/or manufacture</td>
<td>18.24.203.1080</td>
</tr>
<tr>
<td>Child care center/facility</td>
<td>18.24.203.1090</td>
</tr>
<tr>
<td>Child care center</td>
<td>18.24.203.1100</td>
</tr>
<tr>
<td>Child care, in-home</td>
<td>18.24.203.1110</td>
</tr>
<tr>
<td>Church/house of worship</td>
<td>18.24.203.1120</td>
</tr>
<tr>
<td>City</td>
<td>18.24.203.1130</td>
</tr>
<tr>
<td>City attorney</td>
<td>18.24.203.1140</td>
</tr>
<tr>
<td>City clerk</td>
<td>18.24.203.1150</td>
</tr>
<tr>
<td>City engineer</td>
<td>18.24.203.1160</td>
</tr>
<tr>
<td>City standards</td>
<td>18.24.203.1170</td>
</tr>
<tr>
<td>Civic display</td>
<td>18.24.203.1180</td>
</tr>
<tr>
<td>Clean water act (CWA)</td>
<td>18.24.203.1190</td>
</tr>
<tr>
<td>Cleaners, commercial</td>
<td>18.24.203.1200</td>
</tr>
<tr>
<td>Clerestory window</td>
<td>18.24.203.1210</td>
</tr>
<tr>
<td>Closed campus</td>
<td>18.24.203.1220</td>
</tr>
<tr>
<td>Closed intermittent lake</td>
<td>18.24.203.1230</td>
</tr>
<tr>
<td>Cluster development</td>
<td>18.24.203.1240</td>
</tr>
<tr>
<td>CNEL, community noise equivalent level</td>
<td>18.24.203.1250</td>
</tr>
<tr>
<td>Coffee house</td>
<td>18.24.203.1260</td>
</tr>
<tr>
<td>Collection station</td>
<td>18.24.203.1270</td>
</tr>
<tr>
<td>College, university, or seminary</td>
<td>18.24.203.1280</td>
</tr>
<tr>
<td>Commercial center</td>
<td>18.24.203.1290</td>
</tr>
<tr>
<td>Commercial or commercial use, business, or establishment</td>
<td>18.24.203.1300</td>
</tr>
<tr>
<td>Commercial amusement/recreation (inside), other than listed</td>
<td>18.24.203.1310</td>
</tr>
<tr>
<td>Commercial amusement/recreation (outside)</td>
<td>18.24.203.1320</td>
</tr>
</tbody>
</table>
RULES OF MEASUREMENT AND DEFINITIONS (Cont'd.)

<table>
<thead>
<tr>
<th>Definition</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial, other than listed</td>
<td>18.24.203.1330</td>
</tr>
<tr>
<td>Common element or common area</td>
<td>18.24.203.1340</td>
</tr>
<tr>
<td>Common interest community</td>
<td>18.24.203.1350</td>
</tr>
<tr>
<td>Common open space</td>
<td>18.24.203.1360</td>
</tr>
<tr>
<td>Communication facility, equipment only</td>
<td>18.24.203.1370</td>
</tr>
<tr>
<td>Community center, private (accessory)</td>
<td>18.24.203.1380</td>
</tr>
<tr>
<td>Community facility</td>
<td>18.24.203.1385</td>
</tr>
<tr>
<td>Complete menu</td>
<td>18.24.203.1390</td>
</tr>
<tr>
<td>Completed application</td>
<td>18.24.203.1400</td>
</tr>
<tr>
<td>Condominium</td>
<td>18.24.203.1410</td>
</tr>
<tr>
<td>Congregate care facility</td>
<td>18.24.203.1420</td>
</tr>
<tr>
<td>Construction standards</td>
<td>18.24.203.1430</td>
</tr>
<tr>
<td>Construction standards—downtown redevelopment district</td>
<td>18.24.203.1440</td>
</tr>
<tr>
<td>Convenience store</td>
<td>18.24.203.1450</td>
</tr>
<tr>
<td>Convent or monastery</td>
<td>18.24.203.1460</td>
</tr>
<tr>
<td>Convention space</td>
<td>18.24.203.1470</td>
</tr>
<tr>
<td>Conversion, condominium</td>
<td>18.24.203.1480</td>
</tr>
<tr>
<td>Copy center</td>
<td>18.24.203.1490</td>
</tr>
<tr>
<td>Corporation yard</td>
<td>18.24.203.1500</td>
</tr>
<tr>
<td>Council of co-owners</td>
<td>18.24.203.1510</td>
</tr>
<tr>
<td>Country club, private</td>
<td>18.24.203.1520</td>
</tr>
<tr>
<td>Crematorium</td>
<td>18.24.203.1530</td>
</tr>
<tr>
<td>Critical areas</td>
<td>18.24.203.1540</td>
</tr>
<tr>
<td>Critical drainage area</td>
<td>18.24.203.1550</td>
</tr>
<tr>
<td>Critical flood zone 1</td>
<td>18.24.203.1560</td>
</tr>
<tr>
<td>Critical root zone</td>
<td>18.24.203.1570</td>
</tr>
<tr>
<td>Curb cut</td>
<td>18.24.203.1580</td>
</tr>
<tr>
<td>Custom and craft work</td>
<td>18.24.203.1590</td>
</tr>
<tr>
<td>Cut-out</td>
<td>18.24.203.1600</td>
</tr>
<tr>
<td>Decibel, db</td>
<td>18.24.203.1610</td>
</tr>
<tr>
<td>Decision-making bodies</td>
<td>18.24.203.1620</td>
</tr>
<tr>
<td>Default</td>
<td>18.24.203.1630</td>
</tr>
<tr>
<td>Density, residential</td>
<td>18.24.203.1640</td>
</tr>
<tr>
<td>Density bonus</td>
<td>18.24.203.1650</td>
</tr>
<tr>
<td>Developer</td>
<td>18.24.203.1660</td>
</tr>
<tr>
<td>Development</td>
<td>18.24.203.1670</td>
</tr>
<tr>
<td>Development agreement</td>
<td>18.24.203.1680</td>
</tr>
<tr>
<td>Digital flood insurance rate map (DFIRM)</td>
<td>18.24.203.1685</td>
</tr>
<tr>
<td>Director of public works</td>
<td>18.24.203.1690</td>
</tr>
<tr>
<td>Discretionary review</td>
<td>18.24.203.1700</td>
</tr>
<tr>
<td>Display surface</td>
<td>18.24.203.1710</td>
</tr>
<tr>
<td>Divide real property</td>
<td>18.24.203.1720</td>
</tr>
<tr>
<td>Downtown area</td>
<td>18.24.203.1730</td>
</tr>
<tr>
<td>Drainage plan</td>
<td>18.24.203.1740</td>
</tr>
<tr>
<td>Drainage report</td>
<td>18.24.203.1750</td>
</tr>
<tr>
<td>Term</td>
<td>Section</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>Drainageway, major</td>
<td>18.24.203.1760</td>
</tr>
<tr>
<td>Drive-through facility</td>
<td>18.24.203.1770</td>
</tr>
<tr>
<td>Driveway</td>
<td>18.24.203.1780</td>
</tr>
<tr>
<td>Driveway, shared</td>
<td>18.24.203.1790</td>
</tr>
<tr>
<td>Driveway, residential</td>
<td>18.24.203.1800</td>
</tr>
<tr>
<td>Dwelling</td>
<td>18.24.203.1810</td>
</tr>
<tr>
<td>Dwelling unit</td>
<td>18.24.203.1820</td>
</tr>
<tr>
<td>Dwelling unit, efficiency</td>
<td>18.24.203.1830</td>
</tr>
<tr>
<td>Dwelling unit, accessory (ADU)</td>
<td>18.24.203.1840</td>
</tr>
<tr>
<td>Dwelling, duplex</td>
<td>18.24.203.1850</td>
</tr>
<tr>
<td>Dwelling, multi-family</td>
<td>18.24.203.1860</td>
</tr>
<tr>
<td>Dwelling, single-family, attached/townhouse</td>
<td>18.24.203.1870</td>
</tr>
<tr>
<td>Dwelling, single-family, detached</td>
<td>18.24.203.1880</td>
</tr>
<tr>
<td>Dwelling, single-family, zero lot line</td>
<td>18.24.203.1890</td>
</tr>
<tr>
<td>Electric generating plant</td>
<td>18.24.203.1900</td>
</tr>
<tr>
<td>Electric utility substation</td>
<td>18.24.203.1910</td>
</tr>
<tr>
<td>Electronic readerboard</td>
<td>18.24.203.1920</td>
</tr>
<tr>
<td>Elevation</td>
<td>18.24.203.1930</td>
</tr>
<tr>
<td>Elevation band</td>
<td>18.24.203.1940</td>
</tr>
<tr>
<td>Elevation map</td>
<td>18.24.203.1950</td>
</tr>
<tr>
<td>Engineer</td>
<td>18.24.203.1960</td>
</tr>
<tr>
<td>Engineer of record</td>
<td>18.24.203.1970</td>
</tr>
<tr>
<td>Erect</td>
<td>18.24.203.1980</td>
</tr>
<tr>
<td>Escort</td>
<td>18.24.203.1990</td>
</tr>
<tr>
<td>Escort service</td>
<td>18.24.203.2000</td>
</tr>
<tr>
<td>Expansion of street capacity</td>
<td>18.24.203.2010</td>
</tr>
<tr>
<td>Facility or facilities (general)</td>
<td>18.24.203.2020</td>
</tr>
<tr>
<td>Facilities (for purposes of interpreting residential construction tax requirements only)</td>
<td>18.24.203.2030</td>
</tr>
<tr>
<td>Facing</td>
<td>18.24.203.2040</td>
</tr>
<tr>
<td>Family</td>
<td>18.24.203.2050</td>
</tr>
<tr>
<td>Farm (no commercial slaughtering)</td>
<td>18.24.203.2060</td>
</tr>
<tr>
<td>Farm or ranch building (accessory)</td>
<td>18.24.203.2070</td>
</tr>
<tr>
<td>Fence</td>
<td>18.24.203.2080</td>
</tr>
<tr>
<td>Final action</td>
<td>18.24.203.2090</td>
</tr>
<tr>
<td>Final authority</td>
<td>18.24.203.2100</td>
</tr>
<tr>
<td>Final plat</td>
<td>18.24.203.2110</td>
</tr>
<tr>
<td>Financial institution</td>
<td>18.24.203.2120</td>
</tr>
<tr>
<td>Fire chief</td>
<td>18.24.203.2130</td>
</tr>
<tr>
<td>Flight path areas</td>
<td>18.24.203.2140</td>
</tr>
<tr>
<td>Fitness center</td>
<td>18.24.203.2150</td>
</tr>
<tr>
<td>Flood or flooding</td>
<td>18.24.203.2160</td>
</tr>
<tr>
<td>Flood boundary floodway map</td>
<td>18.24.203.2170</td>
</tr>
<tr>
<td>Flood hazard area</td>
<td>18.24.203.2180</td>
</tr>
<tr>
<td>Flood insurance rate map (firm)</td>
<td>18.24.203.2190</td>
</tr>
</tbody>
</table>
### RULES OF MEASUREMENT AND DEFINITIONS (Cont'd.)

<table>
<thead>
<tr>
<th>Definition</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flood insurance risk zone designations</td>
<td>18.24.203.2195</td>
</tr>
<tr>
<td>Flood insurance study (fis)</td>
<td>18.24.203.2200</td>
</tr>
<tr>
<td>Flood storage area</td>
<td>18.24.203.2210</td>
</tr>
<tr>
<td>Floodproofing</td>
<td>18.24.203.2220</td>
</tr>
<tr>
<td>Floodway</td>
<td>18.24.203.2230</td>
</tr>
<tr>
<td>Food processing/wholesale bakery</td>
<td>18.24.203.2240</td>
</tr>
<tr>
<td>Footcandle</td>
<td>18.24.203.2250</td>
</tr>
<tr>
<td>Fraternity or sorority house</td>
<td>18.24.203.2260</td>
</tr>
<tr>
<td>Freestanding automated teller machine</td>
<td>18.24.203.2270</td>
</tr>
<tr>
<td>Freeway</td>
<td>18.24.203.2280</td>
</tr>
<tr>
<td>Frontage, building</td>
<td>18.24.203.2290</td>
</tr>
<tr>
<td>Frontage, business</td>
<td>18.24.203.2300</td>
</tr>
<tr>
<td>Funeral parlor</td>
<td>18.24.203.2310</td>
</tr>
<tr>
<td>Gable</td>
<td>18.24.203.2320</td>
</tr>
<tr>
<td>Gaming</td>
<td>18.24.203.2330</td>
</tr>
<tr>
<td>Gaming operation</td>
<td>18.24.203.2340</td>
</tr>
<tr>
<td>Gaming operation, nonrestricted</td>
<td>18.24.203.2350</td>
</tr>
<tr>
<td>Gaming operation, restricted</td>
<td>18.24.203.2360</td>
</tr>
<tr>
<td>Garage, private</td>
<td>18.24.203.2370</td>
</tr>
<tr>
<td>Garage, public</td>
<td>18.24.203.2380</td>
</tr>
<tr>
<td>Garage sale</td>
<td>18.24.203.2390</td>
</tr>
<tr>
<td>Gas station</td>
<td>18.24.203.4520</td>
</tr>
<tr>
<td>Gateway</td>
<td>18.24.203.2400</td>
</tr>
<tr>
<td>Gathering space</td>
<td>18.24.203.2410</td>
</tr>
<tr>
<td>General personal service</td>
<td>18.24.203.2420</td>
</tr>
<tr>
<td>General retail store or commercial use, other than listed</td>
<td>18.24.203.2430</td>
</tr>
<tr>
<td>Glare</td>
<td>18.24.203.2440</td>
</tr>
<tr>
<td>Government facility</td>
<td>18.24.203.2450</td>
</tr>
<tr>
<td>Grade (adjacent ground elevation)</td>
<td>18.24.203.2460</td>
</tr>
<tr>
<td>Grading</td>
<td>18.24.203.2470</td>
</tr>
<tr>
<td>Greenfield sphere plan</td>
<td>18.24.203.2480</td>
</tr>
<tr>
<td>Group home</td>
<td>18.24.203.2490</td>
</tr>
<tr>
<td>Guest quarters or guest houses</td>
<td>18.24.203.2500</td>
</tr>
<tr>
<td>Gun range (indoor)</td>
<td>18.24.203.2510</td>
</tr>
<tr>
<td>Half-block</td>
<td>18.24.203.2520</td>
</tr>
<tr>
<td>Hardscape</td>
<td>18.24.203.2530</td>
</tr>
<tr>
<td>Hazardous substances and hazardous wastes</td>
<td>18.24.203.2540</td>
</tr>
<tr>
<td>Hear</td>
<td>18.24.203.2550</td>
</tr>
<tr>
<td>Hearing</td>
<td>18.24.203.2560</td>
</tr>
<tr>
<td>Heavy machinery and equipment (rental, sales and service)</td>
<td>18.24.203.2570</td>
</tr>
<tr>
<td>Helipad</td>
<td>18.24.203.2580</td>
</tr>
<tr>
<td>High water mark</td>
<td>18.24.203.2590</td>
</tr>
<tr>
<td>Highest adjacent grade (for floodplain management purposes)</td>
<td>18.24.203.2595</td>
</tr>
<tr>
<td>Highly hazardous substances and explosives</td>
<td>18.24.203.2600</td>
</tr>
<tr>
<td>Highway</td>
<td>18.24.203.2610</td>
</tr>
<tr>
<td>Terms</td>
<td>Section</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>Hillside development</td>
<td>18.24.203.2620</td>
</tr>
<tr>
<td>Hip roof</td>
<td>18.24.203.2630</td>
</tr>
<tr>
<td>Historic structure (for floodplain management purposes)</td>
<td>18.24.203.2635</td>
</tr>
<tr>
<td>Holiday decoration</td>
<td>18.24.203.2640</td>
</tr>
<tr>
<td>Home occupation</td>
<td>18.24.203.2650</td>
</tr>
<tr>
<td>Hospice</td>
<td>18.24.203.2660</td>
</tr>
<tr>
<td>Hospital, acute and overnight care</td>
<td>18.24.203.2670</td>
</tr>
<tr>
<td>Hotel, with or without gaming</td>
<td>18.24.203.2680</td>
</tr>
<tr>
<td>Hotel-condominium</td>
<td>18.24.203.2690</td>
</tr>
<tr>
<td>Household goods, light service, repair and assembly</td>
<td>18.24.203.2700</td>
</tr>
<tr>
<td>Housing for working families, affordability guidelines</td>
<td>18.24.203.2710</td>
</tr>
<tr>
<td>Improvement agreement</td>
<td>18.24.203.2720</td>
</tr>
<tr>
<td>Improvement plans of record</td>
<td>18.24.203.2730</td>
</tr>
<tr>
<td>Indirect illumination</td>
<td>18.24.203.2740</td>
</tr>
<tr>
<td>Indoor manufacturing, processing, assembly or fabrication</td>
<td>18.24.203.2750</td>
</tr>
<tr>
<td>Indoor manufacturing, processing, assembly or fabrication, light</td>
<td>18.24.203.2760</td>
</tr>
<tr>
<td>Industrial district or industrial zoning district</td>
<td>18.24.203.2770</td>
</tr>
<tr>
<td>Infill</td>
<td>18.24.203.2780</td>
</tr>
<tr>
<td>Internal illumination</td>
<td>18.24.203.2790</td>
</tr>
<tr>
<td>Kiosk</td>
<td>18.24.203.2800</td>
</tr>
<tr>
<td>Kitchen</td>
<td>18.24.203.2810</td>
</tr>
<tr>
<td>Laboratory</td>
<td>18.24.203.2820</td>
</tr>
<tr>
<td>Land use guide</td>
<td>18.24.203.2830</td>
</tr>
<tr>
<td>Landfill</td>
<td>18.24.203.2840</td>
</tr>
<tr>
<td>Landing or landing place</td>
<td>18.24.203.2850</td>
</tr>
<tr>
<td>Landscape area</td>
<td>18.24.203.2860</td>
</tr>
<tr>
<td>Landscape material</td>
<td>18.24.203.2870</td>
</tr>
<tr>
<td>Landscaping</td>
<td>18.24.203.2880</td>
</tr>
<tr>
<td>Large retail establishment</td>
<td>18.24.203.2890</td>
</tr>
<tr>
<td>Laundry drop-off or pick-up</td>
<td>18.24.203.2900</td>
</tr>
<tr>
<td>Laundry, self service</td>
<td>18.24.203.2910</td>
</tr>
<tr>
<td>LDN, day-night average sound level</td>
<td>18.24.203.2920</td>
</tr>
<tr>
<td>Level of service (LOS)</td>
<td>18.24.203.2930</td>
</tr>
<tr>
<td>Library, art gallery or museum</td>
<td>18.24.203.2940</td>
</tr>
<tr>
<td>Light or lighting fixture</td>
<td>18.24.203.2950</td>
</tr>
<tr>
<td>Limited flooding area</td>
<td>18.24.203.2960</td>
</tr>
<tr>
<td>Living area</td>
<td>18.24.203.2970</td>
</tr>
<tr>
<td>Loading space</td>
<td>18.24.203.2980</td>
</tr>
<tr>
<td>Long term residential</td>
<td>18.24.203.2990</td>
</tr>
<tr>
<td>Lot or parcel</td>
<td>18.24.203.3000</td>
</tr>
<tr>
<td>Lot, corner</td>
<td>18.24.203.3010</td>
</tr>
<tr>
<td>Lot, front line</td>
<td>18.24.203.3020</td>
</tr>
<tr>
<td>Lot, through</td>
<td>18.24.203.3030</td>
</tr>
<tr>
<td>Lot depth</td>
<td>18.24.203.3040</td>
</tr>
<tr>
<td>Lot width</td>
<td>18.24.203.3050</td>
</tr>
<tr>
<td>RULES OF MEASUREMENT AND DEFINITIONS (Cont’d.)</td>
<td>Section</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>---------</td>
</tr>
<tr>
<td>Lowest floor</td>
<td>18.24.203.3060</td>
</tr>
<tr>
<td>Low impact development (LID)</td>
<td>18.24.203.3070</td>
</tr>
<tr>
<td>Maintain</td>
<td>18.24.203.3080</td>
</tr>
<tr>
<td>Maintenance, repair or renovation business</td>
<td>18.24.203.3090</td>
</tr>
<tr>
<td>Major drainage facility</td>
<td>18.24.203.3100</td>
</tr>
<tr>
<td>Major utilities</td>
<td>18.24.203.3110</td>
</tr>
<tr>
<td>Manufactured home or housing (general)</td>
<td>18.24.203.3120</td>
</tr>
<tr>
<td>Manufactured home (for floodplain management purposes)</td>
<td>18.24.203.3130</td>
</tr>
<tr>
<td>Manufactured home park or subdivision</td>
<td>18.24.203.3140</td>
</tr>
<tr>
<td>Marijuana cultivation facility</td>
<td>18.24.203.3141</td>
</tr>
<tr>
<td>Marijuana establishment</td>
<td>18.24.203.3142</td>
</tr>
<tr>
<td>Marijuana lounge</td>
<td>18.24.203.3143</td>
</tr>
<tr>
<td>Marijuana product manufacturing facility</td>
<td>18.24.203.3144</td>
</tr>
<tr>
<td>Marijuana store, retail</td>
<td>18.24.203.3145</td>
</tr>
<tr>
<td>Marijuana testing facility</td>
<td>18.24.203.3146</td>
</tr>
<tr>
<td>Massage therapy</td>
<td>18.24.203.3150</td>
</tr>
<tr>
<td>Master plan</td>
<td>18.24.203.3160</td>
</tr>
<tr>
<td>Maximum extent possible</td>
<td>18.24.203.3170</td>
</tr>
<tr>
<td>Mean sea level</td>
<td>18.24.203.3180</td>
</tr>
<tr>
<td>Mechanical stabilization</td>
<td>18.24.203.3190</td>
</tr>
<tr>
<td>Medical facility, day use only</td>
<td>18.24.203.3200</td>
</tr>
<tr>
<td>Medical marijuana cultivation facility</td>
<td>18.24.203.3202</td>
</tr>
<tr>
<td>Medical marijuana dispensary</td>
<td>18.24.203.3204</td>
</tr>
<tr>
<td>Medical marijuana establishment</td>
<td>18.24.203.3205</td>
</tr>
<tr>
<td>Medical marijuana independent testing laboratory</td>
<td>18.24.203.3206</td>
</tr>
<tr>
<td>Medical marijuana production facility</td>
<td>18.24.203.3208</td>
</tr>
<tr>
<td>Merchandising poster</td>
<td>18.24.203.3210</td>
</tr>
<tr>
<td>Mining, sand and gravel excavation</td>
<td>18.24.203.3220</td>
</tr>
<tr>
<td>Mini-warehouse</td>
<td>18.24.203.3230</td>
</tr>
<tr>
<td>Mitigation</td>
<td>18.24.203.3240</td>
</tr>
<tr>
<td>Mixed use development</td>
<td>18.24.203.3250</td>
</tr>
<tr>
<td>Mixed use district or mixed use zoning district</td>
<td>18.24.203.3260</td>
</tr>
<tr>
<td>Mobile home (general)</td>
<td>18.24.203.3270</td>
</tr>
<tr>
<td>Mobile home (for floodplain management purposes)</td>
<td>18.24.203.3280</td>
</tr>
<tr>
<td>Mobile home lot</td>
<td>18.24.203.3290</td>
</tr>
<tr>
<td>Mobile home park</td>
<td>18.24.203.3300</td>
</tr>
<tr>
<td>Mobile home space</td>
<td>18.24.203.3310</td>
</tr>
<tr>
<td>Mobile home subdivision</td>
<td>18.24.203.3320</td>
</tr>
<tr>
<td>Model</td>
<td>18.24.203.3330</td>
</tr>
<tr>
<td>Model home</td>
<td>18.24.203.3340</td>
</tr>
<tr>
<td>Motel</td>
<td>18.24.203.3350</td>
</tr>
<tr>
<td>Motor home</td>
<td>18.24.203.3360</td>
</tr>
<tr>
<td>National pollutant discharge elimination system (NPDES) permit</td>
<td>18.24.203.3370</td>
</tr>
<tr>
<td>Natural watercourse</td>
<td>18.24.203.3380</td>
</tr>
<tr>
<td>NDOT</td>
<td>18.24.203.3390</td>
</tr>
<tr>
<td>RULES OF MEASUREMENT AND DEFINITIONS (Cont’d.)</td>
<td>Section</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>Neighborhood park</td>
<td>18.24.203.3400</td>
</tr>
<tr>
<td>Neighborhood plan</td>
<td>18.24.203.3410</td>
</tr>
<tr>
<td>New construction (for floodplain management purposes)</td>
<td>18.24.203.3420</td>
</tr>
<tr>
<td>Night club</td>
<td>18.24.203.3430</td>
</tr>
<tr>
<td>No adverse impact</td>
<td>18.24.203.3440</td>
</tr>
<tr>
<td>Noise exposure contours</td>
<td>18.24.203.3450</td>
</tr>
<tr>
<td>Nonconforming lot</td>
<td>18.24.203.3460</td>
</tr>
<tr>
<td>Nonconforming on-premises sign</td>
<td>18.24.203.3470</td>
</tr>
<tr>
<td>Nonconforming site improvement</td>
<td>18.24.203.3480</td>
</tr>
<tr>
<td>Nonconforming use</td>
<td>18.24.203.3490</td>
</tr>
<tr>
<td>Nonconformity</td>
<td>18.24.203.3500</td>
</tr>
<tr>
<td>Nonresidential development or use</td>
<td>18.24.203.3510</td>
</tr>
<tr>
<td>Nonresidential district or nonresidential zoning district</td>
<td>18.24.203.3520</td>
</tr>
<tr>
<td>Non-site related improvements</td>
<td>18.24.203.3530</td>
</tr>
<tr>
<td>Nuisance</td>
<td>18.24.203.3540</td>
</tr>
<tr>
<td>Nursing home/assisted living</td>
<td>18.24.203.3550</td>
</tr>
<tr>
<td>Office</td>
<td>18.24.203.3560</td>
</tr>
<tr>
<td>Term</td>
<td>Section</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Office, other than listed</td>
<td>18.24.203.3570</td>
</tr>
<tr>
<td>Open space</td>
<td>18.24.203.2580</td>
</tr>
<tr>
<td>Open space, useable</td>
<td>18.24.203.3590</td>
</tr>
<tr>
<td>Outcall</td>
<td>18.24.203.3600</td>
</tr>
<tr>
<td>Outdoor dining</td>
<td>18.24.203.3610</td>
</tr>
<tr>
<td>Outdoor manufacturing, processing, assembly or fabrication</td>
<td>18.24.203.3620</td>
</tr>
<tr>
<td>Outdoor storage</td>
<td>18.24.203.3630</td>
</tr>
<tr>
<td>Overlay zoning district</td>
<td>18.24.203.3640</td>
</tr>
<tr>
<td>Owner</td>
<td>18.24.203.3650</td>
</tr>
<tr>
<td>Pad site</td>
<td>18.24.203.3660</td>
</tr>
<tr>
<td>Parapet</td>
<td>18.24.203.3670</td>
</tr>
<tr>
<td>Parcel map</td>
<td>18.24.203.3680</td>
</tr>
<tr>
<td>Park or recreation area, active</td>
<td>18.24.203.3690</td>
</tr>
<tr>
<td>Park or recreation area, passive</td>
<td>18.24.203.3700</td>
</tr>
<tr>
<td>Parking lot</td>
<td>18.24.203.3710</td>
</tr>
<tr>
<td>Parking lot, open</td>
<td>18.24.203.3720</td>
</tr>
<tr>
<td>Parking space</td>
<td>18.24.203.3730</td>
</tr>
<tr>
<td>Parkway</td>
<td>18.24.203.3740</td>
</tr>
<tr>
<td>Pawn shop</td>
<td>18.24.203.3750</td>
</tr>
<tr>
<td>Pedestrian walkway</td>
<td>18.24.203.3760</td>
</tr>
<tr>
<td>Pennant</td>
<td>18.24.203.3770</td>
</tr>
<tr>
<td>Person</td>
<td>18.24.203.3780</td>
</tr>
<tr>
<td>Pet store</td>
<td>18.24.203.3790</td>
</tr>
<tr>
<td>Pickup coach</td>
<td>18.24.203.3800</td>
</tr>
<tr>
<td>Plan</td>
<td>18.24.203.3810</td>
</tr>
<tr>
<td>Planned unit development</td>
<td>18.24.203.3820</td>
</tr>
<tr>
<td>Planning act</td>
<td>18.24.203.3830</td>
</tr>
<tr>
<td>Planning commission</td>
<td>18.24.203.3840</td>
</tr>
<tr>
<td>Plant nursery/garden supply</td>
<td>18.24.203.3850</td>
</tr>
<tr>
<td>PM peak hour</td>
<td>18.24.203.3860</td>
</tr>
<tr>
<td>Pollutant</td>
<td>18.24.203.3870</td>
</tr>
<tr>
<td>Pool or billiard parlor</td>
<td>18.24.203.3880</td>
</tr>
<tr>
<td>Portico</td>
<td>18.24.203.3890</td>
</tr>
<tr>
<td>Post office</td>
<td>18.24.203.3900</td>
</tr>
<tr>
<td>Poultry and hog farm</td>
<td>18.24.203.3910</td>
</tr>
<tr>
<td>Premise</td>
<td>18.24.203.3920</td>
</tr>
<tr>
<td>Predominant use</td>
<td>18.24.203.3930</td>
</tr>
<tr>
<td>Primary or principal use</td>
<td>18.24.203.3940</td>
</tr>
<tr>
<td>Print</td>
<td>18.24.203.3950</td>
</tr>
<tr>
<td>Printing and publishing</td>
<td>18.24.203.3960</td>
</tr>
<tr>
<td>Prison/custodial institution</td>
<td>18.24.203.3970</td>
</tr>
<tr>
<td>Private club, lodge or fraternal organization</td>
<td>18.24.203.3980</td>
</tr>
<tr>
<td>Private dorm</td>
<td>18.24.203.3990</td>
</tr>
<tr>
<td>Project</td>
<td>18.24.203.4000</td>
</tr>
<tr>
<td>Prospective purchaser</td>
<td>18.24.203.4010</td>
</tr>
</tbody>
</table>
### RULES OF MEASUREMENT AND DEFINITIONS (Cont'd.)

<table>
<thead>
<tr>
<th>Description</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public meal provider/homeless services provider</td>
<td>18.24.203.4020</td>
</tr>
<tr>
<td>Public space</td>
<td>18.24.203.4030</td>
</tr>
<tr>
<td>Public transit or school bus shelter</td>
<td>18.24.203.4040</td>
</tr>
<tr>
<td>Public utility</td>
<td>18.24.203.4050</td>
</tr>
<tr>
<td>Railroad yard or shop</td>
<td>18.24.203.4060</td>
</tr>
<tr>
<td>Ramadas</td>
<td>18.24.203.4070</td>
</tr>
<tr>
<td>Recording studio</td>
<td>18.24.203.4080</td>
</tr>
<tr>
<td>Recreational vehicle</td>
<td>18.24.203.4090</td>
</tr>
<tr>
<td>Recreational vehicle park</td>
<td>18.24.203.4100</td>
</tr>
<tr>
<td>Recreational vehicle space</td>
<td>18.24.203.4110</td>
</tr>
<tr>
<td>Regional centers</td>
<td>18.24.203.4120</td>
</tr>
<tr>
<td>Regional road impact fee</td>
<td>18.24.203.4130</td>
</tr>
<tr>
<td>Regional road impact fee CIP</td>
<td>18.24.203.4140</td>
</tr>
<tr>
<td>Regional road impact fee network</td>
<td>18.24.203.4150</td>
</tr>
<tr>
<td>Remedy a violation (for floodplain management purposes)</td>
<td>18.24.203.4160</td>
</tr>
<tr>
<td>Rental multi-unit housing</td>
<td>18.24.203.4170</td>
</tr>
<tr>
<td>Rental store with outside storage</td>
<td>18.24.203.4180</td>
</tr>
<tr>
<td>Required area</td>
<td>18.24.203.4190</td>
</tr>
<tr>
<td>Residence, two-family</td>
<td>18.24.203.4200</td>
</tr>
<tr>
<td>Residential condominium</td>
<td>18.24.203.4210</td>
</tr>
<tr>
<td>Residential condominium unit</td>
<td>18.24.203.4220</td>
</tr>
<tr>
<td>Residential definitions</td>
<td>18.24.203.4230</td>
</tr>
<tr>
<td>Residential interface area</td>
<td>18.24.203.4240</td>
</tr>
<tr>
<td>Residential unit</td>
<td>18.24.203.4250</td>
</tr>
<tr>
<td>Residential dwelling unit</td>
<td>18.24.203.4260</td>
</tr>
<tr>
<td>Residentially zoned district or residential zoning district</td>
<td>18.24.203.4270</td>
</tr>
<tr>
<td>Residentially zoned parcel or property</td>
<td>18.24.203.4280</td>
</tr>
<tr>
<td>Responsible person</td>
<td>18.24.203.4290</td>
</tr>
<tr>
<td>Restaurant</td>
<td>18.24.203.4300</td>
</tr>
<tr>
<td>Restaurant with alcohol services</td>
<td>18.24.203.4310</td>
</tr>
<tr>
<td>Restaurant without alcohol services</td>
<td>18.24.203.4320</td>
</tr>
<tr>
<td>Retail</td>
<td>18.24.203.4330</td>
</tr>
<tr>
<td>Retail use or retail store</td>
<td>18.24.203.4340</td>
</tr>
<tr>
<td>River bank</td>
<td>18.24.203.4350</td>
</tr>
<tr>
<td>River bed</td>
<td>18.24.203.4360</td>
</tr>
<tr>
<td>Riverfront development</td>
<td>18.24.203.4370</td>
</tr>
<tr>
<td>Riverside</td>
<td>18.24.203.4380</td>
</tr>
<tr>
<td>Road capital improvement</td>
<td>18.24.203.4390</td>
</tr>
<tr>
<td>Road grade</td>
<td>18.24.203.4400</td>
</tr>
<tr>
<td>Roof line</td>
<td>18.24.203.4410</td>
</tr>
<tr>
<td>Room</td>
<td>18.24.203.4420</td>
</tr>
<tr>
<td>Salvage or reclamation of products (indoors)</td>
<td>18.24.203.4430</td>
</tr>
<tr>
<td>Sanitary station</td>
<td>18.24.203.4440</td>
</tr>
<tr>
<td>School, secondary, non-traditional (public or private)</td>
<td>18.24.203.4450</td>
</tr>
<tr>
<td>School, primary (public or private)</td>
<td>18.24.203.4460</td>
</tr>
<tr>
<td>Term</td>
<td>Section</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>School, secondary (public or private)</td>
<td>18.24.203.4470</td>
</tr>
<tr>
<td>School, vocational/trade</td>
<td>18.24.203.4480</td>
</tr>
<tr>
<td>Security</td>
<td>18.24.203.4490</td>
</tr>
<tr>
<td>Septic tank services</td>
<td>18.24.203.4500</td>
</tr>
<tr>
<td>Service area</td>
<td>18.24.203.4510</td>
</tr>
<tr>
<td>Setback</td>
<td>18.24.203.4530</td>
</tr>
<tr>
<td>Showroom</td>
<td>18.24.203.4540</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>18.24.203.4550</td>
</tr>
<tr>
<td>Sidewalk café</td>
<td>18.24.203.4560</td>
</tr>
<tr>
<td>Sign</td>
<td>18.24.203.4570</td>
</tr>
<tr>
<td>Sign structure</td>
<td>18.24.203.4580</td>
</tr>
<tr>
<td>Single-family development, use, or residence</td>
<td>18.24.203.4590</td>
</tr>
<tr>
<td>Single-family zoned district or single-family zoning district</td>
<td>18.24.203.4600</td>
</tr>
<tr>
<td>Single-family zoned parcel or property</td>
<td>18.24.203.4610</td>
</tr>
<tr>
<td>Single room occupancy</td>
<td>18.24.203.4620</td>
</tr>
<tr>
<td>Site</td>
<td>18.24.203.4630</td>
</tr>
<tr>
<td>Site plan</td>
<td>18.24.203.4640</td>
</tr>
<tr>
<td>Site-related improvements</td>
<td>18.24.203.4650</td>
</tr>
<tr>
<td>Skybuilding</td>
<td>18.24.203.4660</td>
</tr>
<tr>
<td>Skytram</td>
<td>18.24.203.4670</td>
</tr>
<tr>
<td>Skyway</td>
<td>18.24.203.4680</td>
</tr>
<tr>
<td>Slope</td>
<td>18.24.203.4690</td>
</tr>
<tr>
<td>Special event</td>
<td>18.24.203.4700</td>
</tr>
<tr>
<td>Special purpose district</td>
<td>18.24.203.4710</td>
</tr>
<tr>
<td>Sports arena, stadium or track</td>
<td>18.24.203.4720</td>
</tr>
<tr>
<td>Stable (Commercial) or riding academy</td>
<td>18.24.203.4730</td>
</tr>
<tr>
<td>Stable (Private)</td>
<td>18.24.203.4740</td>
</tr>
<tr>
<td>Stable rock</td>
<td>18.24.203.4750</td>
</tr>
<tr>
<td>Standard specifications</td>
<td>18.24.203.4760</td>
</tr>
<tr>
<td>Start of construction (for floodplain management purposes)</td>
<td>18.24.203.4770</td>
</tr>
<tr>
<td>State coordinating agency (for floodplain management purposes)</td>
<td>18.24.203.4785</td>
</tr>
<tr>
<td>State's general permit</td>
<td>18.24.203.4780</td>
</tr>
<tr>
<td>Story</td>
<td>18.24.203.4790</td>
</tr>
<tr>
<td>Story, first</td>
<td>18.24.203.4800</td>
</tr>
<tr>
<td>Street</td>
<td>18.24.203.4810</td>
</tr>
<tr>
<td>Street, collector</td>
<td>18.24.203.4820</td>
</tr>
<tr>
<td>Street, local</td>
<td>18.24.203.4830</td>
</tr>
<tr>
<td>Street, major arterial</td>
<td>18.24.203.4840</td>
</tr>
<tr>
<td>Street, minor arterial</td>
<td>18.24.203.4850</td>
</tr>
<tr>
<td>Street, private</td>
<td>18.24.203.4860</td>
</tr>
<tr>
<td>Street, public</td>
<td>18.24.203.4870</td>
</tr>
<tr>
<td>Structure</td>
<td>18.24.203.4880</td>
</tr>
<tr>
<td>Subdivider</td>
<td>18.24.203.4890</td>
</tr>
<tr>
<td>Subdivision</td>
<td>18.24.203.4900</td>
</tr>
<tr>
<td>Substantial damage (for floodplain management purposes)</td>
<td>18.24.203.4905</td>
</tr>
<tr>
<td>RULES OF MEASUREMENT AND DEFINITIONS (Cont'd.)</td>
<td>Section</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>---------</td>
</tr>
<tr>
<td>Substantial improvement (for floodplain management purposes)</td>
<td>18.24.203.4910</td>
</tr>
<tr>
<td>Surveyor</td>
<td>18.24.203.4920</td>
</tr>
<tr>
<td>SWPPP</td>
<td>18.24.203.4930</td>
</tr>
<tr>
<td>Tandem</td>
<td>18.24.203.4940</td>
</tr>
<tr>
<td>Tattoo parlor, body painting and similar uses</td>
<td>18.24.203.4950</td>
</tr>
<tr>
<td>Taxidermist</td>
<td>18.24.203.4960</td>
</tr>
<tr>
<td>Temporary carnival, circus, entertainment event or amusement ride</td>
<td>18.24.203.4970</td>
</tr>
<tr>
<td>Temporary christmas tree sales lot and similar uses</td>
<td>18.24.203.4980</td>
</tr>
<tr>
<td>Temporary construction field office</td>
<td>18.24.203.4990</td>
</tr>
<tr>
<td>Temporary construction structures</td>
<td>18.24.203.5000</td>
</tr>
<tr>
<td>Temporary parking of mobile home</td>
<td>18.24.203.5010</td>
</tr>
<tr>
<td>Temporary real estate sales office</td>
<td>18.24.203.5020</td>
</tr>
<tr>
<td>Temporary stockpiling</td>
<td>18.24.203.5030</td>
</tr>
<tr>
<td>Temporary urban farm</td>
<td>18.24.203.5040</td>
</tr>
<tr>
<td>Tenant</td>
<td>18.24.203.5050</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>18.24.203.5060</td>
</tr>
<tr>
<td>Tentative Map</td>
<td>18.24.203.5070</td>
</tr>
<tr>
<td>Theater (No drive-through)</td>
<td>18.24.203.5080</td>
</tr>
<tr>
<td>Towing and impound yard</td>
<td>18.24.203.5090</td>
</tr>
<tr>
<td>Traffic calming</td>
<td>18.24.203.5100</td>
</tr>
<tr>
<td>Traffic control device</td>
<td>18.24.203.5110</td>
</tr>
<tr>
<td>Transfer station</td>
<td>18.24.203.5120</td>
</tr>
<tr>
<td>Transient lodging</td>
<td>18.24.203.5130</td>
</tr>
<tr>
<td>Transitional living facility</td>
<td>18.24.203.5140</td>
</tr>
<tr>
<td>Transient parking</td>
<td>18.24.203.5150</td>
</tr>
<tr>
<td>Travel trailer</td>
<td>18.24.203.5160</td>
</tr>
<tr>
<td>Trip</td>
<td>18.24.203.5170</td>
</tr>
<tr>
<td>Trip generation</td>
<td>18.24.203.5180</td>
</tr>
<tr>
<td>Truck stop/travel plaza</td>
<td>18.24.203.5190</td>
</tr>
<tr>
<td>Truck terminal</td>
<td>18.24.203.5200</td>
</tr>
<tr>
<td>Truckee meadows region or &quot;the region&quot;</td>
<td>18.24.203.5210</td>
</tr>
<tr>
<td>Truckee river flood project mitigation model(s)</td>
<td>18.24.203.5220</td>
</tr>
<tr>
<td>TV broadcasting and other communication service</td>
<td>18.24.203.5230</td>
</tr>
<tr>
<td>Undisturbed</td>
<td>18.24.203.5240</td>
</tr>
<tr>
<td>Uniform fire code</td>
<td>18.24.203.5250</td>
</tr>
<tr>
<td>Unit</td>
<td>18.24.203.5260</td>
</tr>
<tr>
<td>U.S. EPA</td>
<td>18.24.203.5270</td>
</tr>
<tr>
<td>Utility, alternative systems</td>
<td>18.24.203.5280</td>
</tr>
<tr>
<td>Utility box/well house</td>
<td>18.24.203.5290</td>
</tr>
<tr>
<td>Utility installation, other than listed</td>
<td>18.24.203.5300</td>
</tr>
<tr>
<td>Utility/transmission lines/wells, geothermal energy</td>
<td>18.24.203.5310</td>
</tr>
<tr>
<td>Utility/transmission lines, overhead (over 60 kv)</td>
<td>18.24.203.5320</td>
</tr>
<tr>
<td>Utility/transmission lines, underground (60 kv and under)</td>
<td>18.24.203.5330</td>
</tr>
<tr>
<td>Utilities, major</td>
<td>18.24.203.5340</td>
</tr>
<tr>
<td>Variance</td>
<td>18.24.203.5350</td>
</tr>
</tbody>
</table>
RULES OF MEASUREMENT AND DEFINITIONS (Cont'd.)

Vegetation area, established or re-established; or re-vegetation area .......................... 18.24.203.5360
Vegetative coverage ........................................................................................................ 18.24.203.5370
Vested private development right .................................................................................. 18.24.203.5380
Vicinity .............................................................................................................................. 18.24.203.5373
Video arcade .................................................................................................................... 18.24.203.5390
Violation ............................................................................................................................ 18.24.203.5400
VMT ................................................................................................................................. 18.24.203.5410
Warehouse/distribution center ....................................................................................... 18.24.203.5420
Wash rack, outdoor .......................................................................................................... 18.24.203.5430
Water supply ditch .......................................................................................................... 18.24.203.5440
Water surface elevation .................................................................................................. 18.24.203.5450
Wedding chapel .............................................................................................................. 18.24.203.5460
Welding repair .................................................................................................................. 18.24.203.5470
Wholesale ....................................................................................................................... 18.24.203.5480
Working day .................................................................................................................... 18.24.203.5490
Wrecking yard, salvage yard, or junk yard (Outside) ...................................................... 18.24.203.5500
Yard ................................................................................................................................ 18.24.203.5510
Yard, front ......................................................................................................................... 18.24.203.5520
Yard, rear .......................................................................................................................... 18.24.203.5530
Yard, side .......................................................................................................................... 18.24.203.5540
Zone 1 ............................................................................................................................... 18.24.203.5550
Zoning map amendment ............................................................................................... 18.24.203.5560
General .............................................................................................................................. 18.24.201
Related provisions ........................................................................................................... 18.24.202
Definitions related to annexation .................................................................................. 18.24.202(a)
Definitions related to signs ............................................................................................. 18.24.202(d)
Definitions related to the cooperative planning area overlay district .... 18.24.202(b)
Definitions related to the UT Unincorporated transition zoning districts 18.24.202(c)
Rules of measurement
Building coverage .......................................................................................................... 18.24.103
Building height ................................................................................................................ 18.24.108
Distance or spacing requirements .................................................................................. 18.24.111
Floor area ratio (far) ......................................................................................................... 18.24.107
Lot area, width, depth ...................................................................................................... 18.24.101
Plant material height ...................................................................................................... 18.24.109
Residential density .......................................................................................................... 18.24.105
Setbacks from Truckee River ....................................................................................... 18.24.104
Sign height ....................................................................................................................... 18.24.110
Yards/property line setbacks .......................................................................................... 18.24.102

S

SATELLITE DISHES

Zoning regulations .......................................................................................................... 18.08.101

See: ZONING
SCHOOL, NON-TRADITIONAL SECONDARY (PUBLIC OR PRIVATE)
Rules of measurement and definitions ........................................... 18.24.203 et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ..................................................................... 18.08.101 et seq.

See: ZONING

SCHOOL, PRIMARY (PUBLIC OR PRIVATE)
Rules of measurement and definitions ........................................... 18.24.203 et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ..................................................................... 18.08.101 et seq.

See: ZONING

SCHOOL, SECONDARY (PUBLIC OR PRIVATE)
Rules of measurement and definitions ........................................... 18.24.203 et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ..................................................................... 18.08.101 et seq.

See: ZONING

SCHOOL, VOCATIONAL/TRADE (AC, CC, CB, GO, MU)
Rules of measurement and definitions ........................................... 18.24.203 et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ..................................................................... 18.08.101 et seq.

See: ZONING

SEDIMENTATION CONTROL. See: EROSION PREVENTION AND SEDIMENTATION CONTROL

SERVICE STATION
Rules of measurement and definitions ........................................... 18.24.203 et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ..................................................................... 18.08.101 et seq.

See: ZONING

SEWERS
Abandonment of sewer or storm drain easements ........................ 18.06.604
General development and design standards ................................. 18.12.601 et seq.

See: UTILITIES AND SERVICES
SF4 SINGLE-FAMILY RESIDENTIAL—4,000 SQUARE FEET
Zoning regulations ............................................................. 18.08.101 et seq.
See: ZONING

SF6 SINGLE-FAMILY RESIDENTIAL—6,000 SQUARE FEET
Zoning regulations ............................................................. 18.08.101 et seq.
See: ZONING

SF9 SINGLE-FAMILY RESIDENTIAL—9,000 SQUARE FEET
Zoning regulations ............................................................. 18.08.101 et seq.
See: ZONING

SF15 SINGLE-FAMILY RESIDENTIAL—15,000 SQUARE FEET
Zoning regulations ............................................................. 18.08.101 et seq.
See: ZONING

SIDEWALK CAFÉS
Rules of measurement and definitions .......................... 18.24.203 et seq.
See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ............................................................. 18.08.101 et seq.
See: ZONING

SIGNS AND BILLBOARDS
Downtown riverfront design guidelines. See: DOWNTOWN RIVERFRONT DESIGN GUIDELINES (Appendix A)
Off-premises advertising displays
Abandoned ........................................................................ 18.16.913
Appeal of Administrator’s decision ........................................ 18.16.960
Decisions regarding .......................................................... 18.16.970
Expiration and redemption of banked receipts; litigation stay ........................................ 18.16.908
General standards for permanent ..................................... 18.16.905
Noncommercial speech is allowed whenever commercial speech is allowed ........................................ 18.16.995
Nonconforming Permanent .................................................. 18.16.903
Permanent—Permitted and prohibited Locations .................. 18.16.904
Permit required .................................................................. 18.16.1010
Prohibited types of ............................................................ 18.16.907
Purpose and intent ............................................................ 18.16.901
Regulated .......................................................................... 18.16.1000
Restrictions on permanent .................................................. 18.16.902
Temporary off-premises advertising displays
Provisions, re ................................................................. 18.16.910
Special events .................................................................. 18.16.911
## SIGNS AND BILLBOARDS (Cont’d.)

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.16.914</td>
<td>Time limitations on review of applications for off-street parking and loading, general development and design standards.</td>
</tr>
<tr>
<td>18.12.1102(c)(4)b</td>
<td>Handicap-accessible off-street parking signage.</td>
</tr>
<tr>
<td>18.16.702</td>
<td>Additional regulations for animated signs.</td>
</tr>
<tr>
<td>18.16.804</td>
<td>Alteration, enlargement, or relocation of on-premises signs.</td>
</tr>
<tr>
<td>18.16.860</td>
<td>Appeal of administrator’s decision.</td>
</tr>
<tr>
<td>18.16.509</td>
<td>Canopies.</td>
</tr>
<tr>
<td>18.16.870</td>
<td>Decisions regarding on-premises signs.</td>
</tr>
<tr>
<td>18.16.203</td>
<td>Exempted on-premises permanent signs.</td>
</tr>
<tr>
<td>18.16.865</td>
<td>Judicial review of on-premises signs.</td>
</tr>
<tr>
<td>18.16.104</td>
<td>Location of permanent on-premises signs.</td>
</tr>
<tr>
<td>18.16.850</td>
<td>Noncommercial speech is allowed wherever commercial speech is allowed.</td>
</tr>
<tr>
<td>18.16.801</td>
<td>Nonconforming on-premises signs.</td>
</tr>
<tr>
<td>18.16.108</td>
<td>Number of on-premises signs.</td>
</tr>
<tr>
<td>18.16.301</td>
<td>On premises signs prohibited.</td>
</tr>
<tr>
<td>18.16.103</td>
<td>On-premises allowable sign area.</td>
</tr>
<tr>
<td>18.16.701</td>
<td>Permanent on-premises sign regulations by zoning district.</td>
</tr>
<tr>
<td>18.16.202</td>
<td>Permit required.</td>
</tr>
<tr>
<td>18.16.101</td>
<td>Purpose, scope and authority.</td>
</tr>
<tr>
<td>18.16.201</td>
<td>Regulated on-premises signs.</td>
</tr>
<tr>
<td>18.16.601</td>
<td>Removal of abandoned on-premises signs.</td>
</tr>
<tr>
<td>18.16.802</td>
<td>Right to maintain and continue the use of a nonconforming on-premise sign.</td>
</tr>
<tr>
<td>18.16.110</td>
<td>Sign area computation for on-premises signs.</td>
</tr>
<tr>
<td>18.16.502</td>
<td>Temporary on-premises signs.</td>
</tr>
<tr>
<td>18.16.803</td>
<td>Termination of right to nonconforming on-premise sign.</td>
</tr>
<tr>
<td>18.16.855</td>
<td>Time limitations on review of applications for on-premises signs.</td>
</tr>
<tr>
<td>18.24.101</td>
<td>Rules of measurement and definitions.</td>
</tr>
</tbody>
</table>

See: RULES OF MEASUREMENT AND DEFINITIONS

### Sign permit

18.06.804

Skyway design guidelines. See: SKYWAY DESIGN GUIDELINES (Appendix B)

Zoning regulations

18.08.101

See: ZONING

### SINGLE ROOM OCCUPANCY/PRIVATE DORM

Zoning regulations

18.08.101

See: ZONING
SINGLE-FAMILY, ATTACHED/CONDOMINIUM/TOWNHOUSE

Zoning regulations ........................................................................... 18.08.101 et seq.

See: ZONING

SKYWAY DESIGN GUIDELINES (Appendix B)
(Note—All citations referenced herein are contained within Appendix B)

- Architectural compatibility ......................................................... 4
- Bridge support structure and services ........................................... 15
- Building massing ...................................................................... 7
- Color .................................................................................... 13
- Design ................................................................................... 6
[THIS PAGE INTENTIONALLY LEFT BLANK]
SKYWAY DESIGN GUIDELINES (Appendix B) (Cont'd.)

Design review committee ................................................................. 18
Door openings .................................................................................. 12
Facade-breakup/rhythm ................................................................. 9
Lighting ............................................................................................ 14
Participation property percentage for skybuildings ....................... 2
Purpose ........................................................................................... 1
Railroad corridor .......................................................... 3
  Downtown railroad corridor ....................................................... 3(a)
  Interior railroad tunnel .............................................................. 3(b)
Roof line/cornices ................................................................. 8
Signs .............................................................................................. 17
Street level activity opportunity and public space .............................. 5
Support structures for detached vertical access to pedestrian skywalks and skytrams .......................................................... 16
Wall surface materials and texture ................................................ 10
Windows ......................................................................................... 11

SKYWAYS

Skyway design guidelines. See: SKYWAY DESIGN GUIDELINES (Appendix B)

Skyways and skyway design guidelines, general development and design standards

Applicability .................................................................................. 18.12.2002
Prohibited skyway locations .......................................................... 18.12.2003
Design
  General provisions ....................................................................... 18.12.2005
  Compliance with design guidelines ........................................... 18.12.2005(b)
  Skyway design guidelines .......................................................... 18.12.2005(a)
Maintenance ................................................................................. 18.12.2007
Public safety .................................................................................. 18.12.2008
Purpose .......................................................................................... 18.12.2001
Special use permit required ............................................................ 18.12.2004
  Consent required .............................................................. 18.12.2004(c)
Skybuildings .................................................................................. 18.12.2004(b)
Skywalks and skytrams ................................................................. 18.12.2004(a)

SMOKE

Smoke and particulate matter
  General environmental standards, general development and design standards ...................................................... 18.12.1504

SPECIAL EVENTS

Special events fine wine tasting and sales
  Safe scape regulations, general development and design standards .... 18.12.2102(c)

SOLID WASTE. See: GARBAGE AND TRASH
**SPD SPECIFIC PLAN DISTRICT**

Zoning regulations .......................................................... 18.08.101

See: ZONING

**STABLE, COMMERCIAL OR RIDING ACADEMY (CC, HC, HCD, MU)**

Zoning regulations .......................................................... 18.08.101

See: ZONING

**STABLE, PRIVATE**

Zoning regulations .......................................................... 18.08.101

See: ZONING

**STORAGE**

Operating hours and conditions
Safe scape regulations, general development and design standards .... 18.12.2104(d)

**STREAMS.** See: WETLANDS AND STREAMS

**STREETS, SIDEWALKS AND OTHER PUBLIC WAYS**

Abandonment ................................................................. 18.06.601

See: ABANDONMENT

Hillside development, general development and design standards
Reduction of street width .................................................. 18.12.1613

Flood hazard areas, general development and design standards ........ 18.12.1701

See: FLOODS AND FLOODING

Landscaping and screening, general development and design standards . 18.12.1201

See: LANDSCAPING AND SCREENING

Master plan, City of Reno
Minor amendments .......................................................... 18.05.500

New sidewalks, curbs, and gutters, general development and design standards
Commencement and completion of construction .......................... 18.12.804
Curb and gutter specifications .......................................... 18.12.803
Required; exceptions ..................................................... 18.12.801
Sidewalk specifications .................................................... 18.12.802
Off-street parking and loading, general development and design standards 18.12.1101

See: MOTOR VEHICLES AND TRAFFIC

Regional road impact fee .................................................. 18.14.501

See: IMPROVEMENT STANDARDS FOR NEW DEVELOPMENT
STREETS, SIDEWALKS AND OTHER PUBLIC WAYS (Cont'd.)

Rules of measurement and definitions .......................................................... 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Skyway design guidelines. See: SKYWAY DESIGN GUIDELINES (Appendix B)

Street vision triangles ................................................................. 18.12.902(a)

Streets, general development and design standards

Private streets .......................................................... 18.12.705

Access restricted entrance design standards ........................................ 18.12.705(j)
Access restrictions .......................................................... 18.12.705(i)
Applicability ............................................................. 18.12.705(a)
Construction and maintenance cost ................................................... 18.12.705(f)
Design and construction standards ................................................... 18.12.705(b)
Petition to convert to public streets .................................................. 18.12.705(l)
Plans and inspections .......................................................... 18.12.705(h)
Private street lot ............................................................. 18.12.705(e)

Property owners' associations required ............................................ 18.12.705(d)

Association standards .......................................................... 18.12.705(d)(2)
Mandatory association ........................................................... 18.12.705(d)(1)
Streets excluded ............................................................. 18.12.705(c)
Utilities ................................................................. 18.12.705(g)
Waiver of services ........................................................... 18.12.705(k)

Right-of-way dedications .......................................................... 18.12.704

Sound barriers required .......................................................... 18.12.702

Street design

General standards ............................................................ 18.12.701

Incorporation of the City of Reno Public Works Design Manual ... 18.12.701(a)
Minimum street design requirements ........................................... 18.12.701(b)

Street/intersection spacing ..................................................... 18.12.703

Zoning regulations ............................................................ 18.08.101

See: ZONING

SUBDIVISIONS

Division of land review, approval, and modification

Boundary Line Adjustment Procedures ........................................... 18.06.505

Applicability ............................................................. 18.06.505(a)
Initiation ................................................................. 18.06.505(b)
Review process ............................................................. 18.06.505(c)
Time limitation ............................................................. 18.06.505(d)

Final Subdivision Map Procedures .................................................. 18.06.502

After final map approval

Temporary certificates of occupancy for preliminary grading and landscaping ........................................ 18.06.502(e)

Appeal ................................................................. 18.06.502(d)
Applicability ............................................................. 18.06.502(b)
RENO CODE

SUBDIVISIONS (Cont'd.)

Authority .......................................................... 18.06.502(a)
Review process .................................................. 18.06.502(c)
Parcel Map Procedures ......................................... 18.06.503
Appeal ............................................................. 18.06.503(h)
Applicability ..................................................... 18.06.503(b)
Authority .......................................................... 18.06.503(a)
Initiation ........................................................... 18.06.503(c)
Review process .................................................. 18.06.503(d)
Satisfaction of conditions of approval on parcel map .... 18.06.503(e)
Second or subsequent parcel map within 5 years .......... 18.06.503(g)
Waiver of parcel map ........................................... 18.06.503(f)
Requirements for Procedures for Reversion to Acreage Applications ... 18.06.504
Additional map requirements ................................. 18.06.504(e)
Applicability ..................................................... 18.06.504(b)
Applicant to record map ......................................... 18.06.504(f)
Authority .......................................................... 18.06.504(a)
Initiation ........................................................... 18.06.504(c)
Review process .................................................. 18.06.504(d)
Tentative Subdivision Map Procedures ...................... 18.06.501
Appeal ............................................................. 18.06.501(h)
Applicability ..................................................... 18.06.501(b)
Authority .......................................................... 18.06.501(a)
Compliance with plans .......................................... 18.06.501(f)
Extensions of tentative maps .................................. 18.06.501(g)
Initiation ........................................................... 18.06.501(c)
Review considerations .......................................... 18.06.501(e)
Review process .................................................. 18.06.501(d)
Administrator ..................................................... 18.06.501(d)(1)
Planning commission .......................................... 18.06.501(d)(2)
Divisions of land
Application requirements for land division or boundary line adjustments
Boundary lot adjustment application requirements ........ 18.10.204
Final subdivision map application requirements ........... 18.10.202
Parcel map application requirements ........................ 18.10.203
Requirements of application for reversion to acreage .... 18.10.210
Tentative map application requirements ...................... 18.10.201
Extension of tentative and final maps
Appeal of administrative decision ........................... 18.10.1050
Assignment and assumption of obligations and duties under subdivision extension agreement .................. 18.10.1115
Authority .......................................................... 18.10.1010
City council has no obligation to enter a subdivision extension agreement ........................................... 18.10.1015
City may require mitigation of subdivision property conditions ......................................................... 18.10.1030
Duration of a subdivision extension agreement ............ 18.10.1070
<table>
<thead>
<tr>
<th>Section</th>
<th>Subdivision Extension Agreement</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.10.1020</td>
<td>Form of subdivision extension agreement</td>
</tr>
<tr>
<td>18.10.1080</td>
<td>Newly adopted ordinances applicable to subdivision</td>
</tr>
<tr>
<td>18.10.1001</td>
<td>Purpose</td>
</tr>
<tr>
<td>18.10.1110</td>
<td>Resumption of subdivision process</td>
</tr>
<tr>
<td>18.10.1040</td>
<td>Security requirements relaxed</td>
</tr>
<tr>
<td>18.10.1060</td>
<td>Subdivision extension agreement shall be recorded</td>
</tr>
<tr>
<td>18.10.1100</td>
<td>Violations of subdivision extension agreement</td>
</tr>
</tbody>
</table>

### General Provisions

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.10.102</td>
<td>Applicability</td>
</tr>
<tr>
<td>18.10.103</td>
<td>Compliance prior to sale</td>
</tr>
<tr>
<td>18.10.105</td>
<td>Exceptions</td>
</tr>
<tr>
<td>18.10.107</td>
<td>Industrial and commercial records of survey</td>
</tr>
<tr>
<td>18.10.104</td>
<td>Minimum requirements</td>
</tr>
<tr>
<td>18.10.101</td>
<td>Purpose, scope, and authority</td>
</tr>
</tbody>
</table>

### Land Division Development and Design Standards

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.10.301</td>
<td>Compliance with general zoning and development standards</td>
</tr>
<tr>
<td>18.10.303</td>
<td>Lot design standards</td>
</tr>
<tr>
<td>18.10.304</td>
<td>Provision for emergency access</td>
</tr>
<tr>
<td>18.10.302</td>
<td>Required improvements and dedications</td>
</tr>
</tbody>
</table>

### Residential Condominiums

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.10.404</td>
<td>Amenities</td>
</tr>
<tr>
<td>18.10.403</td>
<td>Conversions from other forms of housing</td>
</tr>
<tr>
<td>18.10.411</td>
<td>Covenants, conditions, and restrictions</td>
</tr>
<tr>
<td>18.10.413</td>
<td>Exclusive management contract</td>
</tr>
<tr>
<td>18.10.408</td>
<td>Moving expenses</td>
</tr>
<tr>
<td>18.10.407</td>
<td>Notice of intent to sell</td>
</tr>
<tr>
<td>18.10.406</td>
<td>Notice to tenants of public hearing</td>
</tr>
<tr>
<td>18.10.405</td>
<td>Pace of conversions</td>
</tr>
<tr>
<td>18.10.415</td>
<td>Penalty</td>
</tr>
<tr>
<td>18.10.410</td>
<td>Physical elements report</td>
</tr>
<tr>
<td>18.10.401</td>
<td>Purpose and intent</td>
</tr>
<tr>
<td>18.10.412</td>
<td>Resale by purchaser</td>
</tr>
<tr>
<td>18.10.414</td>
<td>Security</td>
</tr>
</tbody>
</table>

### Specific Physical Standards

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.10.402</td>
<td>Building regulations</td>
</tr>
<tr>
<td>18.10.402(a)</td>
<td>Fire protection</td>
</tr>
<tr>
<td>18.10.402(b)</td>
<td>Parking</td>
</tr>
<tr>
<td>18.10.402(c)</td>
<td>Sound attenuation</td>
</tr>
<tr>
<td>18.10.402(d)</td>
<td>Electrical</td>
</tr>
<tr>
<td>18.10.402(e)</td>
<td>Utilities</td>
</tr>
<tr>
<td>18.10.402(e)(6)</td>
<td>Alternative utility systems</td>
</tr>
<tr>
<td>18.10.402(e)(1)</td>
<td>Gas</td>
</tr>
<tr>
<td>18.10.402(e)(2)</td>
<td>Heating and air conditioning</td>
</tr>
<tr>
<td>18.10.402(e)(3)</td>
<td>Sewer</td>
</tr>
<tr>
<td>18.10.402(e)(4)</td>
<td>Utility system compliance</td>
</tr>
<tr>
<td>18.10.402(e)(7)</td>
<td>Gas</td>
</tr>
</tbody>
</table>
SUBDIVISIONS (Cont’d.)

Water ......................................................... 18.10.402(e)(5)
Tenant's purchase right ........................................ 18.10.409
Flood hazard areas, general development and design standards .......... 18.12.1701

See: FLOODS AND FLOODING
Landscaping and screening, general development and design standards . 18.12.1201

See: LANDSCAPING AND SCREENING
Rules of measurement and definitions .................................... 18.24.101

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ..................................................... 18.08.101

See: ZONING

SURVEILLANCE
Safe scape regulations, general development and design standards ...... 18.12.2106

SURVEYS, MAPS AND PLATS
Division of land review, approval, and modification ........................ 18.06.501

See: SUBDIVISIONS
Divisions of land
Extension of tentative and final maps ..................................... 18.10.1001

See: SUBDIVISIONS
Official zoning map and establishment of zone districts ................... 18.08.101

See: ZONING
Rules of measurement and definitions ..................................... 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Subdivision regulations .................................................. 18.10.101

See: SUBDIVISIONS
Update of annexation program maps
Annexation pursuant to NRS section 268.670 ............................... 18.04.302
Annexation pursuant to NRS sections 268.610 through 268.668 .......... 18.04.206

Wetlands and stream environment protection standards, general develop-
ment and design standards
Mapped resources ....................................................... 18.12.1802
Technical survey requirements/waiver .................................... 18.12.1807
Zoning map amendment .................................................. 18.06.404
SVTC SOUTH VIRGINIA TRANSIT CORRIDOR OVERLAY ZONING DISTRICT

Zoning regulations ................................................................. 18.08.101

See: ZONING

TAXATION

Residential construction tax for parks, playground and recreational facility improvements ........................................ 18.14.401

See: IMPROVEMENT STANDARDS FOR NEW DEVELOPMENT

TELEPHONES

Operating hours and conditions
Safe scape regulations, general development and design standards .... 18.12.2104(e)

TELEPHONES

Operating hours and conditions
Safe scape regulations, general development and design standards .... 18.12.2104(e)

TENNIS COURTS (ALL DISTRICTS EXCEPT OS, HC, HCD)

Rules of measurement and definitions........................................... 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ................................................................. 18.08.101

See: ZONING

TOWING AND IMPOUND YARD

Rules of measurement and definitions........................................... 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Zoning regulations ................................................................. 18.08.101

See: ZONING

TOXIC AND NOXIOUS MATTERS

General environmental standards, general development and design standards ......................................................... 18.12.1507

TRAFFIC. See: MOTOR VEHICLES AND TRAFFIC

TRANSFER STATION

Zoning regulations ................................................................. 18.08.101

See: ZONING

TRASH. See: GARBAGE AND TRASH
TRUCKEE RIVER CORRIDOR, DOWNTOWN RIVERFRONT SPECIAL PURPOSE DISTRICT

Zoning regulations .................................................. 18.08.101

See: ZONING

TREES AND SHRUBBERY

Rules of measurement and definitions.......................... 18.24.101

See: RULES OF MEASUREMENT AND DEFINITIONS

Tree protection

Applicability ................................................................. 18.12.501

Permitted construction methods ..................................... 18.12.508

Boring ................................................................. 18.12.508(a)

Grade change ............................................................ 18.12.508(b)

Root pruning .............................................................. 18.12.508(d)

Trenching ................................................................. 18.12.508(c)

Preserved tree criteria .................................................. 18.12.502

Prohibited activities adjacent to trees ................................ 18.12.507

Equipment cleaning/liquid disposal .................................. 18.12.507(b)

Grade changes ............................................................... 18.12.507(e)

Material storage ............................................................ 18.12.507(a)

Tree attachments .......................................................... 18.12.507(c)

Vehicle traffic ............................................................... 18.12.507(d)

Replacement of trees/penalty for removal .......................... 18.12.504

Tree credits ................................................................. 18.12.503

Tree mitigation plan ...................................................... 18.12.505

Bark protection ............................................................. 18.12.505(d)

Open space flagging ....................................................... 18.12.505(b)

Protective fencing .......................................................... 18.12.505(c)

Tree flagging ................................................................. 18.12.505(a)

TRUCKEE RIVER

Rules of measurement and definitions ............................ 18.24.101

See: RULES OF MEASUREMENT AND DEFINITIONS

TV BROADCASTING AND OTHER COMMUNICATION SERVICE (LLR2.5, LLR1, LLR.5, PO, GO, PF, NC, AC, CC, CB, MU)

Zoning regulations ....................................................... 18.08.101

See: ZONING
UNRC UNIVERSITY OF NEVADA REGIONAL CENTER PLANNING AREA
OVERLAY ZONING DISTRICT
Zoning regulations .......................................................... 18.08.101

See: ZONING

UT UNINCORPORATED TRANSITION ZONING DISTRICTS
Zoning regulations .......................................................... 18.08.101

See: ZONING

UT5 UNINCORPORATED—5 ACRE
Zoning regulations .......................................................... 18.08.101

See: ZONING

UT10 UNINCORPORATED—10 ACRE
Zoning regulations .......................................................... 18.08.101

See: ZONING

UT40 UNINCORPORATED—40 ACRE
Zoning regulations .......................................................... 18.08.101

See: ZONING

UTILITIES AND SERVICES
Flood hazard areas, general development and design standards ........ 18.12.1701

See: FLOODS AND FLOODING
General development and design standards
Critical flood zone 1 ....................................................... 18.12.605
Sewerage ................................................................. 18.12.601
Underground utility services ........................................... 18.12.603
Water and fire hydrants ............................................... 18.12.602
Water supply ditches .................................................. 18.12.604
Landscaping and screening, general development and design standards
Screening of outdoor service areas, utilities, and equipment ........... 18.12.1208
Rules of measurement and definitions ................................ 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS
Subdivision regulations ................................................... 18.10.101

See: SUBDIVISIONS
Zoning regulations .......................................................... 18.08.101

See: ZONING
VEHICLES. See: MOTOR VEHICLES AND TRAFFIC

VIBRATION
General environmental standards, general development and design standards ..................................................... 18.12.1508

VIDEO SURVEILLANCE CAMERAS
Safe scape regulations, general development and design standards ...... 18.12.2106(e)

WALLS. See: FENCES AND WALLS

WATER HYDRANTS
General development and design standards........................................ 18.12.602

See: UTILITIES AND SERVICES

WATER SUPPLY AND DISTRIBUTION
Fencing standards for properties/uses abutting water supply ditches....... 18.12.1402
General development and design standards........................................ 18.12.604

See: UTILITIES AND SERVICES

Landscaping and screening, general development and design standards
Irrigation .................................................................................. 18.12.1211
Water conservation .................................................................. 18.12.1210
Limits on grading, erosion prevention, and sedimentation control
Post construction storm water quality management .......................... 18.12.405

See: EROSION PREVENTION AND SEDIMENTATION CONTROL
Rules of measurement and definitions.......................................... 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS

WELDING REPAIR
Rules of measurement and definitions.......................................... 18.24.203

See: RULES OF MEASUREMENT AND DEFINITIONS

Zoning regulations .................................................................. 18.08.101

See: ZONING

WETLANDS AND STREAMS
Wetlands and stream environment protection standards, general develop-
ment and design standards
Administrative manual/guidelines .............................................. 18.12.1803
WETLANDS AND STREAMS (Cont'd.)
Applicability and exemptions .......................... 18.12.1804
Applicability to requests for development permits within or adjacent to significant hydrologic resources .......................... 18.12.1804(a)
Exemptions ............................................. 18.12.1804(b)
Certain lots or parcels .................................. 18.12.1804(b)(4)
Farming activities ........................................ 18.12.1804(b)(3)
No over-covering of additional land ......................... 18.12.1804(b)(1)
Projects previously approved ............................. 18.12.1804(b)(2)
Mapped resources ....................................... 18.12.1802
Mitigation required .................................... 18.12.1808
Approval of plan ........................................ 18.12.1808(b)
Mitigation plan required ................................ 18.12.1808(a)
No net loss standard adopted .............................. 18.12.1805
Purpose ................................................. 18.12.1801
Technical survey requirements/waiver ....................... 18.12.1807
Requirements for technical surveys ....................... 18.12.1807(c)
Technical survey required ................................ 18.12.1807(a)
Waiver of technical surveys ................................ 18.12.1807(b)

WHOLESALE OF CONSTRUCTION MATERIALS (I, IB)
Zoning regulations ....................................... 18.08.101
See: ZONING

WINDOWS AND DOORS
Safe scape regulations, general development and design standards .... 18.12.2107
Skyway design guidelines. See: SKYWAY DESIGN GUIDELINES (Appendix B)

WINE TASTING AND SALES
Special events fine wine tasting and sales
Safe scape regulations, general development and design standards .... 18.12.2102(c)

WINP WEST UNIVERSITY NEIGHBORHOOD PLANNING AREA OVERLAY DISTRICT
Zoning regulations ....................................... 18.08.101
See: ZONING

WRC WASHOE REGIONAL CENTER PLANNING AREA OVERLAY DISTRICT
Zoning regulations ....................................... 18.08.101
See: ZONING
WUNP WEST UNIVERSITY NEIGHBORHOOD PLANNING AREA OVERLAYER DISTRICT
Zoning regulations ............................................................ 18.08.101 et seq.

See: ZONING

YARDS
Rules of measurement and definitions...................................... 18.24.101 et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS
ZONING

AC Arterial commercial
   Establishment and purpose of base and overlay zoning districts ........ 18.08.101(c)(7)
Adult business
   Commercial sales and service use regulations ............................... 18.08.202(b)(1)
AFP Airport flight path general overlay district
   Establishment and purpose of base and overlay zoning districts ........ 18.08.101(g)(1)
ANE Airport noise exposure general overlay district
   Establishment and purpose of base and overlay zoning districts ........ 18.08.101(g)(2)
Animal and animal byproduct processing
   Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations .... 18.08.202(f)(1)
Animal clinic, shelter, hospital or boarding/kennel
   Commercial sales and service use regulations ............................... 18.08.202(b)(2)
Auto repair garage/paint and body shop
   Commercial sales and service use regulations ............................... 18.08.202(b)(3)
   In the AC, CC, MU zoning districts only .................................... 18.08.202(b)(3)a
   In the I and IC zoning districts only ......................................... 18.08.202(b)(3)b
Automobile rental
   Commercial sales and service use regulations ............................... 18.08.202(b)(4)
Bakery, retail (NC) In the NC zoning districts only, retail bakery uses
   Commercial sales and service use regulations ............................... 18.08.202(b)(5)
Bed and breakfast inn (SF6, MF14, MF21, HDMF, PO, NC)
   Lodging use regulations ............................................................ 18.08.202(d)(1)
Blood plasma donor center
   Institutional, public, and community service use regulations ............ 18.08.202(e)(1)
Building and landscape material/limber yard (CC, IC, I,MU)
   Commercial sales and service use regulations ............................... 18.08.202(b)(6)
Bus or other transportation terminal (CC,CB, IC, MU)
   Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations ........ 18.08.202(f)(2)
CB Central business
   Establishment and purpose of base and overlay zoning districts ........ 18.08.101(c)(9)
   Nonresidential and mixed use base zoning districts ......................... 18.08.301(d)
CC Community commercial
   Establishment and purpose of base and overlay zoning districts ........ 18.08.101(c)(8)
Cemetery/mausoleum
   Institutional, public, and community service use regulations ............ 18.08.202(e)(2)
Child care center/facilities
   Commercial sales and service use regulations ............................... 18.08.202(b)(7)
Child care, in-home
   Institutional, public, and community service use regulations ............ 18.08.202(e)(3)
Church/house of worship (NC)
   Institutional, public, and community service use regulations ............ 18.08.202(e)(4)
ZONING (Cont'd.)

Cleaners, commercial (HDMF, NC)

  Commercial sales and service use regulations ........................................ 18.08.202(b)(8)

Cluster development

  Residential use regulations .............................................................. 18.08.202(a)(1)

Collection station (NC, AC, CC, MU)

  Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations ........................................ 18.08.202(f)(3)

Communication facilities, equipment only

  Institutional, public, and community service use regulations .............. 18.08.202(e)(5)

Congregate care facility

  Residential use regulations .............................................................. 18.08.202(a)(2)

Convent or monastery (SF15)

  Residential use regulations .............................................................. 18.08.202(a)(3)

Copy center (MF30, HDMF, PO)

  Commercial sales and service use regulations ........................................ 18.08.202(b)(9)

Country club, private

  Recreation, entertainment, and amusement use regulations .................. 18.08.202(c)(1)

CPA Cooperative planning area overlay district

  Establishment and purpose of base and overlay zoning districts .......... 18.08.101(h)

CRC Convention Regional Center overlay district

  Establishment and purpose of base and overlay zoning districts .......... 18.08.101(i)(2)

Crematorium

  Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations ........................................ 18.08.202(f)(4)

Custom and craft work (NC, AC, CC, CB, MU)

  Commercial sales and service use regulations ........................................ 18.08.202(b)(10)

District-specific standards—Base zoning districts

  Nonresidential and mixed use base zoning districts ......................... 18.08.301

    CB Central business ......................................................................... 18.08.301(d)

    Ground floor active retail/service uses required ............................ 18.08.301(d)(1)

    HCD Hotel casino downtown .......................................................... 18.08.301(e)

    Locational criteria .......................................................................... 18.08.301(e)(1)

    I Industrial .................................................................................... 18.08.301(f)

    Automobile and truck sales and mobile home, RV, boat and trailer sales or rental ........................................ 18.08.301(f)(1)

    IC Industrial commercial ................................................................ 18.08.301(g)

    Retail and commercial uses ............................................................ 18.08.301(g)(1)

    MU Mixed use district ....................................................................... 18.08.301(a)

    Accessory land uses .......................................................................... 18.08.301(a)(12)

    Architecture and site layout ............................................................ 18.08.301(a)(9)

    Building height ................................................................................. 18.08.301(a)(4)

    Building orientation ........................................................................... 18.08.301(a)(7)

    Continuation of uses ......................................................................... 18.08.301(a)(2)

    Discretionary review ......................................................................... 18.08.301(a)(16)

    Exceptions to standards .................................................................... 18.08.301(a)(15)
ZONING (Cont’d.)

<table>
<thead>
<tr>
<th>Topic</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front building setbacks</td>
<td>18.08.301(a)(3)</td>
</tr>
<tr>
<td>Land use intensities</td>
<td>18.08.301(a)(1)</td>
</tr>
<tr>
<td>Landscaping</td>
<td>18.08.301(a)(10)</td>
</tr>
<tr>
<td>Lighting</td>
<td>18.08.301(a)(13)</td>
</tr>
<tr>
<td>Outdoor storage</td>
<td>18.08.301(a)(11)</td>
</tr>
<tr>
<td>Parking</td>
<td>18.08.301(a)(5)</td>
</tr>
<tr>
<td>Pedestrian amenities</td>
<td>18.08.301(a)(6)</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>18.08.301(a)(4)</td>
</tr>
<tr>
<td>Signs</td>
<td>18.08.301(a)(8)</td>
</tr>
<tr>
<td>Sustainability elements</td>
<td>18.08.301(a)(14)</td>
</tr>
<tr>
<td>NC Neighborhood commercial</td>
<td>18.08.301(c)</td>
</tr>
<tr>
<td>Night clubs in the NC district</td>
<td>18.08.301(c)(2)</td>
</tr>
<tr>
<td>Off-street parking standards</td>
<td>18.08.301(c)(1)</td>
</tr>
<tr>
<td>PO Professional office</td>
<td>18.08.301(b)</td>
</tr>
<tr>
<td>Off-street parking standards</td>
<td>18.08.301(b)(1)</td>
</tr>
<tr>
<td>Special purpose base zoning districts</td>
<td>18.08.302</td>
</tr>
<tr>
<td>PUD Planned unit development special purpose district</td>
<td>18.08.302(a)</td>
</tr>
<tr>
<td>Common open space</td>
<td>18.08.302(a)(5)</td>
</tr>
<tr>
<td>Amount</td>
<td>18.08.302(a)(5)a</td>
</tr>
<tr>
<td>Common open space—Management</td>
<td>18.08.302(a)(5)b</td>
</tr>
<tr>
<td>Composition</td>
<td>18.08.302(a)(6)</td>
</tr>
<tr>
<td>Engineering design and improvement standards</td>
<td>18.08.302(a)(4)</td>
</tr>
<tr>
<td>Minimum development size</td>
<td>18.08.302(a)(2)</td>
</tr>
<tr>
<td>Permitted uses</td>
<td>18.08.302(a)(1)</td>
</tr>
<tr>
<td>Site and building intensity standards</td>
<td>18.08.302(a)(3)</td>
</tr>
<tr>
<td>UT Unincorporated transition zoning districts</td>
<td>18.08.302(b)</td>
</tr>
<tr>
<td>Applicability</td>
<td>18.08.302(b)(1)</td>
</tr>
<tr>
<td>Definitions of UT district permitted uses</td>
<td>18.08.302(b)(3)</td>
</tr>
<tr>
<td>District-specific uses and development standards</td>
<td>18.08.302(b)(2)</td>
</tr>
<tr>
<td>District-specific development standards</td>
<td>18.08.302(b)(2)b</td>
</tr>
<tr>
<td>Permitted uses</td>
<td>18.08.302(b)(2)a</td>
</tr>
<tr>
<td>District-specific standards—Overlay zoning districts</td>
<td>18.08.402</td>
</tr>
<tr>
<td>Airport safety general overlay districts</td>
<td>18.08.402</td>
</tr>
<tr>
<td>AFP Airport flight path general overlay district</td>
<td>18.08.402(a)</td>
</tr>
<tr>
<td>Applicability</td>
<td>18.08.402(a)(1)</td>
</tr>
<tr>
<td>Off-street parking for airport uses</td>
<td>18.08.402(a)(3)</td>
</tr>
<tr>
<td>Prohibited uses</td>
<td>18.08.402(a)(2)</td>
</tr>
<tr>
<td>ANE Airport noise exposure general overlay district</td>
<td>18.08.102(b)</td>
</tr>
<tr>
<td>Building height in ANE Airport Noise Exposure overlay district</td>
<td>18.08.402(b)(2)</td>
</tr>
<tr>
<td>Noise exposure from airport operations</td>
<td>18.08.402(b)(1)</td>
</tr>
<tr>
<td>CPA cooperative planning area overlay district</td>
<td>18.08.404</td>
</tr>
<tr>
<td>District-specific site compatibility and adjacency standards</td>
<td>18.08.404(a)</td>
</tr>
<tr>
<td>Applicability and exemptions</td>
<td>18.08.404(a)(1)</td>
</tr>
<tr>
<td>Applicability and applicable regulations</td>
<td>18.08.404(a)(2)a</td>
</tr>
<tr>
<td>Internal density transfers allowed</td>
<td>18.08.404(a)(2)b</td>
</tr>
</tbody>
</table>
ZONING (Cont'd.)

Lot adjacency standards

- Large-lot single-family residential (SFR)-to-SFR: 18.08.404(a)(2)c
- Multi-family residential (MFR)-to-SFR: 18.08.404(a)(2)e
- Nonresidential-to-nonresidential: 18.08.404(a)(2)g
- Residential (SFR and MFR)-to-nonresidential: 18.08.404(a)(2)f
- Single-family residential (SFR)-to-SFR: 18.08.404(a)(2)d

District-specific standards for protection of significant hydrologic resources: 18.08.404(b)

- Applicability: 18.08.404(b)(2)
- Application of this subsection to the Truckee River: 18.08.404(b)(2)c
- Area of applicability: 18.08.404(b)(2)a
- Impact on land use designations: 18.08.404(b)(2)d
- Relationship to other restrictions: 18.08.404(b)(2)b

Cluster development: 18.08.404(b)(8)

- Critical stream zone buffer area development standards: 18.08.404(b)(5)
  - Allowed uses: 18.08.404(b)(5)a
  - Permitted uses requiring a planning commission approved special use permit: 18.08.404(b)(5)b
  - Prohibited uses: 18.08.404(b)(5)c

Exemptions: 18.08.404(b)(3)

Modification of standards: 18.08.404(b)(9)

- Appeals for errors: 18.08.404(b)(9)a
- Conditions of special exceptions: 18.08.404(b)(9)e
- Extent of special exception: 18.08.404(b)(9)d
- Issuance of special exception: 18.08.404(b)(9)c
- Special exceptions: 18.08.404(b)(9)b

Perennial streams buffer areas: 18.08.404(b)(4)

- Critical stream zone buffer area: 18.08.404(b)(4)a
- Sensitive stream zone buffer area: 18.08.404(b)(4)b

Purpose: 18.08.404(b)(1)

Sensitive stream zone buffer area development standards: 18.08.404(b)(6)

- Allowed uses: 18.08.404(b)(6)a
- Permitted uses requiring a planning commission approved special use permit: 18.08.404(b)(6)b

Prohibited uses: 18.08.404(b)(6)c

Special review considerations: 18.08.404(b)(7)

Master plan amendments within cooperative planning areas: 18.08.404(c)

Notification: 18.08.404(c)(1)

General overlay zoning districts: 18.08.401

HL Historic/Landmark General overlay district: 18.08.401(a)

- Destruction of premises: 18.08.401(a)(5)
- Discretionary uses allowed: 18.08.401(a)(4)

District-specific standards: 18.08.401(a)(56)

Character: 18.08.401(a)(6)a

Landscaping, screening, signage and lighting: 18.08.401(a)(6)c
### ANNEXATION AND LAND DEVELOPMENT INDEX

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING (Cont’d.)</td>
<td>18.08.401(a)(6)b</td>
</tr>
<tr>
<td>Off-street parking</td>
<td>18.08.401(a)(1)</td>
</tr>
<tr>
<td>Eligibility to participate in historic/landmark overlay district</td>
<td>18.08.401(a)(2)</td>
</tr>
<tr>
<td>Findings required to establish eligibility</td>
<td>18.08.401(a)(3)</td>
</tr>
<tr>
<td>Procedure to establish an historic/landmark overlay district</td>
<td>18.08.401(b)</td>
</tr>
<tr>
<td>MH Mobile Home General overlay district</td>
<td>18.08.401(b)</td>
</tr>
<tr>
<td>District-specific standards for mobile home subdivisions</td>
<td>18.08.401(b)(2)</td>
</tr>
<tr>
<td>Applicability</td>
<td>18.08.401(b)(2)a</td>
</tr>
<tr>
<td>Standards for mobile home subdivisions</td>
<td>18.08.401(b)(2)b</td>
</tr>
<tr>
<td>District-specific standards for mobile home parks</td>
<td>18.08.401(b)(3)</td>
</tr>
<tr>
<td>Applicability</td>
<td>18.08.401(b)(3)b</td>
</tr>
<tr>
<td>Area, lot, and bulk requirements</td>
<td>18.08.401(b)(3)d</td>
</tr>
<tr>
<td>Fire protection</td>
<td>18.08.401(b)(3)l</td>
</tr>
<tr>
<td>Fuel supply and storage</td>
<td>18.08.401(b)(3)k</td>
</tr>
<tr>
<td>Identification of spaces</td>
<td>18.08.401(b)(3)p</td>
</tr>
<tr>
<td>Landscaping</td>
<td>18.08.401(b)(3)g</td>
</tr>
<tr>
<td>Management</td>
<td>18.08.401(b)(3)o</td>
</tr>
<tr>
<td>Marking underground utility lines</td>
<td>18.08.401(b)(3)n</td>
</tr>
<tr>
<td>Off-street automobile parking requirements</td>
<td>18.08.401(b)(3)f</td>
</tr>
<tr>
<td>Pedestrian ways</td>
<td>18.08.401(b)(3)i</td>
</tr>
<tr>
<td>Permits required</td>
<td>18.08.401(b)(3)j</td>
</tr>
<tr>
<td>Permitted uses</td>
<td>18.08.401(b)(3)a</td>
</tr>
<tr>
<td>Plan</td>
<td>18.08.401(b)(3)c</td>
</tr>
<tr>
<td>Recreation area</td>
<td>18.08.401(b)(3)h</td>
</tr>
<tr>
<td>Refuse and garbage</td>
<td>18.08.401(b)(3)j</td>
</tr>
<tr>
<td>Register</td>
<td>18.08.401(b)(3)q</td>
</tr>
<tr>
<td>Screening</td>
<td>18.08.401(b)(3)m</td>
</tr>
<tr>
<td>Street system</td>
<td>18.08.401(b)(3)e</td>
</tr>
<tr>
<td>District-specific use standards</td>
<td>18.08.401(b)(1)</td>
</tr>
<tr>
<td>Location and use outside parks</td>
<td>18.08.401(b)(4)</td>
</tr>
<tr>
<td>Storage</td>
<td>18.08.401(b)(4)b</td>
</tr>
<tr>
<td>Use for dwelling or sleeping purpose unlawful</td>
<td>18.08.401(b)(4)a</td>
</tr>
<tr>
<td>Violations</td>
<td>18.08.401(b)(5)</td>
</tr>
<tr>
<td>Neighborhood planning area overlay districts</td>
<td>18.08.406</td>
</tr>
<tr>
<td>CCAN Country Club Acres Neighborhood Planning Area overlay district</td>
<td>18.08.406(h)</td>
</tr>
<tr>
<td>Applicability</td>
<td>18.08.406(h)(1)</td>
</tr>
<tr>
<td>GF Greenfield Neighborhood Planning Area overlay district</td>
<td>18.08.406(d)</td>
</tr>
<tr>
<td>Applicability</td>
<td>18.08.406(d)(1)</td>
</tr>
<tr>
<td>GFPO Greenfield professional office district</td>
<td>18.08.406(d)(3)</td>
</tr>
<tr>
<td>GFSF Greenfield single-family district</td>
<td>18.08.406(d)(2)</td>
</tr>
<tr>
<td>Mortensen-Garson overlay district</td>
<td>18.08.406(i)</td>
</tr>
<tr>
<td>Administration/amendments</td>
<td>18.08.406(i)(15)</td>
</tr>
<tr>
<td>Applicability</td>
<td>18.08.406(i)(1)</td>
</tr>
<tr>
<td>Community design</td>
<td>18.08.406(i)(11)</td>
</tr>
<tr>
<td>Edge matching</td>
<td>18.08.406(i)(8)</td>
</tr>
</tbody>
</table>
### ZONING (Cont'd.)

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.08.406(i)(9)</td>
<td>Exterior lighting</td>
</tr>
<tr>
<td>18.08.406(i)(14)</td>
<td>Fire services</td>
</tr>
<tr>
<td>18.08.406(i)(5)</td>
<td>Hillside development</td>
</tr>
<tr>
<td>18.08.406(i)(3)</td>
<td>Land use plan</td>
</tr>
<tr>
<td>18.08.406(i)(10)</td>
<td>Parks and trails</td>
</tr>
<tr>
<td>18.08.406(i)(7)</td>
<td>Ridgelines</td>
</tr>
<tr>
<td>18.08.406(i)(12)</td>
<td>Schools</td>
</tr>
<tr>
<td>18.08.406(i)(6)</td>
<td>Significant hydrologic resources</td>
</tr>
<tr>
<td>18.08.406(i)(4)</td>
<td>Traffic studies</td>
</tr>
<tr>
<td>18.08.406(i)(2)</td>
<td>Uses</td>
</tr>
<tr>
<td>18.08.406(i)(13)</td>
<td>Utilities</td>
</tr>
<tr>
<td>18.08.406(c)</td>
<td>MQ McQueen Neighborhood Planning Area overlay district</td>
</tr>
<tr>
<td>18.08.406(c)(1)</td>
<td>Applicability</td>
</tr>
<tr>
<td>18.08.406(c)(2)</td>
<td>Freeway corridor development standards</td>
</tr>
<tr>
<td>18.08.406(c)(3)</td>
<td>Hillside development standard</td>
</tr>
<tr>
<td>18.08.406(b)</td>
<td>PL Plumas Neighborhood Residential Core Planning Area overlay district</td>
</tr>
<tr>
<td>18.08.406(b)(1)</td>
<td>Applicability</td>
</tr>
<tr>
<td>18.08.406(b)(3)</td>
<td>Architectural treatment</td>
</tr>
<tr>
<td>18.08.406(b)(2)</td>
<td>Height limitation</td>
</tr>
<tr>
<td>18.08.406(b)(4)</td>
<td>Off-street parking</td>
</tr>
<tr>
<td>18.08.406(e)</td>
<td>SE Southeast Neighborhood Planning Area overlay zoning district</td>
</tr>
<tr>
<td>18.08.406(e)(1)</td>
<td>Applicability</td>
</tr>
<tr>
<td>18.08.406(e)(2)</td>
<td>District-specific standards</td>
</tr>
<tr>
<td>18.08.406(f)</td>
<td>WANP Wells Avenue Neighborhood Planning Area overlay district</td>
</tr>
<tr>
<td>18.08.406(f)(1)</td>
<td>General applicability</td>
</tr>
<tr>
<td>18.08.406(f)(3)</td>
<td>General residential standards</td>
</tr>
<tr>
<td>18.08.406(f)(2)</td>
<td>General standards</td>
</tr>
<tr>
<td>18.08.406(f)(5)</td>
<td>Mixed-residential 14 land use designation (MR-14)</td>
</tr>
<tr>
<td>18.08.406(f)(6)</td>
<td>Mixed-residential 30 land use designation (MR-30)</td>
</tr>
<tr>
<td>18.08.406(f)(8)</td>
<td>Mixed-residential (MUR) land use designation</td>
</tr>
<tr>
<td>18.08.406(f)(4)</td>
<td>Mixed-residential Single-family land use designation (SF)</td>
</tr>
<tr>
<td>18.08.406(f)(7)</td>
<td>Mixed-residential Wells Avenue Mixed-Use (WA-MU) land use designation</td>
</tr>
<tr>
<td>18.08.406(a)</td>
<td>WUNP West University Neighborhood Planning Area overlay district</td>
</tr>
<tr>
<td>18.08.406(a)(1)</td>
<td>Applicability</td>
</tr>
<tr>
<td>18.08.406(a)(5)</td>
<td>District-specific standards for development of multi-family residential containing three or more dwelling units</td>
</tr>
<tr>
<td>18.08.406(a)(5)d</td>
<td>Buildings</td>
</tr>
<tr>
<td>18.08.406(a)(5)f</td>
<td>Gathering space</td>
</tr>
<tr>
<td>18.08.406(a)(5)c</td>
<td>Motor vehicle access</td>
</tr>
<tr>
<td>18.08.406(a)(5)e</td>
<td>On-site pedestrian path</td>
</tr>
<tr>
<td>18.08.406(a)(5)g</td>
<td>Residential buffers</td>
</tr>
<tr>
<td>18.08.406(a)(5)b</td>
<td>Roofs</td>
</tr>
<tr>
<td>18.08.406(a)(5)a</td>
<td>Setbacks</td>
</tr>
</tbody>
</table>
### ZONING (Cont’d.)

District-specific standards for development of nonresidential uses and residential units with nonresidential use on the ground-floor

- Corner reinforcement ..................................................... 18.08.406(a)(6)
- Front zero lot-line setbacks are required when ....................... 18.08.406(a)(6)a
- Ground floor windows .................................................... 18.08.406(a)(6)c
- Ground floors ................................................................ 18.08.406(a)(6)d
- On-site pedestrian path system ......................................... 18.08.406(a)(6)h
- Parking ........................................................................ 18.08.406(a)(6)f
- Residential buffers ........................................................ 18.08.406(a)(6)g
- Roofs .......................................................................... 18.08.406(a)(6)b

District-specific standards for development of single-family or two-family residences

- Buildings.................................................................... 18.08.406(a)(4)g
- Front door orientation..................................................... 18.08.406(a)(4)e
- Front setbacks ............................................................. 18.08.406(a)(4)a
- Maximum building coverage on parcel ................................. 18.08.406(a)(4)c
- Motor vehicle access ..................................................... 18.08.406(a)(4)f
- Permitted setback encroachments for expansions................... 18.08.406(a)(4)b
- Roofs .......................................................................... 18.08.406(a)(4)d

Regional Center and Transit Corridor overlay districts ........................................ 18.08.405

- CRC (Convention Regional Center Overlay Zoning District) ............ 18.08.405(b)
  - Applicability ................................................................. 18.08.405(b)(1)
  - Design standards .......................................................... 18.08.405(b)(6)
- DRC Dandini Regional Center Planning Area overlay zoning district... 18.08.405(f)
  - Applicability ................................................................. 18.08.405(f)(1)
  - Design standards .......................................................... 18.08.405(f)(2)
- DRRC (Downtown Reno Regional Center overlay zoning district) ...... 18.08.405(a)
  - Applicability ................................................................. 18.08.405(a)(1)
  - District specific standards ................................................ 18.08.405(a)(3)
    - California Avenue District .......................................... 18.08.405(a)(3)a
    - Entertainment district .................................................. 18.08.405(a)(3)b
    - Keystone Avenue District ............................................ 18.08.405(a)(3)c
    - Truckee River District .................................................. 18.08.405(a)(3)d
      - Design Standards
        - Outside of the Riverfront Esplanade .......................... 18.08.405(a)(3)e
        - Riverfront Esplanade ................................................18.08.405(a)(3)d
- DRRC standards............................................................. 18.08.405(a)(2)
  - Density and intensity .................................................... 18.08.405(a)(2)e
  - Landscaping and screening ............................................. 18.08.405(a)(2)d
  - Lighting ..................................................................... 18.08.405(a)(2)c
  - Minimum setbacks ........................................................ 18.08.405(a)(2)a
  - Streetscape improvements ............................................. 18.08.405(a)(2)b
<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.08.405(l)</td>
<td>E4TC East 4th Street Transit Corridor overlay zoning district</td>
</tr>
<tr>
<td>18.08.405(l)(1)</td>
<td>Applicability</td>
</tr>
<tr>
<td>18.08.405(l)(2)</td>
<td>Design standards</td>
</tr>
<tr>
<td>18.08.405(c)</td>
<td>Medical Regional Center Planning Area overlay zoning district</td>
</tr>
<tr>
<td>18.08.405(c)(1)</td>
<td>Applicability</td>
</tr>
<tr>
<td>18.08.405(c)(2)</td>
<td>Use standards</td>
</tr>
<tr>
<td>18.08.405(c)(2)a</td>
<td>Treatment of existing uses</td>
</tr>
<tr>
<td>18.08.405(k)</td>
<td>MSTC Mill Street Transit Corridor</td>
</tr>
<tr>
<td>18.08.405(k)(1)</td>
<td>Applicability</td>
</tr>
<tr>
<td>18.08.405(k)(2)</td>
<td>MSTC design standards</td>
</tr>
<tr>
<td>18.08.405(k)(4)</td>
<td>Other development standards</td>
</tr>
<tr>
<td>18.08.405(k)(3)</td>
<td>RLM River Landing at Mill</td>
</tr>
<tr>
<td>18.08.405(m)</td>
<td>NVTC (North Virginia Street Transit Corridor overlay zoning district)</td>
</tr>
<tr>
<td>18.08.405(m)(1)</td>
<td>Applicability</td>
</tr>
<tr>
<td>18.08.405(m)(2)</td>
<td>Design standards</td>
</tr>
<tr>
<td>18.08.405(h)</td>
<td>RRC Redfield Regional Center Planning Area overlay zoning district</td>
</tr>
<tr>
<td>18.08.405(h)(1)</td>
<td>Applicability</td>
</tr>
<tr>
<td>18.08.405(h)(2)</td>
<td>Archaeological resources</td>
</tr>
<tr>
<td>18.08.405(h)(9)</td>
<td>Architecture and site design</td>
</tr>
<tr>
<td>18.08.405(h)(13)</td>
<td>Discretionary review</td>
</tr>
<tr>
<td>18.08.405(h)(7)</td>
<td>Environmental protection</td>
</tr>
<tr>
<td>18.08.405(h)(2)</td>
<td>Geothermal energy</td>
</tr>
<tr>
<td>18.08.405(h)(3)</td>
<td>Land use intensities</td>
</tr>
<tr>
<td>18.08.405(h)(4)</td>
<td>Maximum building height</td>
</tr>
<tr>
<td>18.08.405(h)(5)</td>
<td>Pedestrian circulation</td>
</tr>
<tr>
<td>18.08.405(h)(12)</td>
<td>Residential/Mount Rose interface area</td>
</tr>
<tr>
<td>18.08.405(h)(11)</td>
<td>Signs</td>
</tr>
<tr>
<td>18.08.405(h)(6)</td>
<td>Site access</td>
</tr>
<tr>
<td>18.08.405(g)</td>
<td>RSARC Reno-Stead Airport Regional Center Planning Area overlay zoning district</td>
</tr>
<tr>
<td>18.08.405(g)(1)</td>
<td>Applicability</td>
</tr>
<tr>
<td>18.08.405(g)(5)</td>
<td>Building orientation</td>
</tr>
<tr>
<td>18.08.405(g)(3)</td>
<td>Land use intensities</td>
</tr>
<tr>
<td>18.08.405(g)(2)</td>
<td>Land uses</td>
</tr>
<tr>
<td>18.08.405(g)(6)</td>
<td>Landscaping</td>
</tr>
<tr>
<td>18.08.405(g)(4)</td>
<td>Sidewalks and pedestrian amenities</td>
</tr>
<tr>
<td>18.08.405(d)</td>
<td>RTIARC Reno-Tahoe International Airport Regional Center Planning Area overlay zoning district</td>
</tr>
<tr>
<td>18.08.405(d)(1)</td>
<td>Applicability</td>
</tr>
<tr>
<td>18.08.405(d)(3)</td>
<td>Density</td>
</tr>
<tr>
<td>18.08.405(d)(6)</td>
<td>Discretionary review</td>
</tr>
<tr>
<td>18.08.405(d)(2)</td>
<td>Land uses</td>
</tr>
<tr>
<td>18.08.405(d)(4)</td>
<td>Landscaping</td>
</tr>
<tr>
<td>18.08.405(d)(5)</td>
<td>Residential interface</td>
</tr>
</tbody>
</table>
ZONING (Cont’d.)

SVTC South Virginia Street Transit Corridor overlay zoning district……………………………………… 18.08.405(j)
Applicability ........................................................................................................ 18.08.405(j)(1)
Design standards ........................................................................................................ 18.08.405(j)(2)
Midtown district ........................................................................................................ 18.08.405(j)(7)
PLC Plumb Lane Crossing District ............................................................................. 18.08.405(j)(6)
UNRC University of Nevada Regional Center Planning Area overlay zoning district .................................................. 18.08.405(e)
Applicability ........................................................................................................... 18.08.405(e)(1)
Density .................................................................................................................... 18.08.405(e)(2)
Discretionary review .............................................................................................. 18.08.405(e)(3)
W4TC West 4th Street Transit Corridor overlay zoning district.......................... 18.08.405(n)
Applicability ......................................................................................................... 18.08.405(n)(1)
Design standards ..................................................................................................... 18.08.405(n)(2)
Western Gateway Regional Center Planning Area Overlay Zoning District .......................................................... 18.08.405(i)

DRC Dandini Regional Centr Planning Area overlay district
Establishment and purpose of base and overlay zoning districts......................... 18.08.101(i)(10)
Drive-through facility
Commercial sales and service use regulations ................................................... 18.08.202(b)(11)

DRRC Downtown Reno Regional Center overlay district
Establishment and purpose of base and overlay zoning districts ....................... 18.08.101(i)(1)
Electric generating plant, electric utility substation
Institutional, public, and community service use regulations ........................ 18.08.202(e)(6)
Farm (LLR2.5, LLR1, LLR.5,OS) ........................................................................ 18.08.202(g)(1)
Recreation, entertainment, and amusement use regulations ......................... 18.08.202(c)
Fences and walls, general development and design standards ......................... 18.12.1401
See: FENCES AND WALLS
Financial institution (MF30)
Commercial sales and service use regulations ............................................... 18.08.202(b)(12)
Flood hazard areas, general development and design standards ................. 18.12.1701
See: FLOODS AND FLOODING
Freestanding automated teller machine (PO, GO, PF, NC, I, IB, IC)
Commercial sales and service use regulations ................................................. 18.08.202(b)(13)
Gaming operation, restricted
Recreation, entertainment, and amusement use regulations .................... 18.08.202(c)(2)
Garage sales
Standards for certain temporary uses ................................................................. 18.08.204(d)(1)
Gas station
Commercial sales and service use regulations ................................................ 18.08.202(b)(27)
Establishment and purpose of base and overlay zoning districts................ 18.08.101(b)(4)
General development and design standards ...................................................... 18.12.101
See: DEVELOPMENT AND DESIGN STANDARDS, GENERAL
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.08.202(b)(14)</td>
<td>General personal service (MF30, HDMF, PO, GO) Commercial sales and service use regulations.</td>
</tr>
<tr>
<td>18.08.202(b)(15)</td>
<td>General retail store or commercial use other than listed (MF30, NC) Commercial sales and service use regulations.</td>
</tr>
<tr>
<td>18.08.101(c)(4)</td>
<td>GO General office Establishment and purpose of base and overlay zoning districts.</td>
</tr>
<tr>
<td>18.08.202(a)(4)</td>
<td>Group home Residential use regulations.</td>
</tr>
<tr>
<td>18.08.202(f)(5)</td>
<td>Hazardous substances and hazardous waste Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations.</td>
</tr>
<tr>
<td>18.08.101(c)(10)</td>
<td>HC Hotel casino Establishment and purpose of base and overlay zoning districts.</td>
</tr>
<tr>
<td>18.08.101(c)(11)</td>
<td>HCD Hotel casino downtown Establishment and purpose of base and overlay zoning districts.</td>
</tr>
<tr>
<td>18.08.301(e)</td>
<td>Nonresidential and mixed use base zoning districts.</td>
</tr>
<tr>
<td>18.08.101(b)(11)</td>
<td>HDMF High density multi-family Establishment and purpose of base and overlay zoning districts.</td>
</tr>
<tr>
<td>18.08.202(f)(6)</td>
<td>Heavy machinery &amp; equipment (Rental, sales &amp; service) Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations.</td>
</tr>
<tr>
<td>18.08.202(f)(7)</td>
<td>Helipad Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations.</td>
</tr>
<tr>
<td>18.18.301 et seq.</td>
<td>Historic preservation.</td>
</tr>
<tr>
<td>18.08.101(f)(1)</td>
<td>See: HISTORIC PRESERVATION HL Historic or Landmark General overlay district Establishment and purpose of base and overlay zoning districts.</td>
</tr>
<tr>
<td>18.08.203(d)(2)</td>
<td>Home occupations Standards for specific accessory uses.</td>
</tr>
<tr>
<td>18.08.202(d)(2)</td>
<td>Hotel Lodging use regulations.</td>
</tr>
<tr>
<td>18.08.202(d)(3)</td>
<td>Hotel, with nonrestricted gaming (HC, HCD) Lodging use regulations.</td>
</tr>
<tr>
<td>18.08.202(d)(4)</td>
<td>Hotel (without nonrestricted gaming operation) Lodging use regulations.</td>
</tr>
<tr>
<td>18.08.202(b)(16)</td>
<td>Household goods, light service, repair and assembly Commercial sales and service use regulations.</td>
</tr>
<tr>
<td>18.08.101(c)(12)</td>
<td>I Industrial Establishment and purpose of base and overlay zoning districts.</td>
</tr>
<tr>
<td>18.08.301(f)</td>
<td>Nonresidential and mixed use base zoning districts.</td>
</tr>
<tr>
<td>18.08.101(c)(14)</td>
<td>IB Industrial business Establishment and purpose of base and overlay zoning districts.</td>
</tr>
</tbody>
</table>
ZONING (Cont'd.)

IC Industrial commercial
   Establishment and purpose of base and overlay zoning districts ........ 18.08.101(c)(13)
   Nonresidential and mixed use base zoning districts .................... 18.08.301(g)
   Indoor manufacturing, processing, assembly or fabrication (GO)
      Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations .................. 18.08.202(f)(8)
Laboratory
   Commercial sales and service use regulations ............................. 18.08.202(b)(17)
   Landscaping and screening, general development and design standards 18.12.1201 et seq.

See: LANDSCAPING AND SCREENING
Laundry, drop-off/pickup (MF30, HDMF, GO, NC)
   Commercial sales and service use regulations ............................. 18.08.202(b)(18)
Laundry, self service (MF30, HDMF)
   Commercial sales and service use regulations ............................. 18.08.202(b)(19)
LLR1 Large lot residential—1 acre
   Establishment and purpose of base and overlay zoning districts ....... 18.08.101(b)(2)
LLR2.5 Large lot residential—2.5 acres
   Establishment and purpose of base and overlay zoning districts ....... 18.08.101(b)(1)
LLR.5 Large lot residential—.5 acre
   Establishment and purpose of base and overlay zoning districts ....... 18.08.101(b)(3)
Maintenance, repair or renovation business (AC, MU)
   Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations .................. 18.08.202(f)(9)
Manufactured home
   Residential use regulations .................................................. 18.08.202(a)(5)
Medical marijuana dispensary
   Commercial sales and service use regulations ............................. 18.08.202(b)(20)
MF14 Multi-family
   Establishment and purpose of base and overlay zoning districts ....... 18.08.101(b)(8)
MF21 Multi-family
   Establishment and purpose of base and overlay zoning districts ....... 18.08.101(b)(9)
MF20 Multi-family
   Establishment and purpose of base and overlay zoning districts ....... 18.08.101(b)(10)
MGOD Mortensen-Garson overlay district
   Establishment and purpose of base and overlay zoning districts ....... 18.08.101(i)(12)
MH Mobile home overlay district
   Establishment and purpose of base and overlay zoning districts ....... 18.08.101(f)(2)
Mini-warehouse (SF districts, MF14, MF21, MF30, AC, CC)
   Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations .................. 18.08.202(f)(13)
Mobile home subdivision or mobile home park
   Residential use regulations .................................................. 18.08.202(a)(6)
Motel with nonrestricted gaming
   Lodging use regulations ..................................................... 18.08.202(d)(7)
ZONING (Cont'd.)

MRC Medical Regional Center Planning area overlay district
   Establishment and purpose of base and overlay zoning districts 18.08.101(i)(3)

MU Mixed use district
   Establishment and purpose of base and overlay zoning districts 18.08.101(c)(1)
   Nonresidential and mixed use base zoning districts 18.08.301(a)

Multi-family
   Residential use regulations 18.08.301(a)

NC Neighborhood commercial
   Establishment and purpose of base and overlay zoning districts 18.08.101(c)(6)
   Nonresidential and mixed use base zoning districts 18.08.301(c)

Nonconformities
   General provisions 18.08.501
      Applicability 18.08.501(b)
   Nonconforming lots 18.08.501(b)(2)
   Nonconforming signs 18.08.501(b)(3)
   Nonconforming site improvements 18.08.501(b)(4)
   Nonconforming uses 18.08.501(b)(1)
      Exception for conforming uses without required use permit 18.08.501(b)(1)b
   Authority to continue 18.08.501(c)
   Intent 18.08.501(a)

   Nonconforming lots 18.08.503
   Nonconforming site improvements 18.08.504
      Alteration, expansion and relocation of nonconforming site improvements 18.08.504(b)
      Right to maintain and continue a nonconforming site improvement 18.08.504(a)
   Nonconforming uses 18.08.502
      Abandonment of a nonconforming building 18.08.502(c)
      Changing a use to be in conformance 18.08.502(b)
      Continuance of a nonconforming use of land or building 18.08.502(a)
      Expansion of nonconforming uses 18.08.502(d)
         Nonconforming gaming use or hotel casino 18.08.502(d)(2)
         Nonconforming property or business displaced by ReTrac 18.08.502(d)(3)
         Properties temporarily impacted by ReTrac 18.08.502(d)(4)
         Special use permit required 18.08.502(d)(1)
      Restoration after damage 18.08.502(e)
         Exceptions 18.08.502(e)(2)
         Nonconforming nonrestricted gaming use 18.08.502(e)(3)
         Restoration prohibited 18.08.502(e)(1)
   Nursing home/assisted living facility (MF14, MF21, MF30, HDMF)
      Residential use regulations 18.08.202(a)(8)
   Office, other than listed (MF30, MU/SVTC)
      Commercial sales and service use regulations 18.08.202(b)(21)
ZONING (Cont'd.)

Official zoning map and establishment of zone districts

Adoption of districts

- Official zoning maps ............................................................... 18.08.102
- Zoning map amendments .................................................. 18.08.102(b)
- Zoning maps.................................................................. 18.08.102(a)

Classification of annexed land.................................................. 18.08.105

- Master plan designations ..................................................... 18.08.105(a)
- Zoning designations ......................................................... 18.08.105(b)

Effect of districting................................................................ 18.08.104

- Application ...................................................................... 18.08.104(a)
- Classification of land uses.................................................... 18.08.104(b)
- Lots divided into separate ownership ................................. 18.08.104(c)
ZONING (Cont'd.)

Establishment and purpose of base and overlay zoning districts ....... 18.08.101
Airport safety general overlay districts ........................................ 18.08.101(g)
  AFP Airport flight path general overlay district ......................... 18.08.101(g)(1)
    District-specific standards ............................................. 18.08.101(g)(1)(b)
    Purpose ........................................................................... 18.08.101(g)(1)(a)
ANE Airport noise exposure general overlay district ....................... 18.08.101(g)(2)
    District-specific standards ............................................. 18.08.101(g)(2)(b)
    Purpose ........................................................................... 18.08.101(g)(2)(a)
Base zoning districts establishment .............................................. 18.08.101(a)
CPA Cooperative planning area overlay district ............................. 18.08.101(h)
    District-specific standards ............................................. 18.08.101(h)(2)
    Purpose ........................................................................... 18.08.101(h)(1)
General overlay zoning districts .................................................. 18.08.101(f)
  HL Historic or Landmark General overlay district ......................... 18.08.101(f)(1)
    District-specific standards ............................................. 18.08.101(f)(1)(b)
    Purpose ........................................................................... 18.08.101(f)(1)(a)
  MH Mobile Home overlay district ............................................. 18.08.101(f)(2)
    District-specific standards ............................................. 18.08.101(f)(2)(b)
    Purpose ........................................................................... 18.08.101(f)(2)(a)
Neighborhood Planning Area overlay districts ............................... 18.08.101(k)
  CCAN County Club Acres Neighborhood Planning Area overlay
district .............................................................................. 18.08.101(k)(7)
    District-specific standards ............................................. 18.08.101(k)(7)(b)
    Purpose ........................................................................... 18.08.101(k)(7)(a)
  GF Greenfield Neighborhood Planning Area overlay district .............. 18.08.101(k)(4)
    District-specific standards ............................................. 18.08.101(k)(4)(b)
    Purpose ........................................................................... 18.08.101(k)(4)(a)
  MGED Mortensen-Garson overlay district .................................... 18.08.101(k)(8)
    District-specific standards ............................................. 18.08.101(k)(8)(b)
    Purpose ........................................................................... 18.08.101(k)(8)(a)
  MQ McQueen Neighborhood Planning Area overlay district .......... 18.08.101(k)
    District-specific standards ............................................. 18.08.101(k)(3)(b)
    Purpose ........................................................................... 18.08.101(k)(3)(a)
  PL Plumas Neighborhood Residential Core Planning Area overlay
district .............................................................................. 18.08.101(k)(2)
    District-specific standards ............................................. 18.08.101(k)(2)(b)
    Purpose ........................................................................... 18.08.101(k)(2)(a)
  SE Southeast Neighborhood Planning Area overlay district .......... 18.08.101(k)(5)
    District-specific standards ............................................. 18.08.101(k)(5)(b)
    Purpose ........................................................................... 18.08.101(k)(5)(a)
  SE Southeast Neighborhood Planning Area overlay district .......... 18.08.101(k)(6)
    District-specific standards ............................................. 18.08.101(k)(6)(b)
    Purpose ........................................................................... 18.08.101(k)(6)(a)
ZONING (Cont'd.)

RENO CODE

Supp. No. 15  ALDi:70

Section

<table>
<thead>
<tr>
<th>District</th>
<th>Purpose</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>WUNP West University Neighborhood Planning Area overlay district</td>
<td>18.08.101(k)(1)</td>
<td></td>
</tr>
<tr>
<td>District-specific standards</td>
<td>18.08.101(k)(1)b</td>
<td></td>
</tr>
<tr>
<td>Purpose</td>
<td>18.08.101(k)(1)a</td>
<td></td>
</tr>
</tbody>
</table>

Nonresidential and mixed use base zoning districts .... 18.08.101(c)

AC Arterial commercial .................................. 18.08.101(c)(7)

Purpose .................................................... 18.08.101(c)(7)a

CB Central business ...................................... 18.08.101(c)(9)

District-specific standards ............................... 18.08.101(c)(9)b

Purpose .................................................... 18.08.101(c)(9)a

CC Community commercial .................................. 18.08.101(c)(8)

Purpose .................................................... 18.08.101(c)(8)a

GO General office ........................................ 18.08.101(c)(4)

Purpose .................................................... 18.08.101(c)(4)a

HC Hotel casino ........................................... 18.08.101(c)(10)

Purpose ..................................................... 18.08.101(c)(10)a

HCD Hotel casino downtown ................................. 18.08.101(c)(11)

District-specific standards ............................... 18.08.101(c)(11)b

Purpose .................................................... 18.08.101(c)(11)a

I Industrial ............................................... 18.08.101(c)(12)

Purpose ..................................................... 18.08.101(c)(12)a

IB Industrial business .................................... 18.08.101(c)(14)

Purpose ..................................................... 18.08.101(c)(14)a

IC Industrial commercial ................................ 18.08.101(c)(13)

District-specific standards ............................... 18.08.101(c)(13)b

Purpose ..................................................... 18.08.101(c)(13)a

MU Mixed use district ..................................... 18.08.101(c)(1)

District-specific standards ............................... 18.08.101(c)(1)b

Purpose ..................................................... 18.08.101(c)(1)a

NC Neighborhood commercial .................. 18.08.101(c)(6)

District-specific standards ............................... 18.08.101(c)(6)b

Purpose ..................................................... 18.08.101(c)(6)a

OS Open space district .................................. 18.08.101(c)(2)

Purpose ..................................................... 18.08.101(c)(2)a

PF Public facility ........................................ 18.08.101(c)(5)

Purpose ..................................................... 18.08.101(c)(5)a

PO Professional office .................................... 18.08.101(c)(3)

District-specific standards ............................... 18.08.101(c)(3)b

Purpose ..................................................... 18.08.101(c)(3)a

Overlay zoning districts—General purpose and establishment .... 18.08.101(e)

Conflicting regulations .................................. 18.08.101(e)(3)

Establishment of general and planning area overlay zoning districts ... 18.08.101(e)(2)

General purpose ........................................... 18.08.101(e)(1)

Regional Center Planning Area overlay districts ........... 18.08.101(i)

CRC Convention Regional Center overlay district ........... 18.08.101(i)(2)

District-specific standards ............................... 18.08.101(i)(2)b
ZONING (Cont'd.)

Purpose..................................................................... 18.08.101(i)(2)a
DRC Dandini Regional Center Planning Area overlay district ........ 18.08.101(i)(10)
District-specific standards................................................ 18.08.101(i)(10)b
Purpose..................................................................... 18.08.101(i)(10)a
DRRC Downtown Reno Regional Center overlay district .............. 18.08.101(i)(1)
District-specific standards................................................ 18.08.101(i)(1)b
Purpose..................................................................... 18.08.101(i)(1)a
MGOD Mortensen-Garson overlay district............................... 18.08.101(i)(12)
District-specific standards................................................ 18.08.101(i)(12)b
Purpose..................................................................... 18.08.101(i)(12)a
MRC Medical Regional Center Planning Area overlay district ........ 18.08.101(i)(3)
District-specific standards................................................ 18.08.101(i)(3)b
Purpose..................................................................... 18.08.101(i)(3)a
RRC Redfield Regional Center Planning Area overlay district ........ 18.08.101(i)(9)
District-specific standards................................................ 18.08.101(i)(9)(b)
Purpose..................................................................... 18.08.101(i)(9)(a)
RSARC Reno-Stead Airport Regional Center Planning Area overlay
district..................................................................... 18.08.101(i)(6)
District-specific standards................................................ 18.08.101(i)(6)b
Purpose..................................................................... 18.08.101(i)(6)a
RTIARC Reno-Tahoe International Airport Regional Center Planning
Area overlay district .................................................... 18.08.101(i)(5)
District-specific standards................................................ 18.08.101(i)(5)b
Purpose..................................................................... 18.08.101(i)(5)a
UNRC University of Nevada Regional Center Planning Area overlay
district..................................................................... 18.08.101(i)(4)
District-specific standards................................................ 18.08.101(i)(4)b
Purpose..................................................................... 18.08.101(i)(4)a
Western Gateway Regional Center Planning Area overlay district ... 18.08.101(i)(11)
District-specific standards................................................ 18.08.101(i)(11)b
Purpose..................................................................... 18.08.101(i)(11)a
Residential base zoning districts............................................. 18.08.101(b)
HDMF High density multi-family........................................... 18.08.101(b)(11)
District-specific standards................................................ 18.08.101(b)(11)b
Purpose..................................................................... 18.08.101(b)(11)a
LLR1 Large lot residential—1 acre ........................................ 18.08.101(b)(2)
Purpose..................................................................... 18.08.101(b)(2)a
LLR2.5 Large lot residential—2.5 acres.................................. 18.08.101(b)(1)
Purpose..................................................................... 18.08.101(b)(1)a
LLR.5 Large lot residential—.5 acre ...................................... 18.08.101(b)(3)
Purpose..................................................................... 18.08.101(b)(3)a
MF14 Multi-family............................................................ 18.08.101(b)(8)
Purpose..................................................................... 18.08.101(b)(8)a
MF21 Multi-family............................................................ 18.08.101(b)(9)
Purpose..................................................................... 18.08.101(b)(9)a
ZONING (Cont'd.)

<table>
<thead>
<tr>
<th>Zoning Type</th>
<th>Purpose</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>MF20 Multi-family</td>
<td>18.08.101(b)(10)</td>
<td></td>
</tr>
<tr>
<td>SF4 Single-family residential—4,000 square feet</td>
<td>18.08.101(b)(7)</td>
<td></td>
</tr>
<tr>
<td>SF6 Single-family residential—6,000 square feet</td>
<td>18.08.101(b)(6)</td>
<td></td>
</tr>
<tr>
<td>SF9 Single-family residential—9,000 square feet</td>
<td>18.08.101(b)(5)</td>
<td></td>
</tr>
<tr>
<td>SF15 Single-family residential—15,000 square feet</td>
<td>18.08.101(b)(4)</td>
<td></td>
</tr>
<tr>
<td>Special purpose base zoning districts</td>
<td>18.08.101(d)</td>
<td></td>
</tr>
<tr>
<td>General</td>
<td>18.08.101(d)(1)</td>
<td></td>
</tr>
<tr>
<td>GFMF Greenfield multi-family special purpose district</td>
<td>18.08.101(d)(8)</td>
<td></td>
</tr>
<tr>
<td>District-specific standards</td>
<td>18.08.101(d)(8)b</td>
<td></td>
</tr>
<tr>
<td>GFPO Greenfield professional office zoning district</td>
<td>18.08.101(d)(10)</td>
<td></td>
</tr>
<tr>
<td>District-specific standards</td>
<td>18.08.101(d)(10)b</td>
<td></td>
</tr>
<tr>
<td>GFSF Greenfield single-family special purpose district</td>
<td>18.08.101(d)(9)</td>
<td></td>
</tr>
<tr>
<td>District-specific standards</td>
<td>18.08.101(d)(9)b</td>
<td></td>
</tr>
<tr>
<td>PUD Planned unit development special purpose district</td>
<td>18.08.101(d)(2)</td>
<td></td>
</tr>
<tr>
<td>District-specific standards</td>
<td>18.08.101(d)(2)b</td>
<td></td>
</tr>
<tr>
<td>SPD Specific plan district</td>
<td>18.08.101(d)(3)</td>
<td></td>
</tr>
<tr>
<td>District-specific standards</td>
<td>18.08.101(d)(3)b</td>
<td></td>
</tr>
<tr>
<td>TRD Truckee River Corridor, Downtown Riverfront Special Purpose District</td>
<td>18.08.101(d)(4)</td>
<td></td>
</tr>
<tr>
<td>District-specific standards</td>
<td>18.08.101(d)(4)b</td>
<td></td>
</tr>
<tr>
<td>UT5 Unincorporated—5 acre</td>
<td>18.08.101(d)(5)</td>
<td></td>
</tr>
<tr>
<td>District-specific standards</td>
<td>18.08.101(d)(5)b</td>
<td></td>
</tr>
<tr>
<td>UT10 Unincorporated—10 acre</td>
<td>18.08.101(d)(6)</td>
<td></td>
</tr>
<tr>
<td>District-specific standards</td>
<td>18.08.101(d)(6)b</td>
<td></td>
</tr>
<tr>
<td>UT40 Unincorporated—40 acre</td>
<td>18.08.101(d)(7)</td>
<td></td>
</tr>
<tr>
<td>District—Specific standards</td>
<td>18.08.101(d)(7)b</td>
<td></td>
</tr>
<tr>
<td>Transit Corridor overlay districts</td>
<td>18.08.101(j)</td>
<td></td>
</tr>
<tr>
<td>E4TC East 4th Street Transit corridor overlay district</td>
<td>18.08.101(j)(3)</td>
<td></td>
</tr>
<tr>
<td>District-specific standards</td>
<td>18.08.101(j)(3)b</td>
<td></td>
</tr>
</tbody>
</table>
ZONING (Cont’d.)

MSTC Mill Street Transit Corridor overlay district .......... 18.08.101(j)(1)
District-specific standards ........................................... 18.08.101(j)(1)b
Purpose ...................................................................... 18.08.101(j)(1)a

NVTC North Virginia Street Transit Corridor overlay district...... 18.08.101(j)(4)
District-specific standards ........................................... 18.08.101(j)(4)b
Purpose ...................................................................... 18.08.101(j)(4)a

PLC Plumb Lane Crossing Planning Area overlay district ............ 18.08.101(j)(7)
District-specific standards ........................................... 18.08.101(j)(7)b
Purpose ...................................................................... 18.08.101(j)(7)a

RLM River Landing at Mill Planning Area overlay district ............. 18.08.101(j)(2)
District-specific standards ........................................... 18.08.101(j)(2)b
Purpose ...................................................................... 18.08.101(j)(2)a

SVTC South Virginia Street Transit Corridor overlay district .......... 18.08.101(j)(6)
District-specific standards ........................................... 18.08.101(j)(6)b
Purpose ...................................................................... 18.08.101(j)(6)a

W4TC West 4th Street Transit Corridor overlay district ............... 18.08.101(j)(8)
District-specific standards ........................................... 18.08.101(j)(8)b
Purpose ...................................................................... 18.08.101(j)(8)a

Rules for interpretation of zoning district boundaries .................. 18.08.103
Annotating district boundary changes ................................ 18.08.103(d)
Errors and omissions .................................................. 18.08.103(b)
Interpretation of district boundaries .................................. 18.08.103(a)
Property with more than one zoning designation ...................... 18.08.103(e)
Vacated rights-of-way .................................................. 18.08.103(c)

Sphere of influence .................................................... 18.08.106
Master plan .................................................................. 18.08.106(a)
Zoning ........................................................................ 18.08.106(b)

Open lot parking
Commercial sales and service use regulations .................... 18.08.202(b)(22)

OS Open space district
Establishment and purpose of base and overlay zoning districts.... 18.08.101(c)(2)

Outdoor storage
Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations 18.08.202(f)(14)

Pawn shop
Commercial sales and service use regulations .................... 18.08.202(b)(23)

Permitted uses and use regulations
Additional regulations for principal uses .......................... 18.08.202
Commercial sales and service use regulations .................... 18.08.202(b)
Adult business ............................................................ 18.08.202(b)(1)
Amortization ............................................................... 18.08.202(b)(1)h
Appeal ....................................................................... 18.08.202(b)(1)h
Exception ..................................................................... 18.08.202(b)(1)b
Judicial review ............................................................ 18.08.202(b)(1)m
Locational criteria ....................................................... 18.08.202(b)(1)c
### ZONING (Cont'd.)

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.08.202(b)(1)g</td>
<td>Nonconformance</td>
</tr>
<tr>
<td>18.08.202(b)(1)d</td>
<td>Operational requirements</td>
</tr>
<tr>
<td>18.08.202(b)(1)a</td>
<td>Purpose and intent</td>
</tr>
<tr>
<td>18.08.202(b)(1)f</td>
<td>Scope of establishing a business</td>
</tr>
<tr>
<td>18.08.202(b)(1)l</td>
<td>Setting the appeal</td>
</tr>
<tr>
<td>18.08.202(b)(1)j</td>
<td>Time limitations on review of applications</td>
</tr>
<tr>
<td>18.08.202(b)(1)e</td>
<td>Waiver</td>
</tr>
<tr>
<td>18.08.202(b)(1)i</td>
<td>Written decision required</td>
</tr>
<tr>
<td>18.08.202(b)(2)</td>
<td>Animal clinic, shelter, hospital or boarding/kennel</td>
</tr>
<tr>
<td>18.08.202(b)(3)</td>
<td>Auto repair garage/paint and body shop</td>
</tr>
<tr>
<td>18.08.202(b)(4)</td>
<td>Automobile rental</td>
</tr>
<tr>
<td>18.08.202(b)(5)</td>
<td>Bakery, retail (HDMF, NC)</td>
</tr>
<tr>
<td>18.08.202(b)(6)</td>
<td>Building and landscape material/limber yard (CC, IC, I,MU)</td>
</tr>
<tr>
<td>18.08.202(b)(7)</td>
<td>Child care center/facilities</td>
</tr>
<tr>
<td>18.08.202(b)(7)a</td>
<td>Child care center regulations</td>
</tr>
<tr>
<td>18.08.202(b)(7)c</td>
<td>Child care facilities in the PO district</td>
</tr>
<tr>
<td>18.08.202(b)(7)b</td>
<td>In-home child care regulations</td>
</tr>
<tr>
<td>18.08.202(b)(8)</td>
<td>Cleaners, commercial (HDMF, NC)</td>
</tr>
<tr>
<td>18.08.202(b)(9)</td>
<td>Copy center (MF30, HDMF, PO)</td>
</tr>
<tr>
<td>18.08.202(b)(10)</td>
<td>Custom and craft work (NC, AC, CC, CB, MU)</td>
</tr>
<tr>
<td>18.08.202(b)(11)</td>
<td>Drive-through facility</td>
</tr>
<tr>
<td>18.08.202(b)(12)</td>
<td>Financial institution (MF30)</td>
</tr>
<tr>
<td>18.08.202(b)(13)</td>
<td>Freestanding automated teller machine (PO, GO, PF, NC, I, IB, IC)</td>
</tr>
<tr>
<td>18.08.202(b)(27)</td>
<td>Gas station</td>
</tr>
<tr>
<td>18.08.202(b)(14)</td>
<td>General personal service (MF30, HDMF, PO, GO)</td>
</tr>
<tr>
<td>18.08.202(b)(15)</td>
<td>General retail store or commercial use other than listed (MF30, NC)</td>
</tr>
<tr>
<td>18.08.202(b)(16)</td>
<td>Household goods, light service, repair and assembly</td>
</tr>
<tr>
<td>18.08.202(b)(17)</td>
<td>Laboratory</td>
</tr>
<tr>
<td>18.08.202(b)(18)</td>
<td>Laundry, drop-off/pickup (MF30, HDMF, GO, NC)</td>
</tr>
<tr>
<td>18.08.202(b)(19)</td>
<td>Laundry, self service (MF30, HDMF)</td>
</tr>
<tr>
<td>18.08.202(b)(20)</td>
<td>Medical marijuana dispensary</td>
</tr>
<tr>
<td>18.08.202(b)(21)</td>
<td>Office, other than listed (MF30, HDMF)</td>
</tr>
<tr>
<td>18.08.202(b)(22)</td>
<td>Open lot parking</td>
</tr>
<tr>
<td>18.08.202(b)(23)</td>
<td>Pawn shop</td>
</tr>
<tr>
<td>18.08.202(b)(24)</td>
<td>Plant nursery/garden supply (NC, AC, CC, MU)</td>
</tr>
<tr>
<td>18.08.202(b)(25)</td>
<td>Restaurant with alcohol service (HDMF, AC, CC,I, IB, IC)</td>
</tr>
<tr>
<td>18.08.202(b)(26)</td>
<td>Retail marijuana store</td>
</tr>
<tr>
<td>18.08.202(b)(28)</td>
<td>TV broadcasting and other communication service (LLR2.5, LLR1, LLR.5, PO, GO, PF, NC, AC, CC, CB, MU)</td>
</tr>
<tr>
<td>18.08.202(f)</td>
<td>Industrial, manufacturing, wholesale, distribution, storage and transporta-</td>
</tr>
<tr>
<td>18.08.202(f)(1)</td>
<td>Animal and animal byproduct processing</td>
</tr>
<tr>
<td>18.08.202(f)(2)</td>
<td>Bus or other transportation terminal (CC,CB, IC, MU)</td>
</tr>
<tr>
<td>18.08.202(f)(3)</td>
<td>Collection station (NC, AC, CC, MU)</td>
</tr>
<tr>
<td>18.08.202(f)(4)</td>
<td>Crematorium</td>
</tr>
<tr>
<td>ZONING (Cont’d.)</td>
<td>Section</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Hazardous substances and hazardous waste</td>
<td>18.08.202(f)(5)</td>
</tr>
<tr>
<td>Heavy machinery &amp; equipment (Rental, sales &amp; service)</td>
<td>18.08.202(f)(6)</td>
</tr>
<tr>
<td>Helipad</td>
<td>18.08.202(f)(7)</td>
</tr>
<tr>
<td>Indoor manufacturing, processing, assembly or fabrication (GO)</td>
<td>18.08.202(f)(8)</td>
</tr>
<tr>
<td>Maintenance, repair or renovation business (AC, MU)</td>
<td>18.08.202(f)(9)</td>
</tr>
<tr>
<td>Marijuana cultivation facility</td>
<td>18.08.202(f)(10)</td>
</tr>
<tr>
<td>Marijuana product manufacturing facility</td>
<td>18.08.202(f)(11)</td>
</tr>
<tr>
<td>Marijuana testing facility</td>
<td>18.08.202(f)(12)</td>
</tr>
<tr>
<td>Medical marijuana cultivation facility</td>
<td>18.08.202(f)(13)</td>
</tr>
<tr>
<td>Medical marijuana independent testing laboratory</td>
<td>18.08.202(f)(14)</td>
</tr>
<tr>
<td>Medical marijuana production facility</td>
<td>18.08.202(f)(15)</td>
</tr>
<tr>
<td>Mini-warehouse (SF districts, MF14, MF21, MF30, AC, CC)</td>
<td>18.08.202(f)(16)</td>
</tr>
<tr>
<td>Outdoor storage</td>
<td>18.08.202(f)(17)</td>
</tr>
<tr>
<td>Railroad yard or shop (PF)</td>
<td>18.08.202(f)(18)</td>
</tr>
<tr>
<td>Towing and impound yard</td>
<td>18.08.202(f)(19)</td>
</tr>
<tr>
<td>Transfer station</td>
<td>18.08.202(f)(20)</td>
</tr>
<tr>
<td>Truck Stop/Travel Plaza</td>
<td>18.08.202(f)(21)</td>
</tr>
<tr>
<td>Welding repair</td>
<td>18.08.202(f)(22)</td>
</tr>
<tr>
<td>Wholesale of construction materials (I, IB)</td>
<td>18.08.202(f)(23)</td>
</tr>
<tr>
<td>Wholesale of products manufactured or assembled on site</td>
<td>18.08.202(f)(24)</td>
</tr>
<tr>
<td>Institutional, public, and community service use regulations</td>
<td>18.08.202(e)</td>
</tr>
<tr>
<td>Blood plasma donor center</td>
<td>18.08.202(e)(1)</td>
</tr>
<tr>
<td>Cemetery/mausoleum</td>
<td>18.08.202(e)(2)</td>
</tr>
<tr>
<td>Child care, in-home</td>
<td>18.08.202(e)(3)</td>
</tr>
<tr>
<td>Church/house of worship (NC)</td>
<td>18.08.202(e)(4)</td>
</tr>
<tr>
<td>Communication facilities, equipment only</td>
<td>18.08.202(e)(5)</td>
</tr>
<tr>
<td>Electric generating plant, electric utility substation</td>
<td>18.08.202(e)(6)</td>
</tr>
<tr>
<td>Public meal provider/homeless service</td>
<td>18.08.202(e)(7)</td>
</tr>
<tr>
<td>School, non-traditional, secondary (public or private)</td>
<td>18.08.202(e)(10)</td>
</tr>
<tr>
<td>School, primary (public or private)</td>
<td>18.08.202(e)(9)</td>
</tr>
<tr>
<td>School, vocational/trade (AC, CC, CB, GO, MU)</td>
<td>18.08.202(e)(11)</td>
</tr>
<tr>
<td>Transitional living facility</td>
<td>18.08.202(e)(12)</td>
</tr>
<tr>
<td>Utilities, major</td>
<td>18.08.202(e)(13)</td>
</tr>
<tr>
<td>Utility box/well house, back-up generator, pumping or booster station</td>
<td>18.08.202(e)(14)</td>
</tr>
<tr>
<td>Lodging use regulations</td>
<td>18.08.202(d)</td>
</tr>
<tr>
<td>Bed and breakfast inn (SF6, MF14, MF21, HDMF, PO, NC)</td>
<td>18.08.202(d)(1)</td>
</tr>
<tr>
<td>Hotel</td>
<td>18.08.202(d)(2)</td>
</tr>
<tr>
<td>Hotel, with nonrestricted gaming (HC, HCD)</td>
<td>18.08.202(d)(3)</td>
</tr>
<tr>
<td>Moratorium established</td>
<td>18.08.202(d)(3)d</td>
</tr>
<tr>
<td>Collocation of 15 or fewer slots machines</td>
<td>18.08.202(d)(3)(2)</td>
</tr>
<tr>
<td>Unrestricted gaming</td>
<td>18.08.202(d)(3)(1)</td>
</tr>
<tr>
<td>Regulations applicable in the HC and HCD districts</td>
<td>18.08.202(d)(3)a</td>
</tr>
<tr>
<td>Regulations applicable in HC district only</td>
<td>18.08.202(d)(3)b</td>
</tr>
<tr>
<td>Regulations applicable in HCD district only</td>
<td>18.08.202(d)(3)c</td>
</tr>
</tbody>
</table>
## ZONING (Cont’d.)

<table>
<thead>
<tr>
<th>Use Description</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel (without nonrestricted gaming operation)</td>
<td>18.08.202(d)(4)</td>
</tr>
<tr>
<td>Motel with nonrestricted gaming</td>
<td>18.08.202(d)(7)</td>
</tr>
<tr>
<td>Recreational vehicle park</td>
<td>18.08.202(d)(8)</td>
</tr>
<tr>
<td>Other principal use regulations</td>
<td>18.08.202(g)</td>
</tr>
<tr>
<td>Farm (LLR2.5, LLR1, LLR.5,OS)</td>
<td>18.08.202(g)(1)</td>
</tr>
<tr>
<td>Recreation, entertainment, and amusement use regulations</td>
<td>18.08.202(c)</td>
</tr>
<tr>
<td>Country club, private</td>
<td>18.08.202(c)(1)</td>
</tr>
<tr>
<td>Gaming operation, restricted</td>
<td>18.08.202(c)(2)</td>
</tr>
<tr>
<td>Stable, commercial or riding academy (CC, HC, HCD, MU)</td>
<td>18.08.202(c)(3)</td>
</tr>
<tr>
<td>Stable, private</td>
<td>18.08.202(c)(4)</td>
</tr>
<tr>
<td>Tennis courts (all districts except OS, HC, HCD)</td>
<td>18.08.202(c)(5)</td>
</tr>
<tr>
<td>Residential use regulations</td>
<td>18.08.202(a)</td>
</tr>
<tr>
<td>Cluster development</td>
<td>18.08.202(a)(1)</td>
</tr>
<tr>
<td>Congregate care facility</td>
<td>18.08.202(a)(2)</td>
</tr>
<tr>
<td>Convent or monastery (SF15)</td>
<td>18.08.202(a)(3)</td>
</tr>
<tr>
<td>Group home</td>
<td>18.08.202(a)(4)</td>
</tr>
<tr>
<td>Manufactured home</td>
<td>18.08.202(a)(5)</td>
</tr>
<tr>
<td>Mobile home subdivision or mobile home park</td>
<td>18.08.202(a)(6)</td>
</tr>
<tr>
<td>Multi-family</td>
<td>18.08.202(a)(7)</td>
</tr>
<tr>
<td>Nursing home/assisted living facility (MF14, MF21, MF30, HDMF)</td>
<td>18.08.202(a)(8)</td>
</tr>
<tr>
<td>Single room occupancy/private dorm</td>
<td>18.08.202(a)(10)</td>
</tr>
<tr>
<td>Single-family, attached/condominium/townhouse</td>
<td>18.08.202(a)(9)</td>
</tr>
<tr>
<td>Permitted uses by base zone district</td>
<td>18.08.201</td>
</tr>
<tr>
<td>Interpretation of summary land use tables</td>
<td>18.08.201(a)</td>
</tr>
<tr>
<td>Additional regulations and references</td>
<td>18.08.201(a)(2)</td>
</tr>
<tr>
<td>Base zoning district regulations</td>
<td>18.08.201(a)(2)b</td>
</tr>
<tr>
<td>General</td>
<td>18.08.201(a)(2)a</td>
</tr>
<tr>
<td>Overlay zoning district regulations</td>
<td>18.08.201(a)(2)c</td>
</tr>
<tr>
<td>Use-specific regulations</td>
<td>18.08.201(a)(2)d</td>
</tr>
<tr>
<td>Additional thresholds for special use permit review</td>
<td>18.08.201(a)(3)</td>
</tr>
<tr>
<td>Additional special use permit review thresholds</td>
<td>18.08.201(a)(3)a</td>
</tr>
<tr>
<td>Organization of uses and interpretation of table cell entries</td>
<td>18.08.201(a)(1)</td>
</tr>
<tr>
<td>Similar and prohibited uses</td>
<td>18.08.201(a)(4)</td>
</tr>
<tr>
<td>Mixed use base zone districts</td>
<td>18.08.201(e)</td>
</tr>
<tr>
<td>Moratorium</td>
<td>18.08.201(f)</td>
</tr>
<tr>
<td>Effective period of</td>
<td>18.08.201(f)(3)</td>
</tr>
<tr>
<td>Established</td>
<td>18.08.201(f)(1)</td>
</tr>
<tr>
<td>Exception to</td>
<td>18.08.201(f)(2)</td>
</tr>
<tr>
<td>Severability of this moratorium ordinance</td>
<td>18.08.201(f)(4)</td>
</tr>
<tr>
<td>Summary land use table for residential base zone districts</td>
<td>18.08.201(c)</td>
</tr>
<tr>
<td>Summary use table for nonresidential and mixed use base zone districts</td>
<td>18.08.201(d)</td>
</tr>
<tr>
<td>Uses allowed in special purpose zoning districts</td>
<td>18.08.201(b)</td>
</tr>
</tbody>
</table>
### ZONING (Cont’d.)

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standards for accessory uses and structures</td>
<td>18.08.203</td>
</tr>
<tr>
<td>Accessory buildings and structures in residential zoning districts</td>
<td>18.08.203(b)</td>
</tr>
<tr>
<td>Accessory building requires main building</td>
<td>18.08.203(b)(1)</td>
</tr>
<tr>
<td>Accessory building standards</td>
<td>18.08.203(b)(2)</td>
</tr>
<tr>
<td>Applicability to existing accessory structures</td>
<td>18.08.203(b)(9)</td>
</tr>
<tr>
<td>Corner and through lots</td>
<td>18.08.203(b)(3)</td>
</tr>
<tr>
<td>Detached accessory building in LLR.5 and LLR1 districts</td>
<td>18.08.203(b)(6)</td>
</tr>
</tbody>
</table>
### ZONING (Cont'd.)

<table>
<thead>
<tr>
<th>Description</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached accessory building in MF14, MF21, and MF30 districts</td>
<td>18.08.203(b)(8)</td>
</tr>
<tr>
<td>Detached accessory building in the LLR2.5 district</td>
<td>18.08.203(b)(5)</td>
</tr>
<tr>
<td>Detached accessory buildings in SF15, SF9, SF6, and SF4 districts</td>
<td>18.08.203(b)(7)</td>
</tr>
<tr>
<td>Trash storage</td>
<td>18.08.203(b)(4)</td>
</tr>
<tr>
<td>Accessory buildings in nonresidential districts</td>
<td>18.08.203(c)</td>
</tr>
<tr>
<td>PO district</td>
<td>18.08.203(c)(1)</td>
</tr>
<tr>
<td>PF district</td>
<td>18.08.203(c)(2)</td>
</tr>
<tr>
<td>General provisions and standards</td>
<td>18.08.203(a)</td>
</tr>
<tr>
<td>Accessory structures permitted</td>
<td>18.08.203(a)(2)</td>
</tr>
<tr>
<td>Accessory uses permitted</td>
<td>18.08.203(a)(1)</td>
</tr>
<tr>
<td>Applicable regulations</td>
<td>18.08.203(a)(3)</td>
</tr>
<tr>
<td>Standards for specific accessory uses</td>
<td>18.08.203(d)</td>
</tr>
<tr>
<td>Accessory dwellings and caretaker quarters, domestic or security units</td>
<td>18.08.203(d)(1)</td>
</tr>
<tr>
<td>Home occupations</td>
<td>18.08.203(d)(2)</td>
</tr>
<tr>
<td>Accessory to principal dwelling</td>
<td>18.08.203(d)(2)b</td>
</tr>
<tr>
<td>Advertising</td>
<td>18.08.203(d)(2)k</td>
</tr>
<tr>
<td>Appearance</td>
<td>18.08.203(d)(2)a</td>
</tr>
<tr>
<td>Clients</td>
<td>18.08.203(d)(2)o</td>
</tr>
<tr>
<td>Commercial vehicle</td>
<td>18.08.203(d)(2)f</td>
</tr>
<tr>
<td>Electromagnetic interference</td>
<td>18.08.203(d)(2)l</td>
</tr>
<tr>
<td>Employees</td>
<td>18.08.203(d)(2)c</td>
</tr>
<tr>
<td>Equipment</td>
<td>18.08.203(d)(2)n</td>
</tr>
<tr>
<td>Fire safety</td>
<td>18.08.203(d)(2)m</td>
</tr>
<tr>
<td>Location</td>
<td>18.08.203(d)(2)i</td>
</tr>
<tr>
<td>Prohibited home occupations</td>
<td>18.08.203(d)(2)p</td>
</tr>
<tr>
<td>Sale of merchandise</td>
<td>18.08.203(d)(2)d</td>
</tr>
<tr>
<td>Size limits</td>
<td>18.08.203(d)(2)g</td>
</tr>
<tr>
<td>Storage</td>
<td>18.08.203(d)(2)h</td>
</tr>
<tr>
<td>Traffic</td>
<td>18.08.203(d)(2)e</td>
</tr>
<tr>
<td>Use of facilities and utilities</td>
<td>18.08.203(d)(2)j</td>
</tr>
<tr>
<td>Satellite dishes</td>
<td>18.08.203(d)(3)</td>
</tr>
<tr>
<td>Sidewalk cafés</td>
<td>18.08.203(d)(4)</td>
</tr>
<tr>
<td>Alcoholic beverage restrictions</td>
<td>18.08.203(d)(4)e</td>
</tr>
<tr>
<td>Health standards</td>
<td>18.08.203(d)(4)f</td>
</tr>
<tr>
<td>Hours of operation</td>
<td>18.08.203(d)(4)g</td>
</tr>
<tr>
<td>Outdoor dining in public rights-of-way permitted</td>
<td>18.08.203(d)(4)c</td>
</tr>
<tr>
<td>Outdoor dining permit required</td>
<td>18.08.203(d)(4)b</td>
</tr>
<tr>
<td>Purpose</td>
<td>18.08.203(d)(4)a</td>
</tr>
<tr>
<td>Required sidewalk width</td>
<td>18.08.203(d)(4)d</td>
</tr>
<tr>
<td>Special closures</td>
<td>18.08.203(d)(4)h</td>
</tr>
<tr>
<td>Standards for temporary uses and structures</td>
<td>18.08.204</td>
</tr>
<tr>
<td>Permit required/applicable regulations</td>
<td>18.08.204(a)</td>
</tr>
<tr>
<td>Standards for certain temporary uses</td>
<td>18.08.204(d)</td>
</tr>
<tr>
<td>Garage sales</td>
<td>18.08.204(d)(1)</td>
</tr>
</tbody>
</table>
ZONING (Cont'd.)

Temporary asphalt or concrete batch plant ................................................................. 18.08.204(d)(2)
Temporary carnival, circus, entertainment event or amusement ride .............................. 18.08.204(d)(3)
Temporary Christmas tree sale lot and similar uses ..................................................... 18.08.204(d)(4)
Temporary construction structures (all districts except PF) ........................................ 18.08.204(d)(5)
Temporary open lot parking ............................................................................................ 18.08.204(d)(6)
Temporary real estate sales office .................................................................................. 18.08.204(d)(7)
Temporary stockpiling ...................................................................................................... 18.08.204(d)(8)
Temporary urban farm ...................................................................................................... 18.08.204(d)(9)
Temporary buildings permitted in residential zoning districts ...................................... 18.08.204(c)
Temporary uses permitted ............................................................................................... 18.08.204(b)

PF Public facility
  Establishment and purpose of base and overlay zoning districts .................................. 18.08.101(c)(5)
Plant nursery/garden supply (NC, AC, CC, MU)
  Commercial sales and service use regulations ............................................................... 18.08.202(b)(24)
PO Professional office
  Establishment and purpose of base and overlay zoning districts .................................. 18.08.101(c)(3)
  Nonresidential and mixed use base zoning districts .................................................... 18.08.301(b)
Public meal provider/homeless service
  Institutional, public, and community service use regulations ....................................... 18.08.202(e)(7)
PUD Planned unit development special purpose district
  Establishment and purpose of base and overlay zoning districts .................................. 18.08.101(d)(2)
  Special purpose base zoning districts ........................................................................ 18.08.302(b)
Railroad yard or shop (PF)
  Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations ................................................................. 18.08.202(f)(15)
Recreational vehicle park
  Lodging use regulations ............................................................................................... 18.08.202(d)(8)
Restaurant with alcohol service (HDMF, AC, CC, I, IB, IC)
  Commercial sales and service use regulations ............................................................... 18.08.202(b)(25)
RRC Redfield Regional Center Planning Area overlay district
  Establishment and purpose of base and overlay zoning districts .................................. 18.08.101(i)(9)
RSARC Reno-Stead Airport regional center planning area overlay district
  Establishment and purpose of base and overlay zoning districts .................................. 18.08.101(i)(6)
RTIARC Reno-Tahoe International Airport Regional Center Planning Area
  overlay district
  Establishment and purpose of base and overlay zoning districts .................................. 18.08.101(i)(5)
Rules of measurement and definitions ........................................................................... 18.24.101 et seq.

See: RULES OF MEASUREMENT AND DEFINITIONS

Satellite dishes
  Standards for specific accessory uses ............................................................................ 18.08.203(d)(3)
School, non-traditional, secondary (public or private)
  Institutional, public, and community service use regulations ....................................... 18.08.202(e)(10)
School, primary (public or private)
  Institutional, public, and community service use regulations ....................................... 18.08.202(e)(8)

RENO, NEVADA
ZONING (Cont'd.)

School, secondary (public or private)

Institutional, public, and community service use regulations ............. 18.08.202(e)(9)

School, vocational/trade (AC, CC, CB, GO, MU)

Institutional, public, and community service use regulations .......... 18.08.202(e)(11)

SF4 Single-family residential—4,000 square feet

Establishment and purpose of base and overlay zoning districts .... 18.08.101(b)(7)

SF6 Single-family residential—6,000 square feet

Establishment and purpose of base and overlay zoning districts .... 18.08.101(b)(6)

SF9 Single-family residential—9,000 square feet

Establishment and purpose of base and overlay zoning districts .... 18.08.101(b)(5)

SF15 Single-family residential—15,000 square feet

Establishment and purpose of base and overlay zoning

School, non-traditional, secondary (public or private)

Institutional, public, and community service use regulations ........ 18.08.202(e)(10)

Sidewalk cafés

Standards for specific accessory uses ...................................... 18.08.203(d)(4)

Single room occupancy/private dorm

Residential use regulations .................................................. 18.08.202(a)(10)

Single-family, attached/condominium/townhouse

Residential use regulations .................................................. 18.08.202(a)(9)

SPD Specific plan district

Establishment and purpose of base and overlay zoning districts .... 18.08.101(d)(3)

Special purpose base zoning districts ...................................... 18.08.302(c)

Stable, commercial or riding academy (CC, HC, HCD, MU)

Recreation, entertainment, and amusement use regulations .......... 18.08.202(c)(3)

Stable, private

Recreation, entertainment, and amusement use regulations .......... 18.08.202(c)(4)

Subdivision regulations ...................................................... 18.10.101 et seq.

See: SUBDIVISIONS

Tennis courts (all districts except OS, HC, HCD)

Recreation, entertainment, and amusement use regulations .......... 18.08.202(c)(5)

Towing and impound yard

Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations .............. 18.08.202(f)(16)

Transfer station

Industrial, manufacturing, wholesale, distribution, storage and transportation use regulations .............. 18.08.202(f)(17)

Transitional living facility

Institutional, public, and community service use regulations .......... 18.08.202(e)(12)

TRD Truckee River Corridor, Downtown Riverfront Special Purpose District

Establishment and purpose of base and overlay zoning districts .... 18.08.101(d)(4)

Special purpose base zoning districts ...................................... 18.08.302(d)
ZONING (Cont'd.)

<table>
<thead>
<tr>
<th>Topic</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Truck stop/travel plaza</td>
<td>18.08.202(f)(18)</td>
</tr>
<tr>
<td>Industrial, manufacturing, wholesale, distribution, storage and transport use regulations</td>
<td>18.08.202(f)(19)</td>
</tr>
<tr>
<td>TV broadcasting and other communication service (LLR2.5, LLR1, LLR.5, PO, GO, PF, NC, AC, CC, CB, MU)</td>
<td>18.08.202(b)(27)</td>
</tr>
<tr>
<td>Commercial sales and service use regulations</td>
<td>18.08.202(b)(27)</td>
</tr>
<tr>
<td>UNRC University of Nevada Regional Center Planning Area overlay district</td>
<td>18.08.101(i)(4)</td>
</tr>
<tr>
<td>Establishment and purpose of base and overlay zoning districts</td>
<td>18.08.101(i)(4)</td>
</tr>
<tr>
<td>UT Unincorporated transition zoning districts</td>
<td>18.08.302(e)</td>
</tr>
<tr>
<td>Special purpose base zoning districts</td>
<td>18.08.302(e)</td>
</tr>
<tr>
<td>UT5 Unincorporated—5 acre</td>
<td>18.08.101(d)(5)</td>
</tr>
<tr>
<td>Establishment and purpose of base and overlay zoning districts</td>
<td>18.08.101(d)(5)</td>
</tr>
<tr>
<td>UT10 Unincorporated—10 acre</td>
<td>18.08.101(d)(6)</td>
</tr>
<tr>
<td>Establishment and purpose of base and overlay zoning districts</td>
<td>18.08.101(d)(6)</td>
</tr>
<tr>
<td>UT40 Unincorporated—40 acre</td>
<td>18.08.101(d)(7)</td>
</tr>
<tr>
<td>Establishment and purpose of base and overlay zoning districts</td>
<td>18.08.101(d)(7)</td>
</tr>
<tr>
<td>Utilities, major</td>
<td></td>
</tr>
<tr>
<td>Institutional, public, and community service use regulations</td>
<td>18.08.202(e)(13)</td>
</tr>
<tr>
<td>Utility box/well house, back-up generator, pumping or booster station</td>
<td>18.08.202(e)(14)</td>
</tr>
<tr>
<td>Institutional, public, and community service use regulations</td>
<td>18.08.202(e)(14)</td>
</tr>
<tr>
<td>Welding repair</td>
<td></td>
</tr>
<tr>
<td>Industrial, manufacturing, wholesale, distribution, storage and transport use regulations</td>
<td>18.08.202(f)(19)</td>
</tr>
<tr>
<td>Western Gateway Regional Center Planning Area overlay district</td>
<td>18.08.101(i)(11)</td>
</tr>
<tr>
<td>Establishment and purpose of base and overlay zoning districts</td>
<td>18.08.101(i)(11)</td>
</tr>
<tr>
<td>Wholesale of construction materials (I, IB)</td>
<td></td>
</tr>
<tr>
<td>Industrial, manufacturing, wholesale, distribution, storage and transport use regulations</td>
<td>18.08.202(f)(20)</td>
</tr>
<tr>
<td>Wholesale of products manufactured or assembled on site</td>
<td>18.08.202(f)(21)</td>
</tr>
<tr>
<td>Industrial, manufacturing, wholesale, distribution, storage and transport use regulations</td>
<td>18.08.202(f)(21)</td>
</tr>
<tr>
<td>Zoning classification of newly annexed lands</td>
<td>18.04.103</td>
</tr>
<tr>
<td>Zoning review and approval procedures</td>
<td></td>
</tr>
<tr>
<td>Development agreement</td>
<td>18.06.401</td>
</tr>
<tr>
<td>Minor deviations</td>
<td>18.06.411</td>
</tr>
<tr>
<td>Applicability</td>
<td>18.06.411(a)</td>
</tr>
<tr>
<td>Minor deviations from Code requirements</td>
<td>18.06.411(a)(1)</td>
</tr>
<tr>
<td>Minor deviations in PUD or specific plan districts</td>
<td>18.06.411(a)(2)</td>
</tr>
<tr>
<td>Authority</td>
<td>18.06.411(c)</td>
</tr>
<tr>
<td>Conditions</td>
<td>18.06.411(f)</td>
</tr>
<tr>
<td>Findings</td>
<td>18.06.411(e)</td>
</tr>
<tr>
<td>Initiation</td>
<td>18.06.411(b)</td>
</tr>
<tr>
<td>Review process</td>
<td>18.06.411(d)</td>
</tr>
<tr>
<td>Administrator</td>
<td>18.06.411(d)(1)</td>
</tr>
<tr>
<td>Appeals</td>
<td>18.06.411(d)(2)</td>
</tr>
</tbody>
</table>
ZONING (Cont’d.)

Outdoor dining permit .............................................................. 18.06.410
Applicability ........................................................................ 18.06.410(a)
Conditions ........................................................................... 18.06.410(e)
Duties of the permittee ........................................................... 18.06.410(g)
Findings .............................................................................. 18.06.410(d)
Initiation ............................................................................. 18.06.410(b)
Penalties .............................................................................. 18.06.410(h)
Review process ...................................................................... 18.06.410(c)
  Administrator .................................................................. 18.06.410(c)(1)
  Appeals .......................................................................... 18.06.410(c)(2)
Suspension or revocation of permit ......................................... 18.06.410(f)

Planned unit development review ............................................. 18.06.403
Applicability ........................................................................ 18.06.403(a)
Enforcement and modification of provisions of approved plan .... 18.06.403(d)
Initiation ............................................................................. 18.06.403(b)
Review process ...................................................................... 18.06.403(c)
  Procedure for tentative approval of a PUD ......................... 18.06.403(c)(1)
  Procedure for final approval of a PUD ............................... 18.06.403(c)(2)

Projects of regional significance ............................................. 18.06.402
Applicability ........................................................................ 18.06.402(a)
Determination of regional significance .................................... 18.06.402(c)
Initiation ............................................................................. 18.06.402(b)
Review process ...................................................................... 18.06.402(d)
  Administrator .................................................................. 18.06.402(d)(2)
  General ........................................................................... 18.06.402(d)(1)
  Regional plan conformance .............................................. 18.06.402(d)(3)

Site plan review ...................................................................... 18.06.407
Applicability ........................................................................ 18.06.407(a)
Building permit approval ...................................................... 18.06.407(g)
Compliance with plans .......................................................... 18.06.407(i)
  Compliance required ...................................................... 18.06.407(i)(1)
  Minor modifications to approved plans ............................. 18.06.407(i)(2)
Conditions of approval ........................................................... 18.06.407(f)
Findings .............................................................................. 18.06.407(d)
Initiation ............................................................................. 18.06.407(b)
Review process ...................................................................... 18.06.407(c)
  Administrator .................................................................. 18.06.407(c)(2)
  Alternative process ........................................................... 18.06.407(c)(4)
  Appeals .......................................................................... 18.06.407(c)(3)
  Public notice .................................................................... 18.06.407(c)(1)
Telecommunication facilities ................................................... 18.06.407(e)
Time limitations ................................................................... 18.06.407(h)
Special use permit .................................................................. 18.06.405
Applicability ........................................................................ 18.06.405(a)
Compliance with plans and minor modifications to approved plans ... 18.06.405(f)
ZONING (Cont'd.)

<table>
<thead>
<tr>
<th>Exemptions from permit requirements</th>
<th>18.06.405(b)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Findings</td>
<td>18.06.405(e)</td>
</tr>
<tr>
<td>General special use permit findings</td>
<td>18.06.405(e)(1)</td>
</tr>
<tr>
<td>Special use permits for cut slopes of 20 feet or greater in depth or fill slopes ten feet or greater in height</td>
<td>18.06.405(e)(3)</td>
</tr>
<tr>
<td>Special use permits for hillside development (per Article XVI(Hillside Development) of Chapter 18.12)</td>
<td>18.06.405(e)(2)</td>
</tr>
<tr>
<td>Special use permits for nonconforming uses</td>
<td>18.06.405(e)(6)</td>
</tr>
<tr>
<td>Special use permits for protection of significant hydrologic resources in the Cooperative Planning Area overlay district</td>
<td>18.06.405(e)(5)</td>
</tr>
<tr>
<td>Special use permits for skyways, skytrams, and skybuildings (per Article XX of Chapter 18.12)</td>
<td>18.06.405(e)(8)</td>
</tr>
<tr>
<td>Special use permits for the DRRC (Downtown Reno Regional Center) district</td>
<td>18.06.405(e)(4)</td>
</tr>
<tr>
<td>Special use permits for the HL Historic/Landmark General overlay district</td>
<td>18.06.405(e)(7)</td>
</tr>
</tbody>
</table>

| Initiation                           | 18.06.405(c) |
| Review process                       | 18.06.405(d) |
| Decision-making authority            | 18.06.405(d)(1) |
| Decision-making process              | 18.06.405(d)(2) |
| Administrator                        | 18.06.405(d)(2)a |
| Appeals                              | 18.06.405(d)(2)d |
| Planning commission or board of adjustment | 18.06.405(d)(2)b |
| Recommendations on associated applications and appeals | 18.06.405(d)(2)c |

<p>| Revocation of special use permits    | 18.06.405(g) |
| Special use permit for facilities that manufacture, process, transfer or store explosives or hazardous substances | 18.06.405(j) |
| Action by the city council           | 18.06.405(j)(4) |
| Applicability                        | 18.06.405(j)(1) |
| Applications and consideration by planning commission | 18.06.405(j)(2) |
| Notices of hearing                   | 18.06.405(j)(3) |
| Time extensions                      | 18.06.405(i) |
| Extension by the administrator        | 18.06.405(i)(1) |
| Limit on extensions                  | 18.06.405(i)(1)b |
| Requirements                         | 18.06.405(i)(1)a |
| Extension by the planning commission or board of adjustment | 18.06.405(i)(2) |
| Limit on extensions                  | 18.06.405(i)(2)c |
| Requirements                         | 18.06.405(i)(2)a |
| Review process                       | 18.06.405(i)(2)b |
| Time limitation                      | 18.06.405(h) |
| Variance                             | 18.06.408 |
| Applicability                        | 18.06.408(a) |
| Application requirements             | 18.06.408(c) |
| Compliance with plans                | 18.06.408(i) |
| Conditions                           | 18.06.408(f) |</p>
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.06.408(g)</td>
<td>Construction prior to approval</td>
</tr>
<tr>
<td>18.06.408(e)</td>
<td>Findings</td>
</tr>
<tr>
<td>18.06.408(b)</td>
<td>Initiation</td>
</tr>
<tr>
<td>18.06.408(j)</td>
<td>Moratorium established</td>
</tr>
<tr>
<td>18.06.408(d)</td>
<td>Review process</td>
</tr>
<tr>
<td>18.06.408(d)(1)</td>
<td>Decision-making authority</td>
</tr>
<tr>
<td>18.06.408(d)(2)</td>
<td>Decision-making process</td>
</tr>
<tr>
<td>18.06.408(h)</td>
<td>Time limitation</td>
</tr>
<tr>
<td>18.06.404</td>
<td>Zoning map amendment</td>
</tr>
<tr>
<td>18.06.404(a)</td>
<td>Applicability</td>
</tr>
<tr>
<td>18.06.404(d)</td>
<td>Findings</td>
</tr>
<tr>
<td>18.06.404(d)(1)</td>
<td>General zoning map amendment findings</td>
</tr>
<tr>
<td>18.06.404(d)(2)</td>
<td>Zoning map amendment to create a historic/landmark general overlay district</td>
</tr>
<tr>
<td>18.06.404(b)</td>
<td>Initiation</td>
</tr>
<tr>
<td>18.06.404(e)</td>
<td>Moratorium established</td>
</tr>
<tr>
<td>18.06.404(f)</td>
<td>Resolution of intent</td>
</tr>
<tr>
<td>18.06.404(c)</td>
<td>Review process</td>
</tr>
<tr>
<td>18.06.404(c)(1)</td>
<td>Administrator</td>
</tr>
<tr>
<td>18.06.404(c)(3)</td>
<td>City council</td>
</tr>
<tr>
<td>18.06.404(c)(2)</td>
<td>Planning commission</td>
</tr>
</tbody>
</table>