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# CHAPTER 18.02 Zoning Districts

## Commentary

This draft presents a revised set of Reno zone districts in alignment with the Code Assessment Report, the memorandum produced for the January Code Direction Workshop, and Issue Sheets 1a-c. Generally, this includes the re-naming of some of the single-family residential zoning districts and introduction of new mixed-use base zoning districts to replace the current set of MU overlays and to align with the Master Plan.

Each zoning district includes a revised purpose statement, district dimensional graphic, and table with dimensional standards for primary and accessory buildings. In the current Reno code, each of these elements is scattered throughout the code in different sections. The new format reorganizes and consolidates this material into a concise and easy-to-understand summary presentation for each district.

Where changes to existing standards or new standards have been introduced, a footnote reference has been included for reference and explanation.

The current city policy is to allow density increases through small lot development options and alternative lot sizes, which requires SUP approval. That policy is expected to continue in the new code. No changes are proposed to allowable densities.

## Article 1: Zoning Districts, Generally

### 18.02.101 Zoning Districts Established

In order to classify and regulate the use of land; the location, use, bulk, height of structures; and to carry out the purpose of this title, the zoning districts are established as follows in Table 1.1.

**Table 1.1 Zoning Districts Established**

Base Zoning Districts	Section
<b>Residential Districts</b>	
LLR2.5 – Large Lot Residential (2.5 acres)	18.02.202
LLR1 – Large Lot Residential (1 acre)	18.02.203
LLR.5 – Large Lot Residential (0.5 acres)	18.02.204
SF3 – Single-Family Residential	18.02.205
SF5 – Single-Family Residential	18.02.206
SF8 – Single-Family Residential	18.02.207
SF11 – Single-Family Residential	18.02.208
MF14 – Multi-Family Residential	18.02.209
MF21 – Multi-Family Residential	18.02.2010
MF30 – Multi-Family Residential	18.02.2011
<b>Mixed-Use Districts</b>	
MD-ED – Mixed-Use Downtown Entertainment District	18.02.301
MD-UD – Mixed-Use Downtown University District	18.02.302
MD-ID – Mixed-Use Downtown Innovation District	18.02.303
MD-RD – Mixed-Use Downtown Riverwalk District	18.02.304
MD-NWQ – Mixed-Use Downtown Northwest Quadrant District	18.02.305
MD-PD – Mixed-Use Downtown Powning District	18.02.306
MU – Mixed-Use Urban	18.02.307
MS – Mixed-Use Suburban	18.02.308
GC – General Commercial	18.02.309
NC – Neighborhood Commercial	18.02.3010
PO – Professional Office	18.02.3011
MU-MC – Mixed-Use Midtown Commercial	18.02.3012

**Table 1.1 Zoning Districts Established**

Base Zoning Districts	Section
MU-RES – Mixed-Use Midtown Residential	18.02.3013
<b>Nonresidential Districts</b>	
I – Industrial	18.02.401
IC – Industrial Commercial	18.02.402
ME – Mixed Employment	18.02.403
MA – Mixed-Use Airport	18.02.404
<b>Special Purpose Districts</b>	
PGOS – Parks, Greenways, and Open Space	18.02.501
PF – Public Facilities	18.02.502
UT5 – Unincorporated Transition Area (5 Acres)	18.02.503
UT10 – Unincorporated Transition Area (10 Acres)	18.02.504
UT40 – Unincorporated Transition Area (40 Acres)	18.02.505
PD – Planned Development	18.02.506

**18.02.102 Organization of this Chapter**

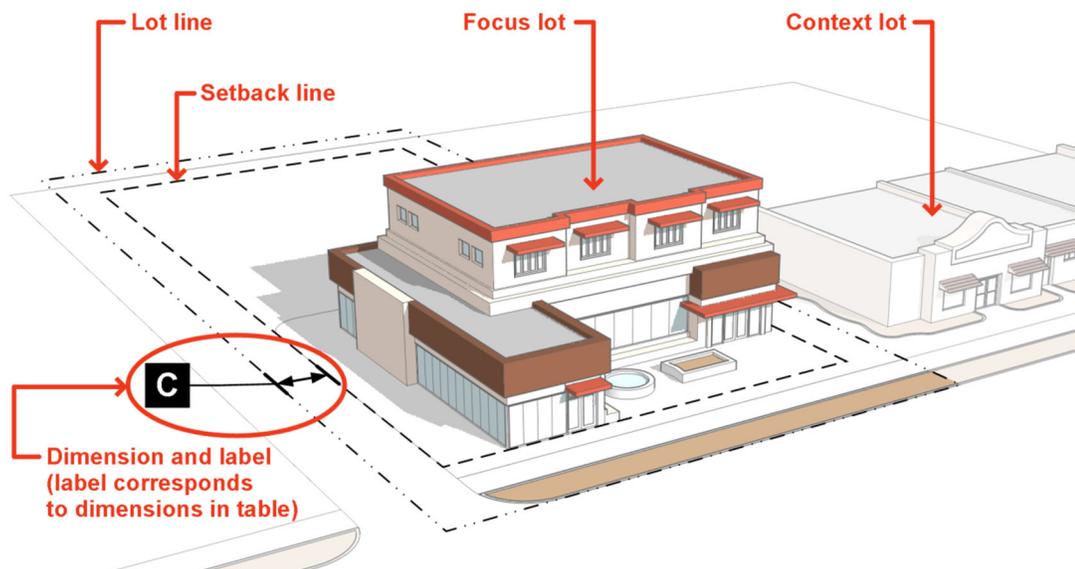
**(a) Base Zoning Districts**

**(1) Content**

Articles 2 through 5 of this chapter follow a common structure and describe the purpose and intended character of the zoning districts, the lot and building standards applying to development in the districts, and any district-specific development standards.

**(2) Graphics**

For each base zoning district, this article includes an illustration depicting how the district’s lot and building standards apply to lots and typical building forms. Illustrations are intended to exemplify the general character of the district and do not show specific locations or buildings. Illustrations do not necessarily reflect all the standards that may apply to a particular development. If a standard shown in an illustration is inconsistent with the respective table of lot and building standards, the standards in the table shall govern.



**(3) Overlay Districts**

- a. Overlay zoning districts are established by an amendment to the Official Zoning Map (see ---). They are superimposed over a base zoning district. If the standards for an overlay district expressly conflict with those for an underlying base zoning district, the overlay zoning district standards shall apply. If standards for an overlay district expressly conflict with standards for another applicable overlay district, the more restrictive standards shall apply.
- b. Article 6 identifies the overlay zoning districts and sets forth each district's purpose and the standards that modify those of underlying districts.

**(4) Obsolete Districts**

- a. The Special Planning District (SPD) zoning district is declared obsolete upon adoption of this Code.
- b. No land will be rezoned to an obsolete zoning district. The City Council may modify the allowed uses, special uses, and development standards within these zoning districts. Landowners are encouraged to rezone land from an obsolete zoning district classification. The Council may offer incentives, such as modified application fees, in order to accomplish this goal.

**18.02.103 Adoption of Districts—Official Zoning Maps<sup>1</sup>****(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 associated changes and amendments. The official Zoning Maps are recorded by the City Clerk and maintained in the office of the Administrator.

**(b) Zoning Map Amendments**

Records of past ordinances amending the Zoning Maps are located in the office of the Administrator.

**18.02.104 Rules for Interpretation of Zoning District Boundaries<sup>2</sup>****(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.
- (4) 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:

<sup>1</sup> Based on current 18.08.102. Added language stating that City Clerk's office records the zoning map.

<sup>2</sup> Current 18.08.103. No substantive changes proposed.

- a. The minor modification is made based on the filing of a tentative map or final map that 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.

**18.02.105 Effect of Districting<sup>3</sup>****(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 established in this chapter.

**(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.

**18.02.106 Classification of Annexed Land<sup>4</sup>**

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:

<sup>3</sup> Current 18.08.104. No substantive changes proposed.

<sup>4</sup> Current 18.08.105. No substantive changes proposed, except for updating the table.

**(a) Master Plan Designations**

- (1) The master plan land use designation that applies to the territory shall be as shown on the City of Reno Master Plan Land Use plan map.
- (2) In the absence of a City of Reno Master Plan Land Use designation, the designation shall be in accordance with Table 1.2, below.<sup>5</sup>

**Table 1.2 City of Reno Master Plan Land Use and Zoning Based on County Plan or Zoning**

Reno Master Plan Land Use [1]	Reno Zoning [2]	Washoe County Comprehensive Plan Designation	Washoe County Zoning District [3]
UT	UT10	Rural Residential	LDR
UT	UT5	Rural Residential	MDR
LL	LLR2.5	Rural Residential	HDR
LL	LLR1	Suburban Residential	LDS
SF	SF3	Suburban Residential	MDS
SF	SF8	Suburban Residential	HDS
MX	MF14 [4]	Urban Residential	LDU
MF	MF21	Urban Residential	MDU
MF	MF30	Urban Residential	HDU
SMU	GC	Commercial	GC
SMU	NC	Commercial	NC
SMU	SMU or GC/Gaming Overlay [5]	Commercial	TC
Industrial	I	Industrial	I
PQP	PF	Any	PSP
PGOS	OS	Any	OS, PR
UT	UT40	Rural	GR
Special Planning Area [6]	PUD / SPD [7]	Any	SP
	MH		TR Overlay District

**Notes:**

[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] General Commercial zoning with a gaming overlay shall be applied unless:

(a) The site adjoins suburban mixed-use zoning, in which case SMU zoning with a gaming overlay shall apply; and/or

(b) Where non-restricted gaming has not been approved on site (by virtue of a business license, building permit, or special use permit), a gaming overlay shall not be assigned.

[6] Individual master plan districts may be assigned at the time of annexation that are consistent with the uses adopted in the specific plan.

[7] PUD or SPD zoning may be applied.

<sup>5</sup> This is an updated version of the current table 18.08-2A, reflecting current county master plan and zoning districts and current and proposed City districts.

### 18.02.107 Zoning Designations

- (a) Except as provided in subsection (b), below, the zoning designation that applies to the territory shall be assigned in accordance with Table 1.2.
- (b) When the City of Reno zoning that would be granted in accordance with Table 1.2 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 1.2 will be granted.

### 18.02.108 Sphere of Influence<sup>6</sup>

#### (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.

#### (1) Zoning

- a. The City may adopt zoning map designations within the sphere of influence.
- b. 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.
- c. 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.

## Article 2: Residential Districts

### Commentary

Many of the residential overlays currently include a maximum building coverage. Generally, this is a standard common to residential zoning district. Therefore, instead of applying through a series of overlays, building coverage has been included as a standard for all residential zoning districts.

The accessory structure dimensional standards have been moved from Section 18.08.203 and integrated into the respective tables. The existing dimensional tables for accessory structures are highly complex, more so than we believe is necessary to meet the intent of an accessory structure.

PLEASE NOTE that the ultimate goal of this new format will be to have the essential information for each district consolidated on one page. However, we won't be able to fully achieve that design until the commentary and footnotes are removed during the final stages of the drafting process.

Generally on Building Height: Building height measurement is not shown on the district illustrations. The correct process for measuring and calculating building height (as defined by the code) may be too nuanced or complex to effectively convey in a general lot and building standards graphic. Showing simplified dimension lines may be misleading.

Other global changes introduced in this section:

- Building coverage maximums are new.
- Setbacks from alleys are reduced for accessory buildings/structures in all SF and MF districts.

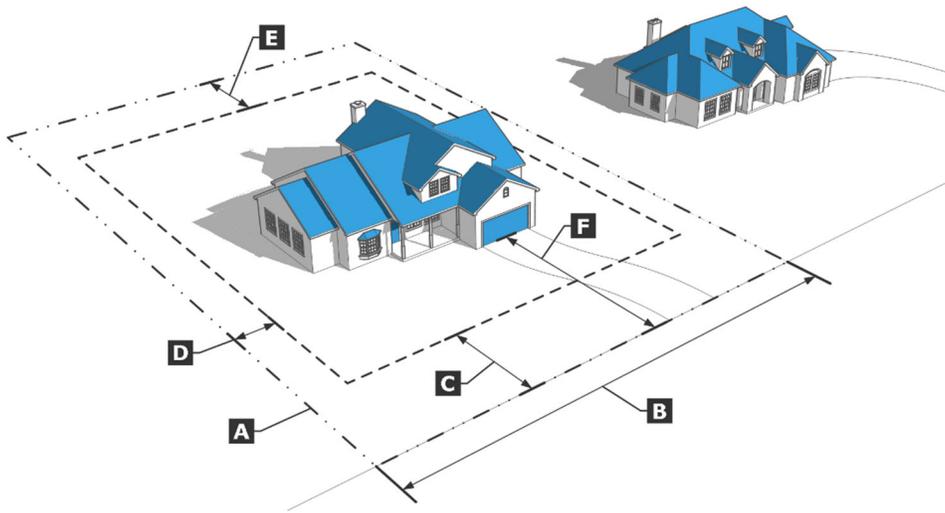
<sup>6</sup> Current 18.08.106. No substantive changes proposed.

- Accessory building heights are simplified to be: “29 feet maximum for a single accessory building on each lot; 16 feet maximum for one-story residential garage or carport; 12 feet maximum for all other accessory structures.”

**18.02.201 LLR-2.5: Large-Lot Residential (2.5 Acres)**

**(a) Purpose**

The LLR-2.5 district is intended to accommodate rural single-family residential uses and agricultural uses. Secondary uses include parks, schools, community gardens, and home occupations. This district is the largest-lot residential district and requires large setbacks. This zoning district is also intended to preclude premature development of rural land on the fringes of the urban area and protect environmental resources.



**Table 1.3 LLR-2.5: Lot and Building Standards**

Lots			
	Base density, maximum	1 du/2.5 ac	
<b>A</b>	Lot size, minimum	2.5 ac	
<b>B</b>	Lot width, minimum	150 ft	
Setbacks, minimum		Principal Buildings	Accessory Buildings/Structures
<b>C</b>	Front	30 ft	
<b>D</b>	Side	15 ft	
<b>E</b>	Rear	30 ft	30/15 ft [1]
	Garage	30 ft, measured from property line to face of garage	
Height, maximum		Principal Buildings	Accessory Buildings/Structures
	Height	45 ft	29 ft
	Stories	3 stories	2 stories
Other			
	Additional setbacks and setbacks for compatibility: See 18.02.707		
	Building coverage, maximum: 25%		
	Number of accessory buildings/structures (GFA 200 sq ft or larger), maximum: 4 structures/ acre, plus 1 detached guest quarters. See ---		

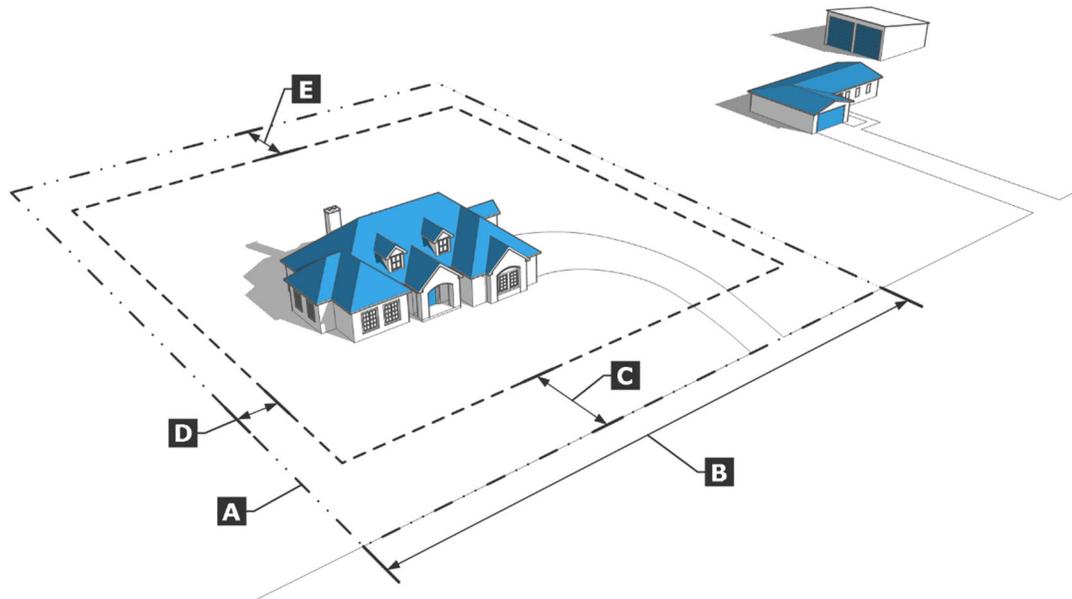
**Notes:**

[1] The lower rear setback applies to any single-story accessory building/structure up to 16 feet in height. Other accessory buildings/structures shall comply with the higher rear setback.

**18.02.202 LLR-1: Large-Lot Residential (1 Acre)**

**(a) Purpose**

The LLR-1 district is intended to accommodate rural single-family residential uses and agricultural uses. Secondary uses include parks, schools, community gardens, and home occupations. This district requires a minimum lot size of one acre and requires large setbacks. This district is also intended to preclude premature development of rural land on the fringes of the urban area and protect environmental resources.



**Table 1.4 LLR-1: Lot and Building Standards**

Lots			
	Base density, maximum	1 du/ac	
A	Lot size, minimum	1 ac	
B	Lot width, minimum	120 ft	
Setbacks, minimum		Principal Buildings	Accessory Buildings/Structures
C	Front	30 ft	
D	Side	12 ft	
E	Rear	30 ft	30/12 ft [1]
	Garage	30 ft, measured from property line to face of garage	
Height, maximum		Principal Buildings	Accessory Buildings/Structures
	Height	45 ft	29 ft
	Stories	3 stories	2 stories
Other			
Additional setbacks and setbacks for compatibility: See 18.02.707			
Building coverage, maximum: 35%			
Number of accessory buildings/structures (GFA 200 sq ft or larger), maximum: 4 structures/ acre, plus 1 detached guest quarters. See ---			

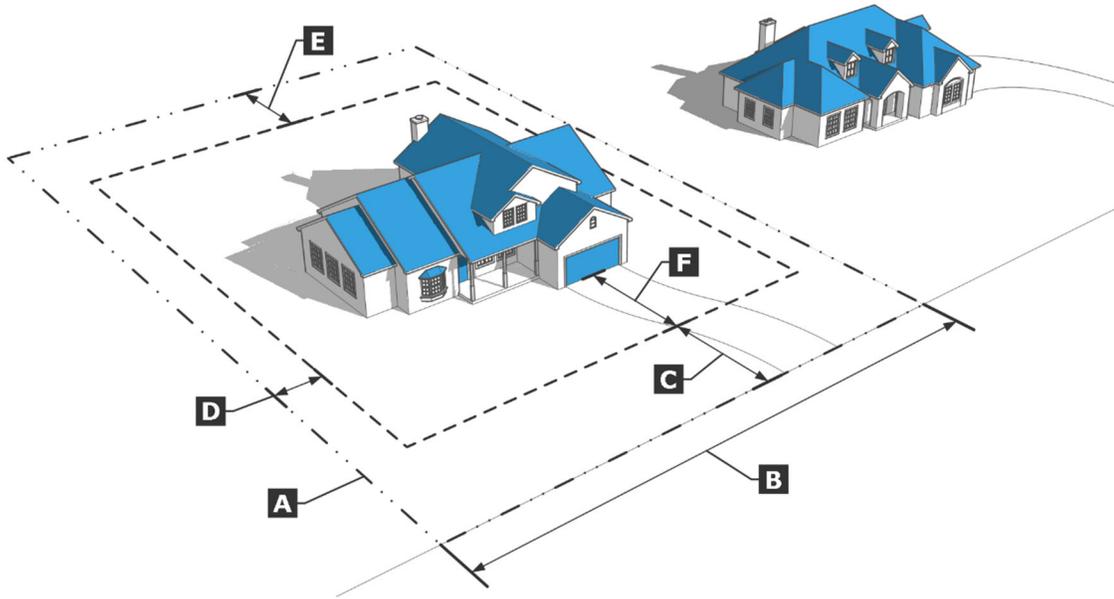
**Notes:**

[1] The lower rear setback applies to any single-story accessory building/structure up to 16 feet in height. Other accessory buildings/structures shall comply with the higher rear setback.

**18.02.204 LLR 0.5: Large-Lot Residential (0.5 Acre)**

**(a) Purpose**

The LL-0.5 district is intended to accommodate single-family residential uses. Secondary uses include agricultural uses, parks, schools, community gardens, and home occupations.



**Table 1.5 LLR-0.5: Lot and Building Standards**

Lots			
	Base density, maximum	2 du/ac	
<b>A</b>	Lot size, minimum	0.5 ac	
<b>B</b>	Lot width, minimum	100 ft	
Setbacks, minimum		Principal Buildings	Accessory Buildings/Structures
<b>C</b>	Front	30 ft	
<b>D</b>	Side	12 ft	
<b>E</b>	Rear	30 ft	30/12 ft [1]
<b>F</b>	Garage	30 ft, measured from property line to face of garage	
Height, maximum		Principal Buildings	Accessory Buildings/Structures
	Height	45 ft	29 ft
	Stories	3 stories	2 stories
Other			
	Additional setbacks and stepbacks for compatibility: See 18.02.707		
	Building coverage, maximum: 40%		
	Number of accessory buildings/structures (GFA 200 sq ft or larger), maximum: 4 structures/ acre, plus 1 detached guest quarters. See ---		

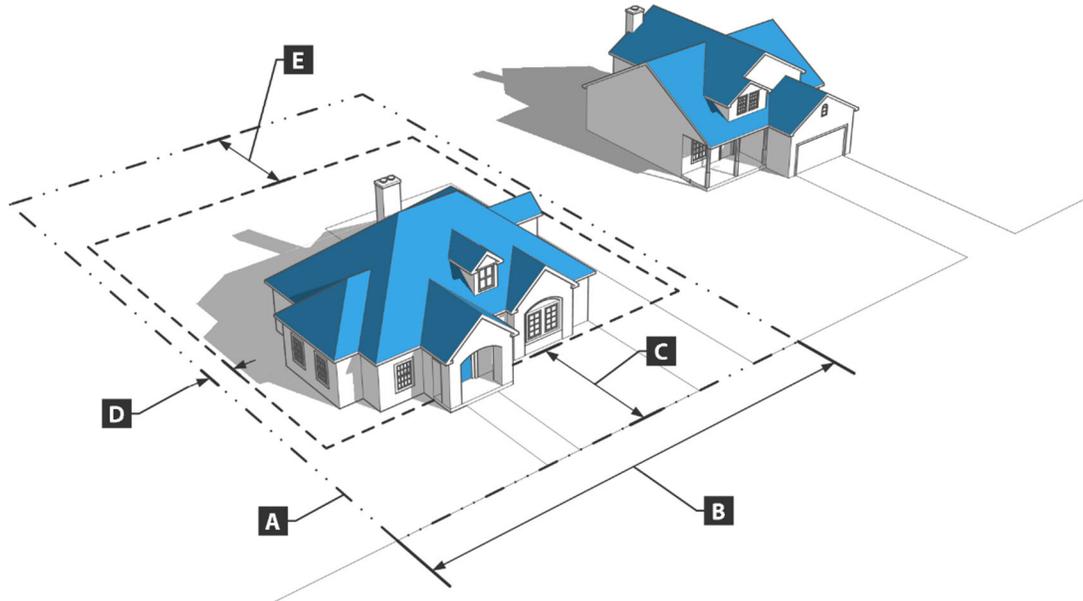
**Notes:**

[1] The lower rear setback applies to any single-story accessory building/structure up to 16 feet in height. Other accessory buildings/structures shall comply with the higher rear setback.

**18.02.205 SF-3: Single-Family Residential<sup>7</sup>**

**(a) Purpose**

The SF-3 district is primarily intended to accommodate single-family detached residential uses. Secondary uses include parks, schools, community gardens, and home occupations. This zoning district functions as a transition from the large-lot zoning districts to the higher-intensity residential districts.



**Table 1.6 SF-3: Lot and Building Standards**

Table 1.6 SF-3: Lot and Building Standards			
	<b>Lots</b>		
	Base density, maximum	3 du/ac	
<b>A</b>	Lot size, minimum	15,000 sf	
<b>B</b>	Lot width, minimum	80 ft	
	<b>Setbacks, minimum</b>	<b>Principal Buildings</b>	<b>Accessory Buildings/Structures</b>
<b>C</b>	Front	30 ft	
<b>D</b>	Side	5 ft	5 ft [1]
<b>E</b>	Rear	30 ft	30/5 ft [1] [2]
	Garage	30 ft, measured from property line to face of garage	
	<b>Height, maximum</b>	<b>Principal Buildings</b>	<b>Accessory Buildings/Structures</b>
	Height	35 ft	29 ft/16 ft/12 ft [3]
	Stories	2.5 stories	[3]
	<b>Other</b>		
	Additional setbacks and setbacks for compatibility: See 18.02.707		
	Building coverage, maximum: 40%		
	Number of accessory buildings/structures (GFA 200 sq ft or larger), maximum: 3 structures/ acre, plus 1 detached guest quarters. See ---		

**Notes:**

[1] A minimum zero-foot side or rear setback is allowed when the property line abuts an alley and at least 24 feet of backup space (including the alley) is provided from all garage doors.

[2] The lower rear setback applies to any single-story accessory building/structure up to 16 feet in height. Other accessory buildings/structures shall comply with the higher rear setback.

<sup>7</sup> New name for the current SF15 district.

**Table 1.6 SF-3: Lot and Building Standards**

[3] 29 feet maximum for a single accessory building on each lot; 16 feet maximum for one-story residential garage or carport; 12 feet maximum for all other accessory structures.

**18.02.206 SF-5: Single-Family Residential<sup>8</sup>**

**(a) Purpose**

The SF-5 district is intended primarily to accommodate single-family detached residential uses. Secondary uses include parks, schools, community gardens, and home occupations. This zoning district functions as a transition from the large-lot zoning districts to the higher-intensity residential districts.

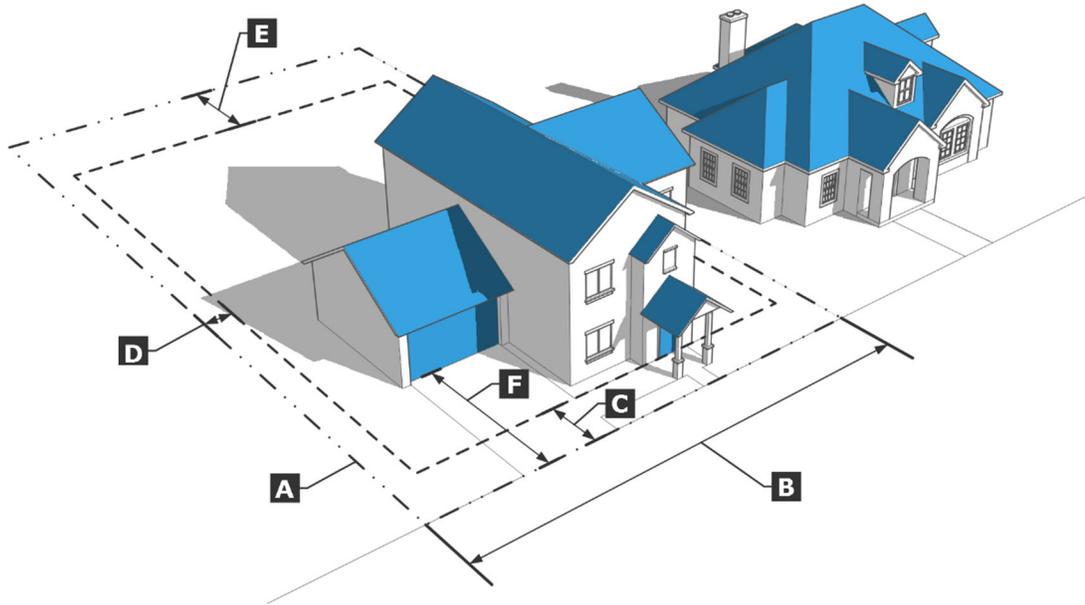


Table 1.7 SF-5: Lot and Building Standards			
<b>Lot Standards</b>			
	Base density (maximum)	5 du/ac	
A	Lot size (minimum)	9,000 sf	
B	Lot width (minimum)	70 ft	
<b>Setbacks (minimum)</b>		<b>Principal Buildings</b>	<b>Accessory Buildings/Structures</b>
C	Front	10 ft	30 ft
	Setback adjacent to arterial roadway	30 ft for 2-story residential buildings 20 ft for 1-story residential buildings	5 ft
D	Side	5 ft	5 ft [1]
E	Rear	20 ft	20/5 ft [1] [3]
F	Garage	20 ft measured from property line to face of garage	30 ft, measured from property line to face of garage
<b>Height (maximum)</b>		<b>Principal Buildings</b>	<b>Accessory Buildings/Structures</b>
	Height	35 ft	29 ft/16 ft/12 ft [2]
	Stories	2.5	[2]
<b>Other Standards</b>			
Additional setbacks and stepbacks for compatibility: See 18.02.707			
Building coverage, maximum: 40% of the lot or common open space shall be provided equal to 20% of the gross project area			

<sup>8</sup> New name for the current SF9 district.

**Table 1.7 SF-5: Lot and Building Standards**

	Number of accessory buildings/structures (GFA 200 sq ft or larger), maximum: 2 structures/ acre, plus 1 detached guest quarters. See ---
	Usable yard, minimum: 400 sf with a maximum slope of 7:1 and a minimum width of 8 ft

**Notes:**

[1] A minimum zero-foot side or rear setback is allowed when the property line abuts an alley and at least 24 feet of backup space (including the alley) is provided from all garage doors.

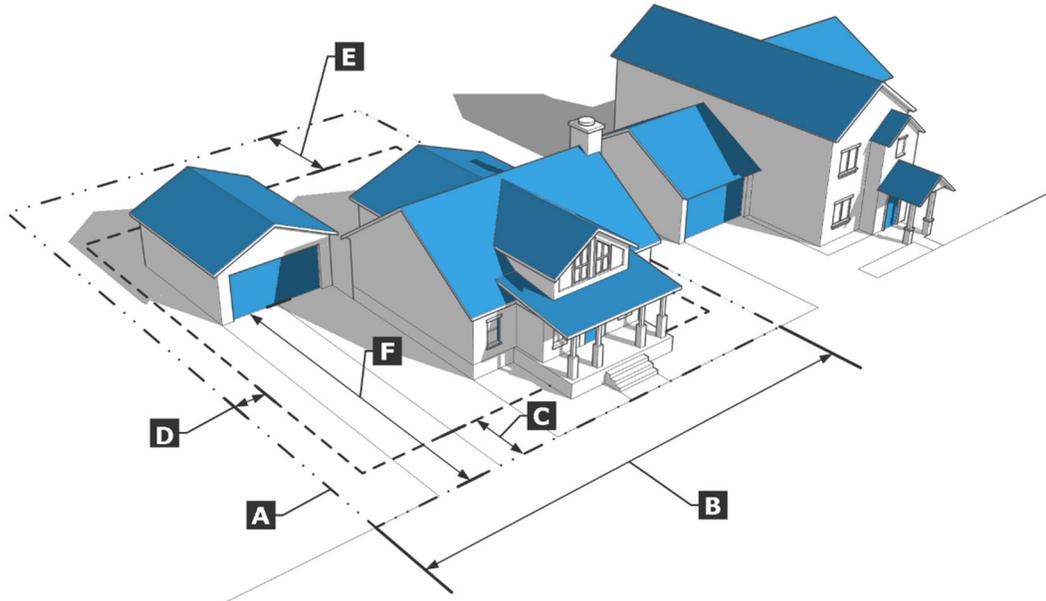
[2] 29 feet maximum for a single accessory building on each lot; 16 feet maximum for one-story residential garage or carport; 12 feet maximum for all other accessory structures.

[3] The lower rear setback applies to any single-story accessory building/structure up to 16 feet in height. Other accessory buildings/structures shall comply with the higher rear setback.

**18.02.207 SF-8: Single-Family Residential<sup>9</sup>**

**(a) Purpose**

The SF-8 district is intended primarily to accommodate single-family detached residential uses. Secondary uses include parks, schools, community gardens, and home occupations. This district functions as a transition from the SF-5 to the SF-10 single-family districts.



**Table 1.8 SF-8: Lot and Building Standards**

	<b>Lots</b>	<b>Corner Lot</b>	<b>Interior Lot</b>
	Base density, maximum	8 du/ac	
<b>A</b>	Lot size, minimum	7,000 sf	6,000 sf
<b>B</b>	Lot width, minimum	70 ft	60 ft
	<b>Setbacks, minimum</b>	<b>Principal Buildings</b>	<b>Accessory Buildings/Structures</b>
<b>C</b>	Front	10 ft	
	Setback adjacent to arterial roadway	30 ft for 2-story residential buildings 20 ft for 1-story residential buildings	5 ft
<b>D</b>	Side	5 ft	5 ft [1]
<b>E</b>	Rear	20 ft	20/5 ft [1] [2]
<b>F</b>	Garage	20 ft measured from property line to face of garage	
	<b>Height, maximum</b>	<b>Principal Buildings</b>	<b>Accessory Buildings/Structures</b>
	Height	35 ft	29 ft/16 ft/12 ft [3]
	Stories	2.5 stories	[2]
	<b>Other</b>		
	Additional setbacks and setbacks for compatibility: See 18.02.707		
	Building coverage, maximum: 40% of the lot or common open space shall be provided equal to 20% of the gross project area		
	Number of accessory buildings/structures (GFA 200 sq ft or larger), maximum: 2 structures/ acre, plus 1 detached guest quarters. See ---		

<sup>9</sup> New name for the current SF6 district.

**Table 1.8 SF-8: Lot and Building Standards**

Usable yard, minimum: 400 sf with a maximum slope of 7:1 and a minimum width of 8 ft

**Notes:**

[1] A minimum zero-foot side or rear setback is allowed when the property line abuts an alley and at least 24 feet of backup space (including the alley) is provided from all garage doors.

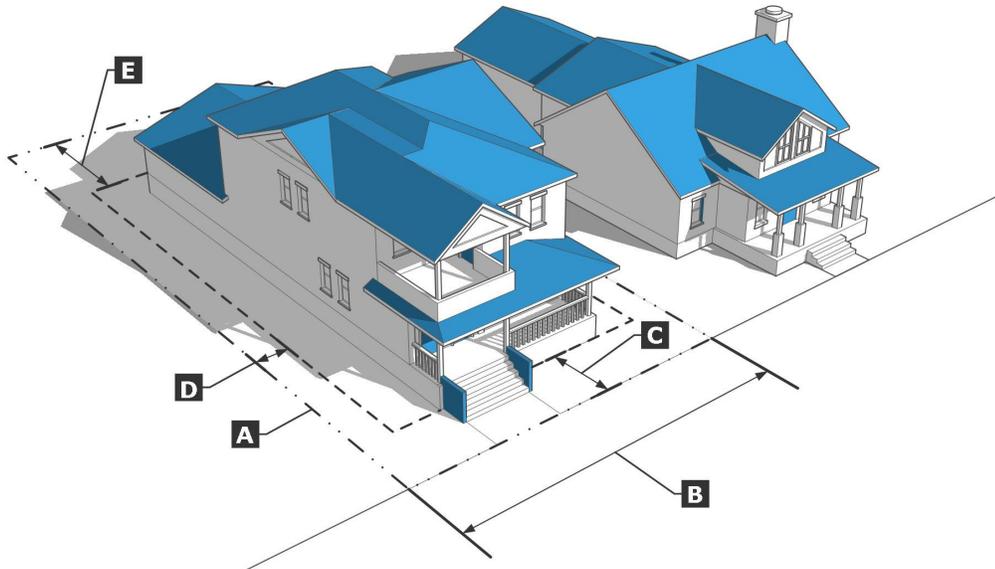
[3] The lower rear setback applies to any single-story accessory building/structure up to 16 feet in height. Other accessory buildings/structures shall comply with the higher rear setback.

[2] 29 feet maximum for a single accessory building on each lot; 16 feet maximum for one-story residential garage or carport; 12 feet maximum for all other accessory structures.

**18.02.208 SF-11: Single-Family Residential<sup>10</sup>**

**(a) Purpose**

The SF-11 district is primarily intended to accommodate single-family attached and detached (duplex) residential uses. Secondary uses include parks, schools, community gardens, and home occupations. This district provides for small-lot clustered single-family subdivisions and also applies specific design requirements specific to small-lot development. 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.



**Table 1.9 SF-11: Lot and Building Standards**

	<b>Lots</b>	<b>Corner Lot</b>	<b>Interior Lot</b>
	Base density, maximum	11 du/ac	
<b>A</b>	Lot size, minimum	5,000 sf	4,000 sf
<b>B</b>	Lot width, minimum	50 ft	40 ft
	<b>Setbacks, minimum</b>	<b>Principal Buildings</b>	<b>Accessory Buildings/Structures</b>
<b>C</b>	Front	10 ft	
	Setback adjacent to arterial roadway	30 ft for 2-story residential buildings 20 ft for 1-story residential buildings	5 ft
<b>D</b>	Side	5 ft	5 ft [1]
<b>E</b>	Rear	20 ft	20/5 ft [1] [3]
	Garage	20 ft measured from property line to face of garage	
	<b>Height, maximum</b>	<b>Principal Buildings</b>	<b>Accessory Buildings/Structures</b>
	Height	35 ft	29 ft/16 ft/12 ft [2]
	Stories	2.5 stories	[2]
	<b>Other</b>		
	Additional setbacks and stepbacks for compatibility: See 18.02.707		
	Building coverage, maximum: 40% of the lot or common open space shall be provided equal to 20% of the gross project area.		

<sup>10</sup> New name for the current SF4 district.

**Table 1.9 SF-11: Lot and Building Standards**

	Number of accessory buildings/structures (GFA 200 sq ft or larger), maximum: 2 structures/ acre, plus 1 detached guest quarters. See ---
	Usable yard, minimum: 400 sf with a maximum slope of 7:1 and a minimum width of 8 ft

**Notes:**

[1] A minimum zero-foot side or rear setback is allowed when the property line abuts an alley and at least 24 feet of backup space (including the alley) is provided from all garage doors.

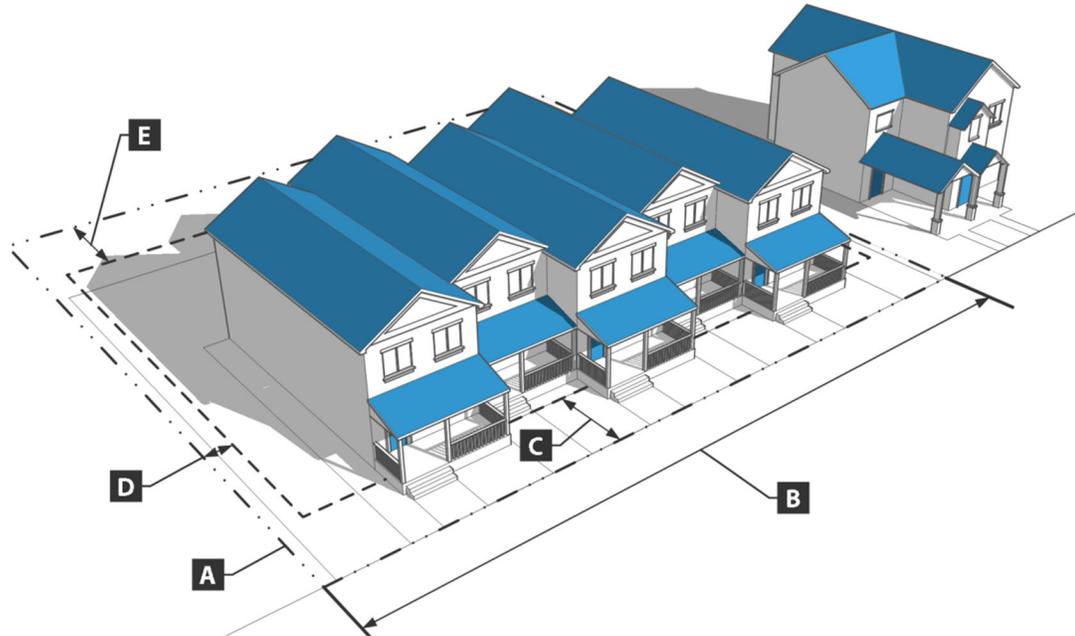
[2] 29 feet maximum for a single accessory building on each lot; 16 feet maximum for one-story residential garage or carport; 12 feet maximum for all other accessory structures.

[3] The lower rear setback applies to any single-story accessory building/structure up to 16 feet in height. Other accessory buildings/structures shall comply with the higher rear setback.

**18.02.209 MF-14: Multi-Family Residential**

**(a) Purpose**

The MF-14 district is intended to accommodate low-density multi-family residential development such as duplexes, triplexes, fourplexes, townhomes, and small multi-family buildings in addition to single-family residential uses. Secondary uses include parks, schools, and community gardens. This zoning district is appropriate adjacent to single-family zoning to serve as a transition to higher-intensity multi-family districts.



**Table 1.10 MF-14: Lot and Building Standards**

Lots			
	Base density, maximum	1 du/3,000 sf	
A	Lot area, minimum	3,000 sf	
B	Lot width, minimum	40 ft (no minimum lot width for zero-lot line development)	
Setbacks, minimum		Principal Buildings	Accessory Buildings/Structures
C	Front <sup>11</sup>	10 ft	10 ft
	Setback adjacent to arterial roadway or freeway	30 ft	5 ft
D	Side	5 ft	5 ft [1]
	Side (for a project with two or more units-side yard adjacent to SF zoned property)	10 ft	5 ft
	Side (for zero-lot-line development)	10 ft on one side and 0 ft on other	
E	Rear	20/10 ft [2] [3]	20/10/5 ft [1]
	Building separation	20 ft between main buildings on the same lot for developments of 50 units or more, and 10 feet for	

<sup>11</sup> Minimum front setbacks proposed to change from current 15 feet to 10 feet (consistent with SF districts).

Table 1.10 MF-14: Lot and Building Standards			
		developments of less than 50 units	
	<b>Height (maximum)</b>	<b>Principal Buildings</b>	<b>Accessory Buildings/Structures</b>
<b>F</b>	Height	35 ft	29 ft/16 ft/12 ft [4]
	Stories	2.5 stories <sup>12</sup>	[4]
	<b>Other</b>		
	Additional setbacks and stepbacks for compatibility: See 18.02.707		
	Usable open space, minimum: 100 sf/unit		
	Usable yard, minimum: 400 sf and a maximum slope of 7:1		

**Notes:**

[1] A minimum zero-foot side or rear setback is allowed when the property line abuts an alley and at least 24 feet of backup space (including the alley) is provided from all garage doors.

[2] The rear yard shall be a minimum of 20 feet for each parcel with a minimum useable rear yard of 400 sf and a maximum slope of seven to one (7:1)

[3] The rear yard for each parcel may be 10 feet if one side of the yard is at least 20 feet wide and contain a minimum of 400 sf having a maximum slope of seven to one (7:1)

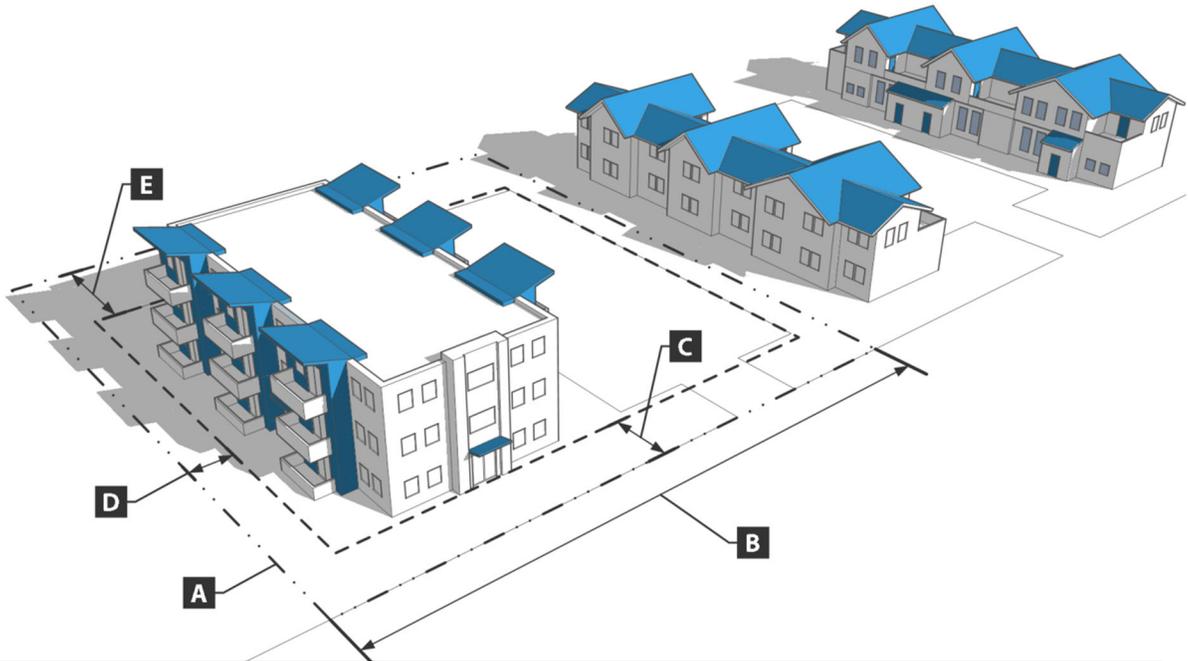
[4] 29 feet maximum for a single accessory building on each lot; 16 feet maximum for one-story residential garage or carport; 12 feet maximum for all other accessory structures.

<sup>12</sup> Increased from 2 stories to 2.5 stories to allow for greater flexibility.

**18.02.2010 MF-21: Multi-Family Residential**

**(a) Purpose**

The MF-21 district is intended to accommodate multi-family residential development, as well as duplexes, triplexes, fourplexes, townhomes, and single-family residential uses. Secondary uses include neighborhood-serving limited commercial and retail, parks, schools, and community gardens. Additional district standards ensure that amenities such as open space are provided to offset the increased residential densities. This district is appropriate adjacent to other multi-family, mixed-use, and nonresidential districts.



**Table 1.11 MF-21: Lot and Building Standards**

Lots			
	Base density, maximum	1 du per 2,000 sf	
<b>A</b>	Lot size, minimum	3,000 sf	
<b>B</b>	Lot width, minimum	50 ft (no minimum lot width for zero-lot line development)	
Setbacks, minimum		Principal Buildings	Accessory Buildings/Structures
<b>C</b>	Front	15 ft	15 ft
	Setback adjacent to arterial roadway or freeway	30 ft	5 ft
<b>D</b>	Side	5 ft	5 ft [1]
	Side (for a project with two or more units-side yard adjacent to SF zoned property)	10 ft	10 ft
	Side (for zero-lot-line development)	10 ft on one side and 0 ft on other	
<b>E</b>	Rear	10 ft	5 ft [1]
	Building separation	20 ft between main buildings on the same lot for developments of 50 units or more, and 10 ft for developments of less than 50 units	
Height, maximum		Principal Buildings	Accessory Buildings/Structures

<b>Table 1.11 MF-21: Lot and Building Standards</b>			
<b>F</b>	Height	45 ft	29 ft/16 ft/12 ft [2]
	Stories	3 stories	[2]
	<b>Other</b>		
<b>H</b>	Usable open space, minimum	100 sf/unit	

**Notes:**

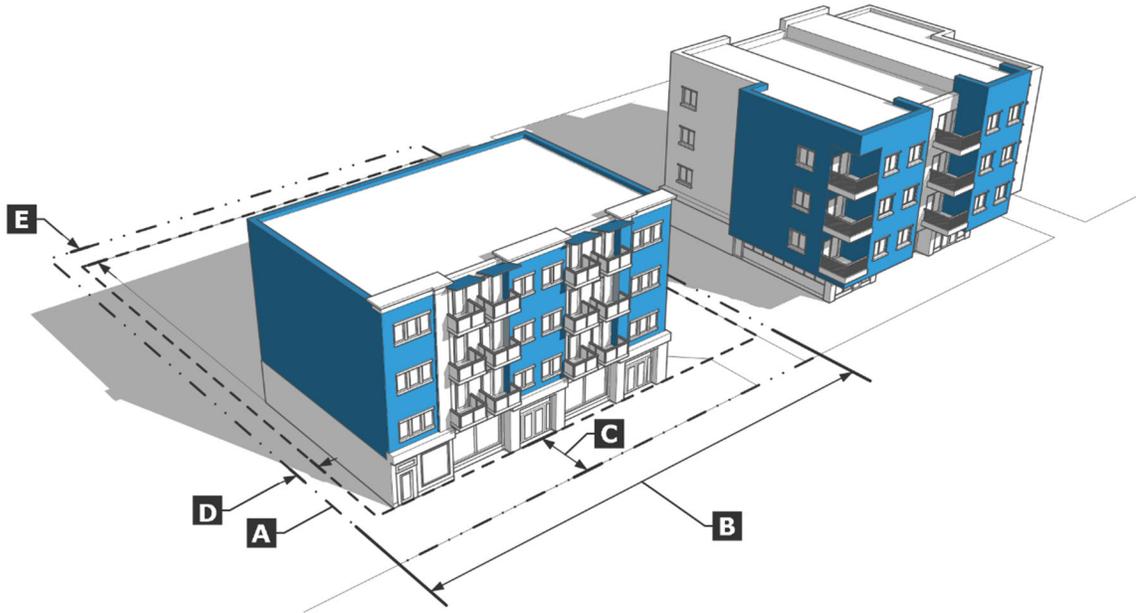
[1] A minimum zero-foot side or rear setback is allowed when the property line abuts an alley and at least 24 feet of backup space (including the alley) is provided from all garage doors.

[2] 29 feet maximum for a single accessory building on each lot; 16 feet maximum for one-story residential garage or carport; 12 feet maximum for all other accessory structures.

**18.02.2011 MF-30: Multi-Family Residential**

**(a) Purpose**

The MF-30 district is intended to provide multi-family residential development and limited commercial and retail uses. Secondary uses include duplexes, triplexes, fourplexes, townhomes, single-family residential uses, parks, and schools. Additional district standards ensure that amenities such as open space are provided to offset the increases residential densities. This district is appropriate adjacent to multi-family districts and mixed-use districts.



**Table 1.12 MF-30: Lot and Building Standards**

Lots			
	Base density, maximum	1 du/1,450 sf	
<b>A</b>	Lot size, minimum	3,000 sf	
<b>B</b>	Lot width , minimum	50 ft (no minimum lot width for zero-lot line development)	
Setbacks, minimum		Principal Buildings	Accessory Buildings/Structures
<b>C</b>	Front	15 ft	15 ft [1]
	Setback adjacent to arterial roadway or freeway	30 ft	5 ft
<b>D</b>	Side	5 ft	5 ft [2]
	Side (for a project with two or more units-side yard adjacent to SF zoned property)	10 ft	10 ft [2]
	Side (zero-lot-line development)	10 ft on one side and 0 ft on other	5 ft [2]
<b>E</b>	Rear	10 ft	5 ft <sup>13</sup> [2]
	Building separation	20 ft between main buildings on the same lot for developments of 50 units or more, and 10 ft for	

<sup>13</sup> Currently 10 feet

Table 1.12 MF-30: Lot and Building Standards			
		developments of less than 50 units	
	<b>Height, maximum</b>	<b>Principal Buildings</b>	<b>Accessory Buildings<sup>14</sup>/Structures</b>
<b>F</b>	Height	45 ft	29 ft/16 ft/12 ft [3]
	Stories	3 stories	[3]
	<b>Other</b>		
<b>H</b>	Usable open space, minimum	100 sf/unit	

**Notes:**

[1] On lots with a principal single-family use, accessory structures are prohibited in the area between a front property line and a principal structure<sup>15</sup>

[2] A minimum zero-foot side or rear setback is allowed when the property line abuts an alley and at least 24 feet of backup space (including the alley) is provided from all garage doors.

[3] 29 feet maximum for a single accessory building on each lot; 16 feet maximum for one-story residential garage or carport; 12 feet maximum for all other accessory structures.

<sup>14</sup> Moved from current Section 18.08.203

<sup>15</sup> Removed exception

## 18.02.2012 Additional Standards in Single-Family Residential Districts

### Commentary

This material is carried forward from the current code and generally applies to multiple districts. It is carried forward now for discussion purposes. However, it may be relocated to the new development standards chapter (along with other site and building design standards) in the consolidated new code.

The intent of the code update is to continue the current SUP process for zero lot line, small lot, and cluster developments. Standards for zero lot line, cluster, and small lot development standards will be developed in the second module (development standards).

#### (a) Accessory Structures in Front Setback

On lots with a principal single-family use, accessory structures are prohibited in the area between a front property line and a principal structure unless specifically allowed in ~~---~~ [x-ref to general accessory use standards].

#### (b) Rear Yards 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).

#### (c) 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.

#### (d) 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.

## 18.02.2013 Additional Standards for Multi-Family Districts<sup>16</sup>

#### (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.

<sup>16</sup> From current 18.12.103(b).

## Article 3: Mixed-Use Districts

### Commentary

This article establishes a consolidated set of mixed-use base districts to streamline and simplify the city's current approach to mixed-use districts.<sup>17</sup> These districts are intended to replace the existing regional center and TOD corridor overlays as a way to consolidate similar districts, eliminate obsolete districts, and implement the Master Plan. Where current standards are consistent with the Master Plan and are working well, they have been carried forward and incorporated as part of the new base districts. Where changes to current standards were proposed as part of the Master Plan (e.g., adjustments to minimum and maximum densities), these proposed changes are reflected with notations.

Existing location-specific standards (e.g., setbacks that vary based on street) have been adjusted where applicable to generally reflect the districts established by the Downtown Action Plan (and carried forward by the Master Plan); however, additional refinement may be needed. Development standards for other mixed-use districts will require further refinement during Module 2, given the current emphasis on area-specific standards and the sheer number of overlays being consolidated in some instances (e.g., Mixed-Use Urban). Specific questions are flagged for discussion in a number of areas.

Placeholders for districts proposed to be retained or added to the lineup of mixed-use districts as part of the Issue Sheets are included for context. These will be further refined/fleshed out based on input received from stakeholders over the coming weeks.

Since Article 3 represents a significant change in approach from the current code, district diagrams will be developed after the overall lineup of Mixed-Use Districts and approach has been confirmed. As noted up front, the ultimate goal is to get each district on one page; that will be achieved after resolving the outstanding questions on the notes/footnotes and removing that detail.

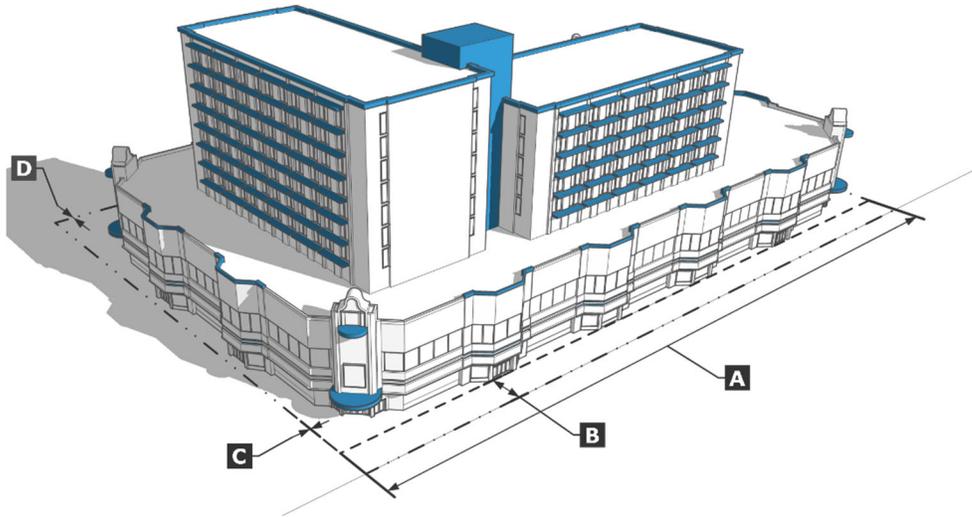
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<sup>17</sup> In a few cases, areas that were included in regional centers and TOD corridors were not given mixed-use land use designations in the updated Master Plan. Where this is true, the underlying zoning for these parcels will need to be revised from Mixed-Use (MU) to the appropriate conforming zoning district based on the land use designation given (for instance, an area zoned MU but given a single-family neighborhood land use designation should have its zoning changed from MU to the appropriate SF zone based on its density and lot size).

**18.02.301 MD-ED: Downtown - Entertainment District<sup>18</sup>**

**(a) Purpose**

The MD-ED district is intended to support the most intensive transit-supportive development within the downtown regional center and the region as a whole. The MD-ED district functions as the 24-hour gaming area, as facilitated by the Gaming Overlay District, and includes major hotel-casinos and cultural/entertainment/recreational facilities, as well as retail, restaurants, and high-density residential. Active uses are focused along Virginia Street, Sierra Street, 2nd Street, Commercial Row, and 4th and 5th Streets.



**Table 1.13 MD-ED: Lot and Building Standards**

General Standards [1]		
<b>A</b>	Lot Width (minimum)	30 ft
	FAR (minimum)	3.0 [2]
	FAR (maximum)	--
	Du/Ac (minimum)	45 du/ac [2] <sup>19</sup>
	Du/Ac (maximum)	--
Setbacks (minimum)		
<b>B</b>	Front (Virginia Street and Fourth Street)	18 ft [3]
<b>B</b>	Front (All other streets)	12 ft [3]
<b>C</b>	Side	0 (if no zero-lot line, minimum 5 ft setback required) <sup>20</sup>
<b>D</b>	Rear	0 (if no zero-lot line, minimum 5 ft setback required)
	Alleys	0
	Rear - Porches/Canopies	5 ft
	Building Separation	20 ft between main buildings on the same lot for developments of 50 units or more, and 10 ft for developments of less than 50 units.
Height		
	Building height (maximum)	--

<sup>18</sup> Standards from 18.08.301 MU base district and 18.08.16A DRRC overlay (Entertainment District) unless otherwise noted.

<sup>19</sup> Did not carry forward existing (incentive) language in current Section 18.08.301(1)(e) that excepts minimum FAR/density if a vertical mix of uses is provided, because the Entertainment District is intended to be the most intense within the region and is most likely to achieve vertically mixed-use development on a broader scale.

<sup>20</sup> New wording attempts to clarify existing ambiguous standard. Rear setback lowered from 10 to 5 feet.

**Table 1.13 MD-ED: Lot and Building Standards**

Stories	--
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**Notes:**

[1] Residential adjacency standards apply. See ---. (*x-ref to new forthcoming development standards*).

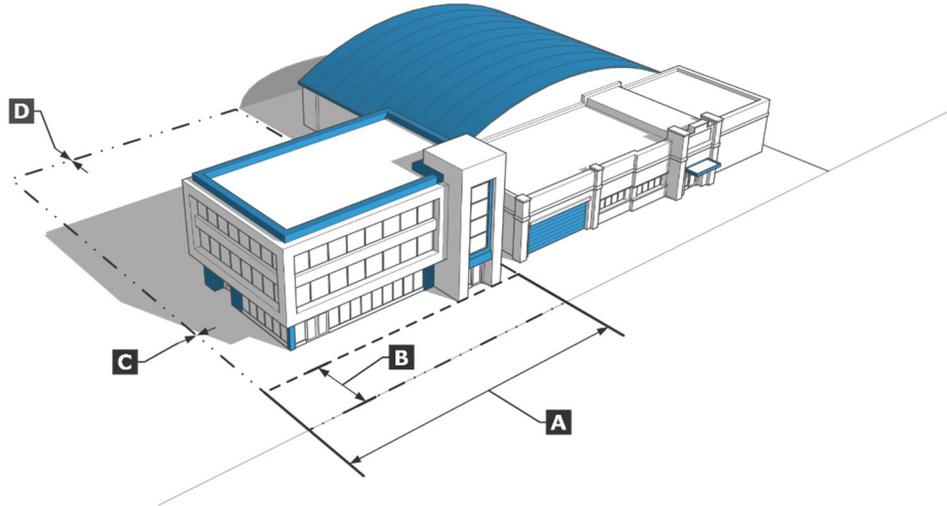
[2] See general standards for density in MD districts in 18.02.3014(a).

[3] See general standards for front setbacks in MD districts in 18.02.3014(c).

**18.02.302 MD-ID: Downtown Innovation District<sup>21</sup>**

**(a) Purpose**

The MD-ID district is intended support the district’s transition into a mixed-use and light-manufacturing environment while retaining its eclectic character. The MD-ID district may include a range of employment uses, such as small-scale manufacturing, processing, wholesaling, office, and flex-space, as well as supporting uses like retail, restaurants, cultural facilities, high-density residential, and live/work.



**Table 1.14 MD-ID: Lot and Building Standards**

General Standards [1]		
<b>A</b>	Lot Width (minimum)	30 ft
	FAR (minimum)	2.0 [2]
	FAR (maximum)	--
	Du/Ac (minimum)	30 du/ac [2]
	Du/Ac (maximum)	--
Setbacks (minimum)		
<b>B</b>	Front (Fourth Street)	18 ft [3]
<b>B</b>	Front (All other streets)	12 ft [3]
<b>C</b>	Side	0 (if no zero-lot line, minimum 5 ft setback required) <sup>22</sup>
<b>D</b>	Rear	0 (if no zero-lot line, minimum 5 ft setback required)
	Alleys	0
	Rear - Porches/Canopies	5 ft
	Building Separation	20 ft between main buildings on the same lot for developments of 50 units or more, and 10 ft for developments of less than 50 units.
Height (maximum)		
	Building height	--
	Stories	--

**Notes:**

[1] Residential adjacency standards apply. See ---. (x-ref to new forthcoming development standards).

<sup>21</sup> Standards from current Sections 18.08.301 MU base district and 18.08.16A DRRC overlay (Wells Avenue District) unless otherwise noted.

<sup>22</sup> New wording attempts to clarify existing ambiguous standard. Rear setback lowered from 10 to 5 feet.

## CHAPTER 18.02 Zoning Districts

### Article 3: Mixed-Use Districts

18.02.302 MD-ID: Downtown Innovation District

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[2] See general standards for density in MD districts in 18.02.3014(a). With the exception of parcels located within one block of Fourth Street, no minimum floor area ratio or density shall be required for development that contains more than one story and a mix of land use types including residential and nonresidential.

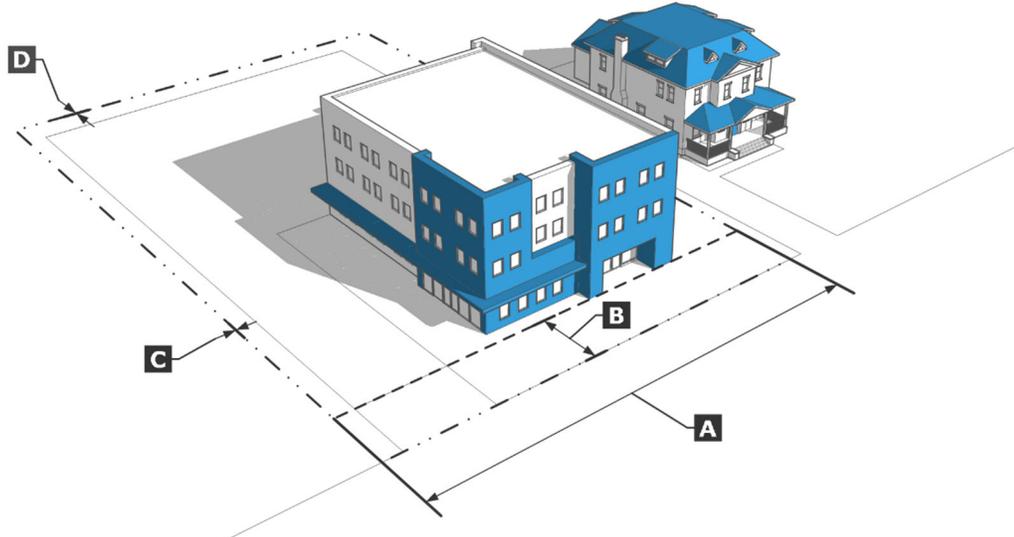
[3] See general standards for front setbacks in MD districts in 18.02.3014(c).

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**18.02.303 MD-NW: Downtown Northwest Quadrant<sup>23</sup>**

**(a) Purpose**

The MD-NW district is intended to support the expansion of services and housing in downtown. Primary uses include a mix of employment, service-oriented, and residential uses. Gaming is also permitted in a limited portion of the MD-NW district, generally north of 5<sup>th</sup> Street, South of I-80, east of Keystone Avenue, and west of Vine.



**Table 1.15 MD-NW: Lot and Building Standards**

General Standards [1]		
<b>A</b>	Lot Width (minimum)	30 ft
	FAR (minimum)	2.0 [2]
	FAR (maximum)	--
	Du/Ac (minimum)	30 du/ac[2]
	Du/Ac (maximum)	--
Setbacks (minimum)		
<b>B</b>	Front (Fourth Street)	18 ft [3]
<b>B</b>	Front (All other streets)	12 ft [3]
<b>C</b>	Side	0 (if no zero-lot line, minimum 5 ft setback required) <sup>24</sup>
<b>D</b>	Rear	0 (if no zero-lot line, minimum 5 ft setback required)
	Alleys	0 ft
	Rear - Porches/Canopies	5 ft
	Building Separation	20 ft between main buildings on the same lot for developments of 50 units or more, and 10 ft for developments of less than 50 units.
Height (maximum)		
	Building height	--
	Stories	--

**Notes:**

[1] Residential adjacency standards apply. See ---. (*x-ref to new forthcoming development standards*).

[2] See general standards for density in MD districts in 18.02.3014(a).

[3] See general standards for front setbacks in MD districts in 18.02.3014(c).

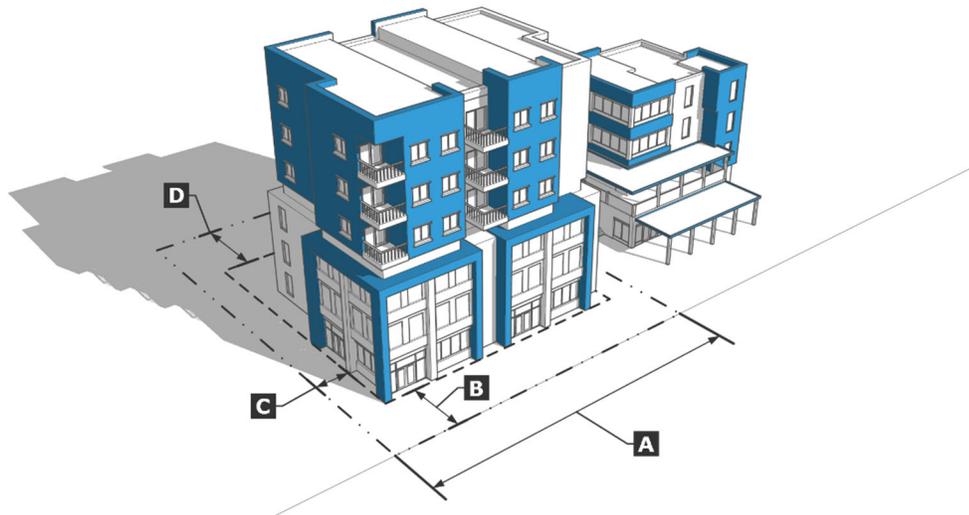
<sup>23</sup> Standards from current Sections 18.08.301 MU base district and 18.08.16A DRRC overlay (Key Stone Avenue District) unless otherwise noted.

<sup>24</sup> New wording attempts to clarify existing ambiguous standard. Rear setback lowered from 10 to 5 feet.

**18.02.304 MD-RD: Downtown - Riverwalk District<sup>25</sup>**

**(a) Purpose**

The MD-RD district is intended to support the downtown regional center with a particular focus along the Truckee River frontage, which serves as a major resource and amenity to the community. Minimum densities are applied to support the use of transit and other alternative modes. Primary uses include a mix of employment, retail, and cultural facilities, and high-density residential. This district transitions in height and intensity south of the Truckee River where it abuts adjacent central neighborhoods.<sup>26</sup>



**Table 1.16 MD-RD: Lot and Building Standards**

General Standards [1]		
<b>A</b>	Lot Width (minimum)	30 ft
	FAR (minimum)	1.0 [2]
	FAR (maximum)	--
	Du/Ac (minimum)	21 du/ac [2]
	Du/Ac (maximum)	--
Setbacks (minimum)		
<b>B</b>	Front (Virginia Street)	18 ft [3]
<b>B</b>	Front (All other streets)	12 ft [3]
<b>C</b>	Side	0 (if no zero-lot line, minimum 5 ft setback required) <sup>27</sup>
<b>D</b>	Rear	0 (if no zero-lot line, minimum 5 ft setback required)
	Rear - Porches/Canopies	5 ft
	Setback from Truckee River	See Section _____ <sup>28</sup>
	Building Separation	20 ft between main buildings on the same lot for developments of 50 units or more, and 10 ft for developments of less than 50 units.
Height		
	Building height (maximum)	See Section _____ <sup>29</sup>
	Stories	--

**Notes:**

<sup>25</sup> Standards from current Sections 18.08.301 MU base district and 18.08.16A DRRC overlay (Wells Avenue District) unless otherwise noted.

<sup>26</sup> Equivalent district name to be added.

<sup>27</sup> New wording attempts to clarify existing ambiguous standard. Rear setback lowered from 10 to 5 feet.

<sup>28</sup> Carries forward current Section 18.12.105 and Table 18.08-16A2.

<sup>29</sup> Carries forward Table 18.08-16A2.

## CHAPTER 18.02 Zoning Districts

### Article 3: Mixed-Use Districts

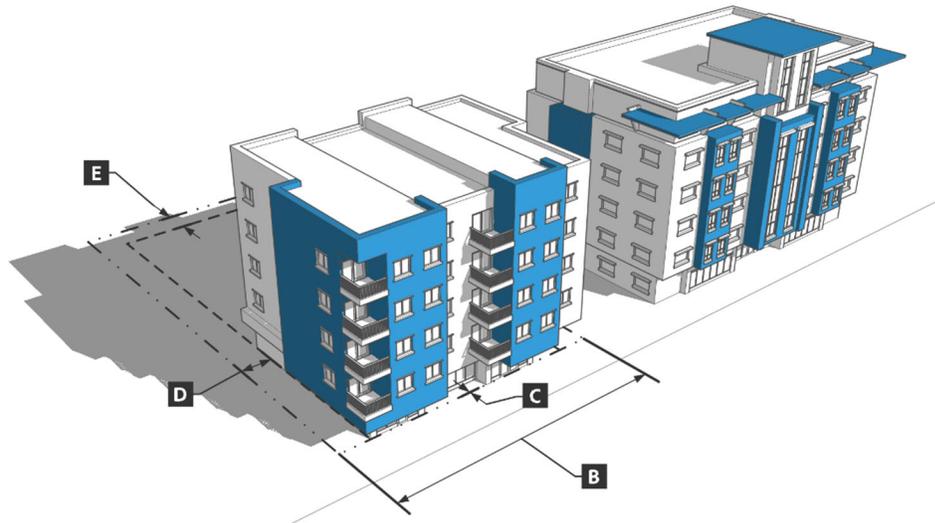
18.02.304 MD-RD: Downtown - Riverwalk District

- 
- [1] Residential adjacency standards apply. See ---. (*x-ref to new forthcoming development standards*).
- [2] See general standards for density in MD districts in 18.02.3014(a).
- [3] See general standards for front setbacks in MD districts in 18.02.3014(c).
-

**18.02.305 MD-UD: Downtown - University District<sup>30</sup>**

**(a) Purpose**

The MD-UD district is intended to support the expansion of university-supportive uses south of the UNR campus. The MU-UD district supports a mix of student housing, educational facilities, ground floor retail, innovation and research uses, and related uses; however, the overall mix and location of uses in the district should be guided by the University of Nevada Reno Campus Master Plan. Marijuana and gaming establishments (including accessory) are prohibited.



**Table 1.17 MD-UD: Lot and Building Standards**

General Standards <sup>31</sup> [1]		
<b>A</b>	Lot Width (minimum)	30 feet
	FAR (minimum)	3.0 [2]
	FAR (maximum)	4.0 [2]
	Du/Ac (minimum)	--
	Du/Ac (maximum)	--
Setbacks (minimum)		
	Build-to Zone <sup>32</sup>	0-15 feet
<b>B</b>	Front (Virginia Street)	18 feet [3]
<b>B</b>	Front (Other streets)	12 feet
<b>C</b>	Side	0 (if no zero-lot line, minimum 5 ft setback required) <sup>33</sup>
<b>D</b>	Rear	0 (if no zero-lot line, minimum 5 ft setback required)
	Rear - Porches/Canopies	5 feet
	Building Separation	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.
Height (maximum)		
	Building height (maximum)	--

<sup>30</sup> Standards from current 18.08.301 MU base district, 18.08.16A DRRC overlay (Wells Avenue District), and 18.08.405 (UNR Regional Center Planning Area Overlay District) unless otherwise noted. Further discussion needed about the FAR numbers and whether they may be overly prescriptive. Staff: "May not achieve the design objectives of scale, rhythm and massing, or the density achieved with existing projects."

<sup>31</sup> Did not carry forward existing (incentive) language in current Section 18.08.301 since range is so prescriptive in this district. More discussion needed.

<sup>32</sup> New based on Master Plan DTRC-UD.4: Relationship of Buildings to Street.

<sup>33</sup> New wording attempts to clarify existing ambiguous standard. Rear setback lowered from 10 to 5 feet.

---

Stories	--
---------	----

---

**Notes:**

[1] Residential adjacency standards apply. See ---. (*x-ref to new forthcoming development standards*).

[2] See general standards for density in MD districts in 18.02.3014(a).

[3] See general standards for front setbacks in MD districts in 18.02.3014(c).

---

**18.02.306 MD-PD: Downtown - Powning District<sup>34,35</sup>**

**(a) Purpose**

The MD-PD district is intended to protect the stable, predominately residential character of this historic neighborhood within the downtown regional center. Primary uses include single-family homes and opportunities for the adaptive-reuse of existing homes for office or retail in targeted locations.



**Table 1.18 MD- PD: Lot and Building Standards**

General Standards <sup>36</sup>		
<b>A</b>	Lot Width (minimum)	50 ft
	Lot size, minimum	4,750 sf
	FAR (minimum)	--
	FAR (maximum)	1.0
	Du/Ac (minimum)	--
	Du/Ac (maximum)	14 du/ac
	<b>Setbacks (minimum)</b>	<b>Principal Buildings</b>
<b>B</b>	Front	10 ft
<b>C</b>	Side	5 ft
<b>D</b>	Rear	20 ft
	Garage	20 ft measured from front setback to face of garage
	<b>Height (maximum)</b>	<b>Principal Buildings</b>
	Height	35 ft
		<b>Accessory Buildings</b>
		10 ft
		5 ft [1]
		5 ft [1]
		20 ft measured from front setback to face of garage
		16 ft/29 ft/12 ft [2]

<sup>34</sup> Formerly included as part of Keystone Avenue and California Avenue Districts. Both the Downtown Action Plan and Master Plan define as a standalone district with a distinct, more residentially-oriented character, although it is located within the Downtown Regional Center. As a result, standards are based on the new SF-8 district.

<sup>35</sup> Additional discussion needed on role of, and linkage between, Downtown-Powning District vs. Powning Planning Area Overlay District.

<sup>36</sup> Standards updated to reflect conditions on the ground, per Master Plan policy. Staff conducted an analysis of existing neighborhood details. The model zone is MF-14, with commercial/office allowed. Platting is 50' width and 4,750-7,000 sf lots. A few smaller lots exist and would not be allowed moving forward. Residential accessory structure and height/setback standards are also applied to this district.

## CHAPTER 18.02 Zoning Districts

### Article 3: Mixed-Use Districts

18.02.306 MD-PD: Downtown - Powning District

Stories	2.5 stories	[2]
<b>Other</b>		
Building coverage, maximum	40% of the lot or common open space shall be provided equal to 20% of the gross project area	
Usable yard, minimum	400 sf with a maximum slope of 7:1 and a minimum width of 8 ft	

**Notes:**

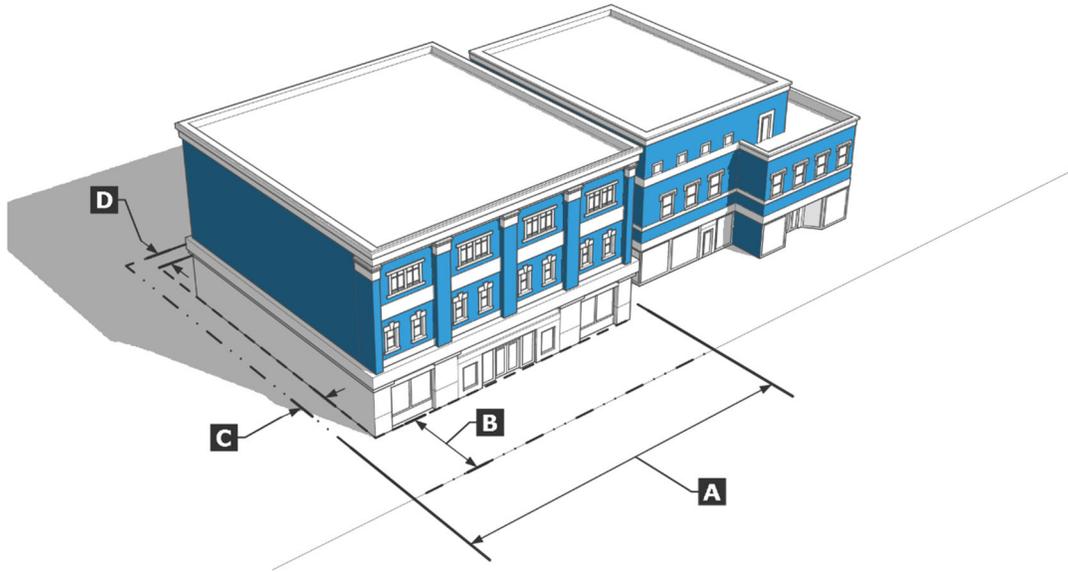
[1] A minimum zero-foot side or rear setback is allowed when the property line abuts an alley and at least 24 feet of backup space (including the alley) is provided from all garage doors.

[2] 29 feet maximum for a single accessory building on each lot; 16 feet maximum for one-story residential garage or carport; 12 feet maximum for all other accessory structures.

**18.02.307 MU: Mixed-Use Urban<sup>37</sup>**

**(a) Purpose**

The MU district is intended to promote an urban pattern of mixed-use development. The MU district is located adjacent to existing/planned high-frequency transit corridors, or where higher pedestrian activity is desired. The district accommodates an integrated mix of higher-density residential, commercial, retail, employment, and other service-oriented uses. Higher-intensity uses are located adjacent to designated Urban Corridors (Virginia Street, Fourth Street, Mill Street and Plumb Lane), with lower intensities key transit streets with lower intensities near the adjacent residential districts.



**Table 1.19 MU: Lot and Building Standards**

Table 1.19 MU: Lot and Building Standards		
	<b>General Standards [1]</b>	
<b>A</b>	Lot Width (minimum)	30 feet
	FAR (minimum) [2]	Abutting Corridors: 0.75 Supporting Corridor: 0.25
	FAR (maximum)	--
	Du/Ac (minimum) [2]	Abutting Corridors: 18 du/ac Supporting Corridor: none
	Du/Ac (maximum)	--
	<b>Setbacks (minimum)</b>	
<b>B</b>	Front	Abutting Corridors: 18 feet Supporting Corridor: 12 feet
<b>C</b>	Side	0 (if no zero-lot line, minimum 5 ft setback required)
<b>D</b>	Rear	0 (if no zero-lot line, minimum 5 ft setback required)
	Building Separation	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.
	<b>Height (maximum)</b>	
<b>H</b>	Height	-- [3]

<sup>37</sup> New district for areas designated in the “Urban Mixed-Use” in the Master Plan. Includes the following existing districts: East 4<sup>th</sup> St Transit Corridor (E4TC); West 4<sup>th</sup> Street Transit Corridor (W4TC); Mill Street Transit Corridor (MSTC); River Landing at Mill (RLM – Grand Sierra Resort); Medical Center Regional Center (MRC); Convention Center – General Mixed Use (CRC-GMU); Convention Regional Center – Tourist Commercial (CRC-TC); S. Virginia Street Transit Corridor (SVTC) Moana-Holcomb (for parcels adjacent to Virginia St); SVTC Moana-Holcomb (for other parcels); SVTC- Plumb Lane Crossing (SVTC-PLC).

**Table 1.19 MU: Lot and Building Standards**

Stories	--
---------	----

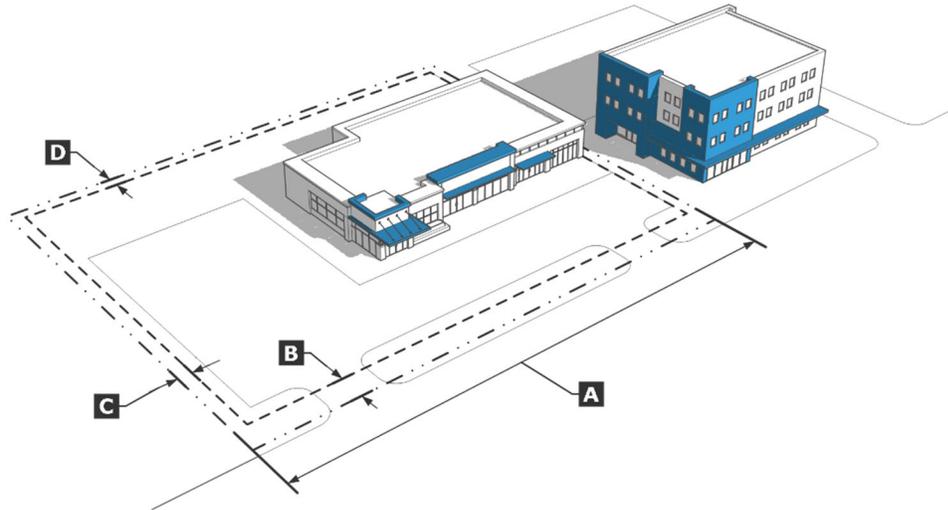
**Notes:**

- [1] Residential adjacency standards apply. See ---. (*x-ref to new forthcoming development standards*).
- [2] See general standards for density in MD districts in 18.02.3014(a).
- [3] Discretionary review required for building greater than 85 feet.

**18.02.308 MS: Mixed-Use Suburban<sup>38</sup>**

**(a) Purpose**

The MS district is intended to accommodate a mix of low-intensity, auto-oriented uses, while supporting the gradual transition of the city’s suburban corridors to a mix of higher-density residential, retail, commercial, and other employment- and service-oriented uses.



**Table 1.20 MS: Lot and Building Standards**

General Standards <sup>39</sup> [1]		
<b>A</b>	Lot Width (minimum)	50 feet
	FAR (minimum)	--
	FAR (maximum)	--
	Du/Ac (minimum)	--
	Du/Ac (maximum)	--
	<b>Setbacks (minimum)</b>	<b>Principal Buildings</b>
<b>B</b>	Front	10 feet
<b>C</b>	Side	0 (if no zero-lot line, minimum 5 ft setback required)
<b>D</b>	Rear	0 (if no zero-lot line, minimum 5 ft setback required)
	Building Separation	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.
	<b>Height (maximum) [2]</b>	
	Height	--
	Stories	--

**Notes:**

[1] Residential adjacency standards apply. See ---. (x-ref to new forthcoming development standards).

[2] Discretionary review required for buildings over \_\_\_ stories or 55 ft.

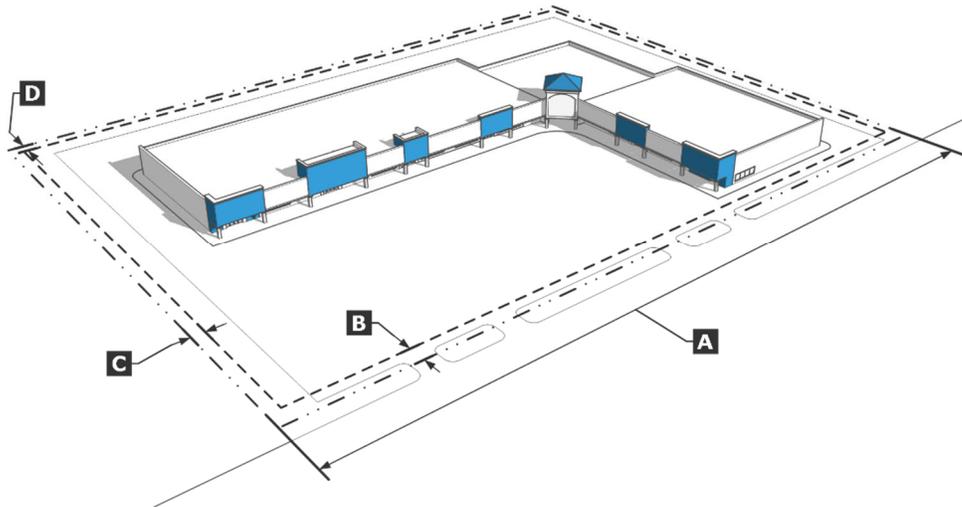
<sup>38</sup> Includes the South Virginia Transit Corridor (SVTC) –south section; Redfield Regional Center-Tourist Commercial (RRC-TC); Redfield Regional Center – General Commercial/Academic (RRC-GC/A); and West 4<sup>th</sup> Street Transit Corridor (W4TC).

<sup>39</sup> Master Plan specifies that while no minimum density is required, concentrated nodes of higher-intensity development are encouraged at major intersections and near existing or planned transit stations. This will be addressed through development standards in Module 2.

**18.02.309 GC: General Commercial<sup>40</sup>**

**(a) Purpose**

The GC district is intended to accommodate a mix of established low-intensity auto-oriented uses, while supporting the gradual transition of the city’s suburban corridors to a mix of higher-density residential, retail, commercial, and other employment- and service-oriented uses.



**Table 1.21 GC: Lot and Building Standards**

General Standards [1]		
<b>A</b>	Lot Width (minimum)	50 feet
	FAR (minimum)	--
	FAR (maximum)	--
	Du/Ac (minimum)	--
	Du/Ac (maximum)	45
Setbacks (minimum)		Principal Buildings
<b>B</b>	Front	10 feet
<b>C</b>	Side	0 or 10 feet
<b>D</b>	Rear	0 or 10 feet
	Building Separation	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.
Height (maximum)		
	Height	65 feet [2]
	Stories	5 feet

**Notes:**

[1] Residential adjacency standards apply. See ---. (*x-ref to new forthcoming development standards*).

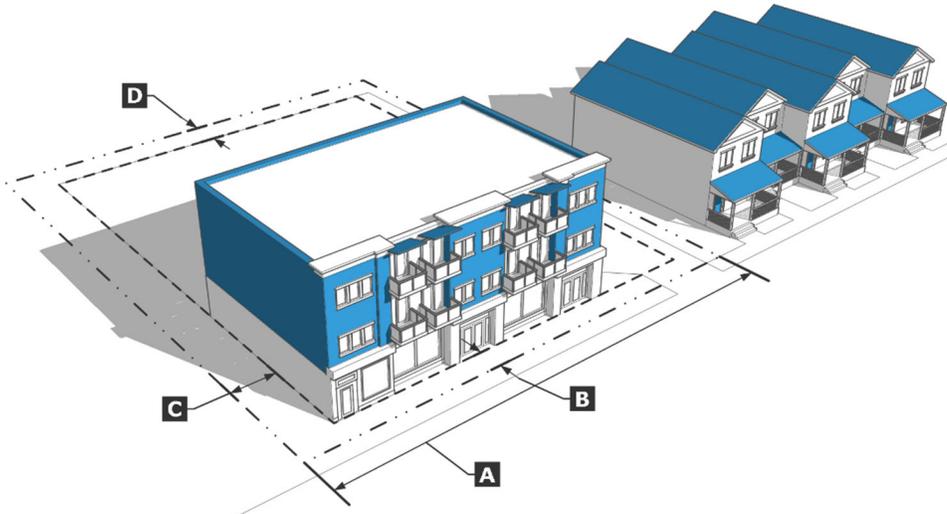
[2] One foot of additional step back is required for each one foot above the height of 35 feet.

<sup>40</sup> General Commercial is a complement to the new Suburban Mixed-Use District. This district would consolidate AC and CC, to allow more established auto-oriented commercial centers to be carried forward. The 45 du/acre is from the 2019 regional plan.

**18.02.3010 NC: Neighborhood Commercial<sup>41</sup>**

**(a) Purpose**

The NC district is intended to promote a mix of pedestrian-oriented commercial, retail, services, and housing options. Additional standards are included to ensure that the site design, uses, and scale are consistent with the adjacent neighborhoods.



**Table 1.22 NC: Lot and Building Standards**

General Standards [1]		
<b>A</b>	Lot Width (minimum)	50 feet
	FAR (maximum)	1.5
	Density (maximum)	30 du/ac
Setbacks (minimum)		Principal Buildings
<b>B</b>	Front	5 feet
<b>C</b>	Side	0 or 10 feet
<b>D</b>	Rear	0 or 10 feet
	Building Separation	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.
Height (maximum)		
	Height	35 feet
	Stories	3 stories

**Notes:**

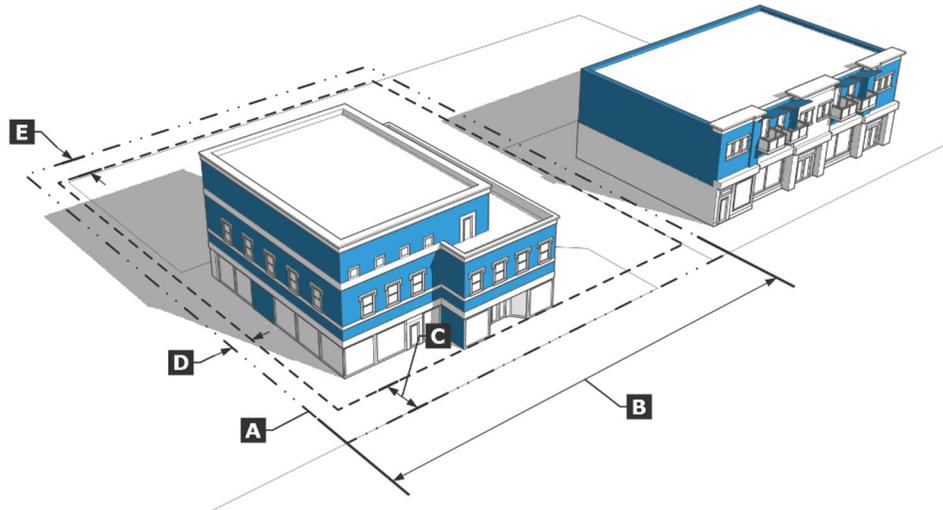
[1] Residential adjacency standards apply. See ---. (*x-ref to new forthcoming development standards*).

<sup>41</sup> Revised district carrying forward the existing Neighborhood Commercial (NC) district and incorporates elements from the Mixed Use (MU) district. New development standards (in module 2) will address the distribution of commercial and residential uses. Staff recommends allowing horizontal residential uses (i.e. not limited to 2nd story), provided 50% of building FAR remains commercial.

**18.02.3011 PO: Professional Office**

**(a) Purpose**

The PO 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.



**Table 1.23 PO: Lot and Building Standards**

Table 1.23 PO: Lot and Building Standards		
	<b>Lots</b>	
A	Lot size, minimum	3,000 sf <sup>42</sup>
B	Lot width, minimum	50 feet
	<b>Setbacks, minimum</b>	
C	Front	10 feet
D	Side	5 feet
E	Rear	10 feet
	<b>Height (maximum)</b>	
	Height	35 feet
	Stories	2.5

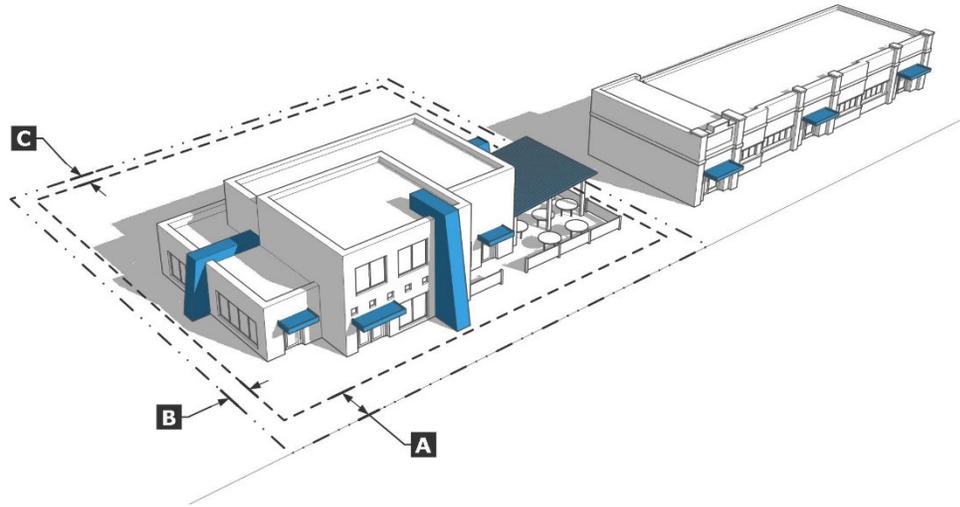
**Notes:**

<sup>42</sup> New.

**18.02.3012 MU-MC: Mixed-Use Midtown Commercial<sup>43</sup>**

**(a) Purpose**

The MU-MC district is intended to promote a mix of pedestrian-oriented commercial, retail, and services in the Midtown area along the Virginia Street corridor. Higher-density housing (above 30 units per acres) is only allowed within one block of South Virginia Street. Additional standards are included to ensure that the site design, uses, and scale are consistent with the adjacent established neighborhoods.



**Table 1.24 MU-MC: Lot and Building Standards**

General Standards [1]	
Lot Width (minimum)	--
FAR (minimum)	0.5
FAR (maximum)	--
Density (minimum)	18 du/ac within one block of Virginia St
Density (maximum)	30 du/ac if more than one block from Virginia St
Setbacks (minimum)	
Front	10 feet
Side	5 feet
Rear	5 feet
Building Separation	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.
Height (maximum)	
Height	35 feet if more than one block from Virginia St If within one block of Virginia St, height above 75 feet requires Site Plan Review
Stories	2 stories if more than one block from Virginia St If within one block of Virginia St, more than 5 stories requires a Site Plan Review

**Notes:**

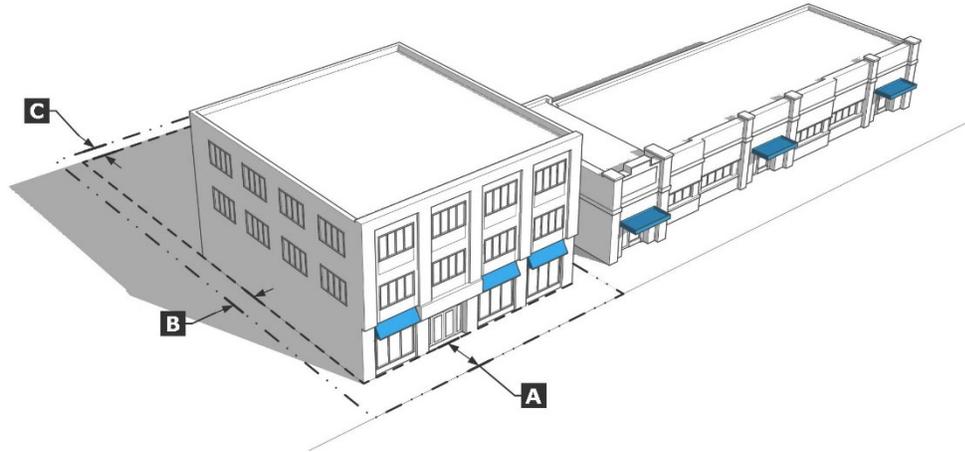
[1] Residential adjacency standards apply. See ---. (*x-ref to new forthcoming development standards*).

<sup>43</sup> This is a new base district intended to generally maintain the existing uses and density/intensity standards in the current Midtown overlay district.

**18.02.3013 MU-RES: Mixed-Use Midtown Residential**

**(a) Purpose**

The MU-RES district is intended to accommodate residential uses (up to 30 units per acre) in the Midtown area along the Virginia Street corridor. Nonresidential uses are limited. Additional standards are included to ensure that the site design, uses, and scale are consistent with the adjacent established neighborhoods.



**Table 1.25 MU-RES: Lot and Building Standards**

Table 1.25 MU-RES: Lot and Building Standards		
	<b>General Standards [1]</b>	
	Lot Width (minimum)	--
	FAR (minimum)	--
	FAR (maximum)	--
	Density (minimum)	--
	Density (maximum)	30 du/ac
	<b>Setbacks (minimum)</b>	
<b>C</b>	Front	10 feet
<b>D</b>	Side	5 feet
<b>E</b>	Rear	5 feet
	Building Separation	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.
	<b>Height (maximum)</b>	
<b>H</b>	Height	--
	Stories	--

**Notes:**

[1] Residential adjacency standards apply. See ---. (*x-ref to new forthcoming development standards*).

## 18.02.3014 Additional Standards in Mixed-Use Districts

### Commentary

This material is important for establishing some character-defining features of the mixed-use districts. It is presented here for review purposes. However, it may be relocated to the new development standards chapter (along with other site and building design standards) in the consolidated new code.

#### (a) Minimum Lot Sizes

There are no minimum lot sizes in the mixed-use districts. However, any divisions of parcels smaller than 6,000 square feet and that adjoin alleys shall maintain access to all resulting lots from an alley unless there is an existing driveway to that lot from the front yard. New front curb-cuts are discouraged for lots that are currently accessed from alleys.

#### (b) Densities<sup>44</sup>

##### (1) Minimum Densities<sup>45</sup>

Minimum densities shall apply to vacant sites or to sites where existing structures would be razed and a new structure or structures built. Lower densities may be allowed to accommodate the preservation of historic structures, support the adaptive reuse of vacant or underutilized buildings, and/or accommodate transitions in intensity adjacent to the Powning District, or other less intensive districts.

##### (2) Density Transitions<sup>46</sup>

[reserved]

#### (c) Setbacks<sup>47</sup>

##### (1) Measurement of Front Setbacks in Downtown, Mixed-Use Urban, and Midtown Districts

Unless otherwise regulated in a specific overlay, front setbacks in the Downtown, Mixed-Use Urban, and Midtown districts shall be measured from the face of curb or proposed curb.

- a. If the Adopted RTP identifies a street-widening project, the front setback shall be measured from the face of the curb following the street expansion.
- b. If existing buildings are located closer than the minimum required distance from the planned face of curb, then the maximum possible setback shall be provided without removing the building.

##### (2) Measurement of Other Setbacks

- a. In all other mixed-use districts, all setbacks shall be measured from the property line, unless otherwise regulated in a specific overlay.
- b. The Administrator may authorize setback reductions for individual lots when there is excess right-of-way and modifications would allow development to be consistent with the established development pattern.

#### (d) Sidewalks

Within the mixed-use districts, sidewalks are required along public streets adjacent to the site and shall include the following components:

- (1) A minimum required setback of 18 feet shall include:

<sup>44</sup> The current density/intensity waiver for multi-story mixed use buildings (18.08.301(a)(1)e) is widely used, but seems inconsistent with the master plan. It is not carried forward in this draft (except for the ID district) and may require further discussion.

<sup>45</sup> From Master Plan: DTRC-ED.1.

<sup>46</sup> Further discussion needed. To implement Master Plan policy for transitional areas, staff proposes allowing alternative density for transitions to districts that have no minimum density standard, including the Powning district.

<sup>47</sup> Carries forward and combines language from current Section 18.08.301. Incorporates targeted edits from builders group text amendment.

- a. A minimum obstruction-free sidewalk width of six feet;
  - b. 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 ---; and
  - c. 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-foot area shall be paved as part of the sidewalk if commercial uses are planned on the ground floor. For all other development, the four-foot area may be paved as part of the sidewalk or landscaped.
- (2) A minimum required setback of 12 feet shall include:<sup>48</sup>
- a. When the site is adjacent to on-street parking:
    1. A minimum obstruction-free sidewalk width of six feet;
    2. An additional four-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 four-foot area shall be landscaped or paved as part of the sidewalk. Four feet for street trees/street furniture, and
    3. An additional area from back of sidewalk to front of building of two feet. Window shopping and street furniture shall be located in this area. The two-foot area shall be paved as part of the sidewalk if commercial uses are planned on the ground floor. For all other development, the two-foot area may be paved as part of the sidewalk or landscaped.
  - b. If the site is not adjacent to on-street parking then the setback shall be 10 feet to the satisfaction of the Administrator.
- (3) If existing structures are setback less than the minimum required distance from the planned face of curb, then the maximum possible setback shall be provided without removing the building, and the following shall be installed in the order listed as space permits:
- a. Obstruction-free sidewalk area;
  - b. Improvements in the area between the sidewalk and face of curb; and
  - c. Improvements in the area between the back of sidewalk and building.
- (4) If less than 12 feet is required, then a minimum of five feet shall be provided for sidewalk and a minimum of five feet shall be provided for street trees or landscaping.
- (5) The Administrator may authorize modifications to these required sidewalk elements to accommodate existing parkways, street trees, and also for lot transitions when adjoining sidewalks do not reflect these standards.<sup>49</sup>

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<sup>48</sup> Changes made to these standards for consistency with 18-foot requirements.

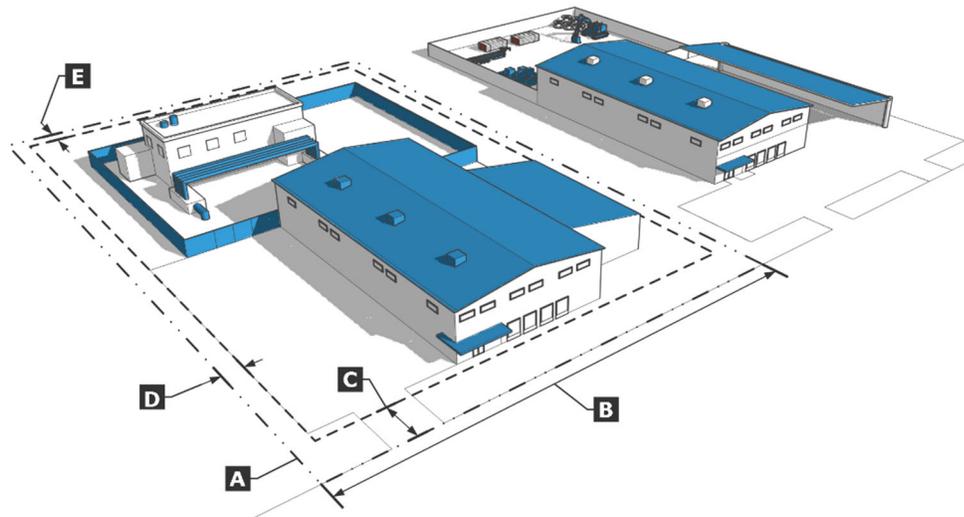
<sup>49</sup> New, to provide case-by-case flexibility.

## Article 4: Nonresidential Districts

### 18.02.401 I: Industrial

**(a) Purpose**

The I district is intended to accommodate intensive land uses that require mitigation of impacts, including the heaviest industrial uses. Sites are commonly comprised of large-footprint buildings designed for warehousing, flex space, manufacturing, and supporting office uses. This district should be located in areas with access to air, roadway, and/or railway transportation systems. This zoning district should be separated from residential development and schools by natural and man-made buffers.<sup>50</sup>



**Table 1.26 I: Lot and Building Standards**

Table 1.26 I: Lot and Building Standards		
	<b>Lots</b>	
<b>A</b>	Lot size, minimum	1 acre
<b>B</b>	Lot width, minimum	150 feet
	<b>Setbacks, minimum</b>	
<b>C</b>	Front	Sites 20 acres of less: 10 feet Sites more than 20 acres: 20 feet
<b>D</b>	Side	0/10 feet [1]
<b>E</b>	Rear	0/10 feet [1]
	<b>Height (maximum)</b>	
	Height	55 feet [2]

**Notes:**

[1] Side and Rear Yard setbacks: The building shall be either placed on the property line or set back a minimum of 10 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 10 feet, and subject to residential adjacency standards.

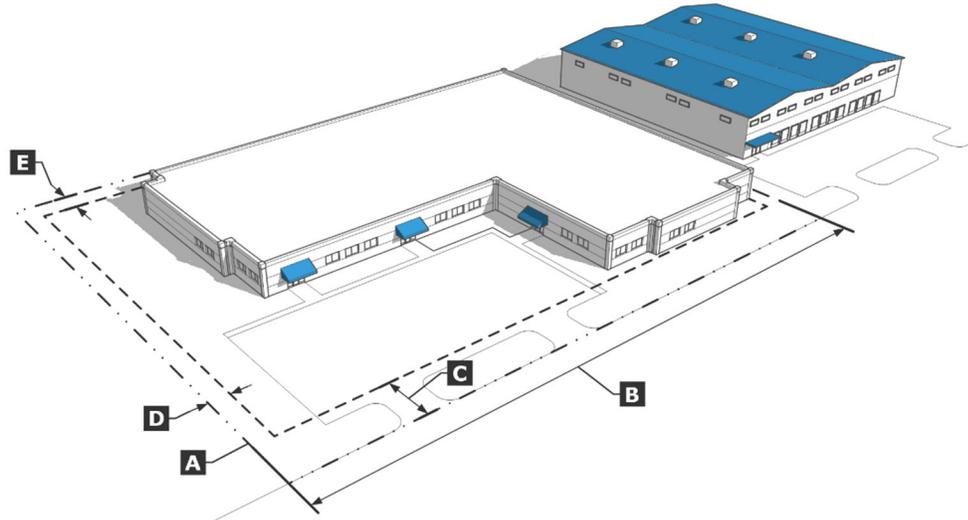
[2] One foot of additional step back is required for each one foot above the height of 35 feet.

<sup>50</sup> Enhanced industrial/residential interface standards to be drafted with module 2.

**18.02.402 IC: Industrial Commercial**

**(a) Purpose**

The IC district is intended to provide for a mix of industrial, research and development, and commercial uses. Sites are commonly comprised of large-footprint buildings designed for warehousing, flex space, manufacturing, and supporting office uses. This zoning district should be separate from residential development by natural and manmade buffers.



**Table 1.27 IC: Lot and Building Standards**

Lots		
A	Lot size, minimum	0.5 acre
B	Lot width, minimum	50 feet
Setbacks, minimum		Principal Buildings
C	Front	Sites 20 acres of less: 10 feet Sites more than 20 acres: 30 feet
D	Side	0/10 feet
E	Rear	0/10 feet
Height, maximum		
	Height	45 feet [2] <sup>51</sup>
	Stories	3 stories

**Notes:**

[1] Side and Rear Yard setbacks: The building shall be either placed on the property line or set back a minimum of 10 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 10 feet, and subject to residential adjacency standards.

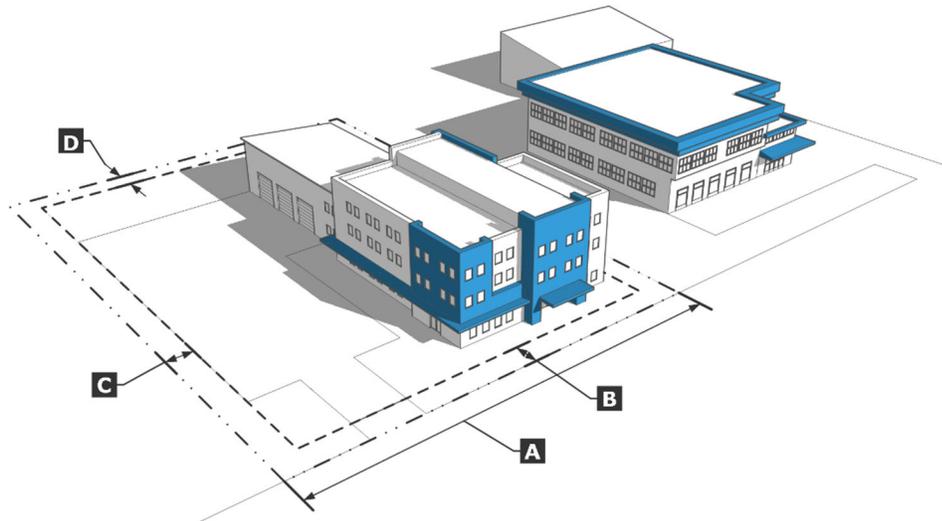
[2] One foot of additional step back is required for each one foot above the height of 35 feet.

<sup>51</sup> Proposed increase from 40 feet to 45 feet.

**18.02.403 ME: Mixed Employment<sup>52</sup>**

**(a) Purpose**

The ME district is intended to provide a mix of employment focused uses such as light manufacturing, processing, wholesaling, flex space, research and development, and offices. Secondary uses include supportive services such as small-scale retail, restaurants, and caretaker’s quarters. Buildings are typically smaller than those found in the Industrial districts; however, may also include campus-like employment and educational development.



**Table 1.28 ME: Lot and Building Standards**

General Standards [1]		
<b>A</b>	Lot Width (minimum)	--
	FAR (maximum)	--
Setbacks (minimum)		
<b>B</b>	Front	10 feet
<b>C</b>	Side	10 feet
<b>D</b>	Rear	10 feet
	Building Separation	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.
Height (maximum)		
	Height	55 feet [2]
	Stories	4 stories

**Notes:**

[1] Residential adjacency standards apply. See ---. (*x-ref to new forthcoming development standards*).

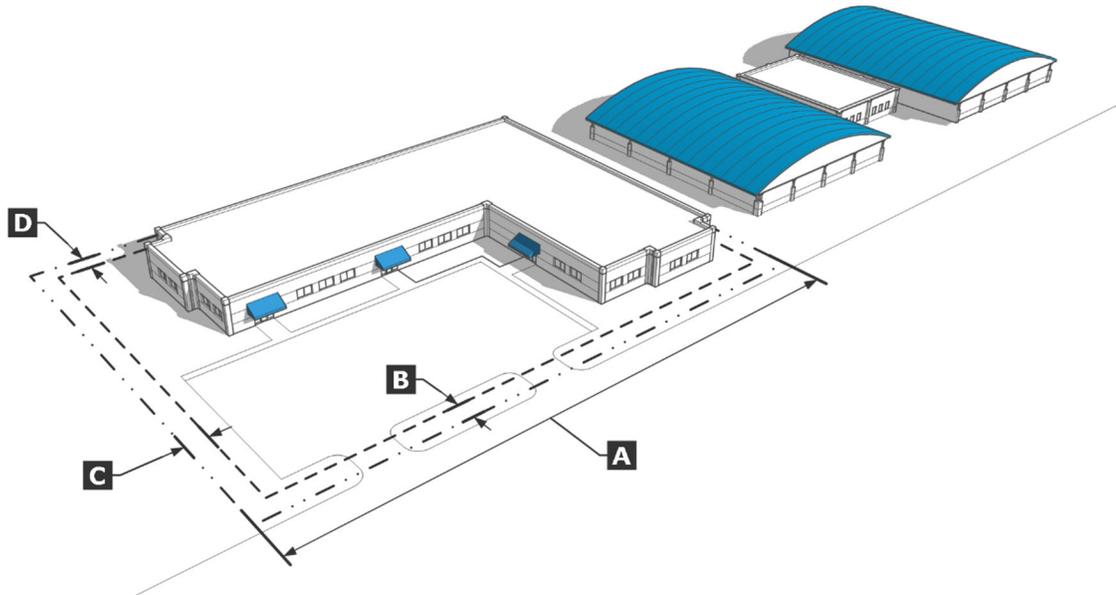
[2] One foot of additional step back is required for each one foot above the height of 35 feet.

<sup>52</sup> New district proposed to implement the Mixed-Employment land use category in the MP. Replaces current IB district. Could include most IB properties, some GO properties, portions of the Dandini Regional Center, and possibly some other areas.

**18.02.404 MA: Mixed-Use Airport<sup>53</sup>**

**(a) Purpose**

The MA district is intended to promote a broad range of transportation, service, and employment uses on Reno Tahoe Airport Authority (RTAA) property that compliment and are compatible with RTAA’s core mission of maintaining and expanding aviation services and facilities to meet regional demand, while recognizing the unique operational requirements of the each airport.



**Table 1.29 MA: Lot and Building Standards**

Table 1.29 MA: Lot and Building Standards		
	<b>General Standards [1]</b>	
<b>A</b>	Lot Width (minimum)	30 feet
	FAR (maximum)	--
	Density (maximum)	--
	<b>Setbacks (minimum)</b>	
<b>B</b>	Front	10 feet
<b>C</b>	Side	10 feet
<b>D</b>	Rear	10 feet
	<b>Height (maximum)</b>	
	Height	65 feet

**Notes:**

[1] Residential adjacency standards apply. See ---. (*x-ref to new forthcoming development standards*).

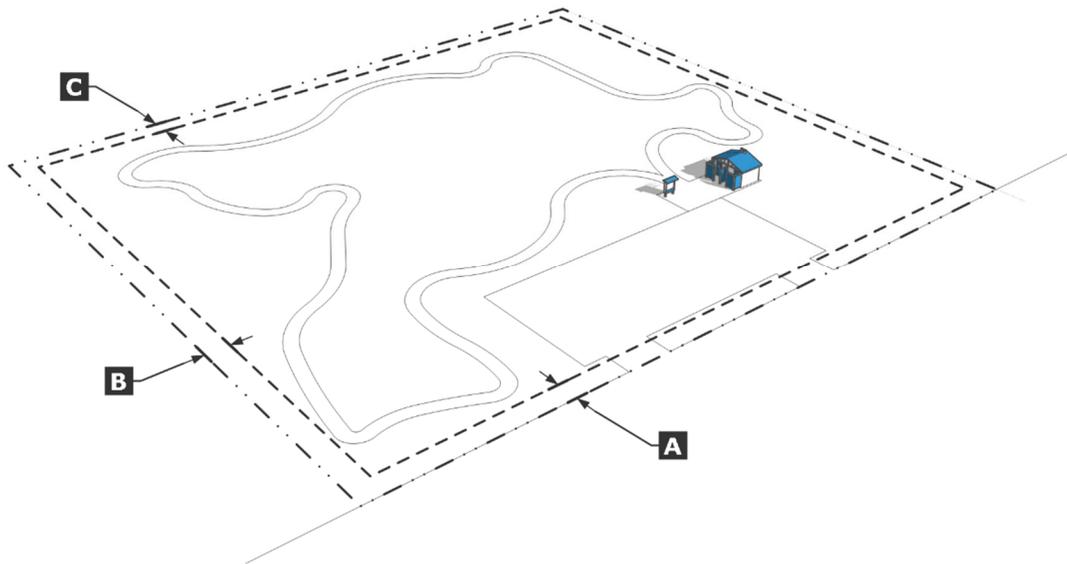
<sup>53</sup> New district to implement the “Airport Transportation Areas” in the Master Plan. Combines two existing regional center overlays: Reno-Tahoe International Airport Regional Center Planning Area Overlay Zoning District (RTIARC) and Reno-Stead Airport Regional Center Planning Area Overlay Zoning District (RSARC). Module 2 will address distinctions in each airfield’s specific operational requirements and desired uses.

## Article 5: Special Purpose Districts

### 18.02.501 PG: Parks, Greenways and Open Space <sup>54</sup>

**(a) Purpose**

The PG district is intended to preserve areas for drainage facilities, utilities, open space, conservation, recreation or multi-use trails. In addition to providing active and passive recreational opportunities for the community, the district is intended to protect the scenic and environmental quality of sensitive natural areas. This district is generally owned by public agencies, however in some instances may include privately-owned and maintained open spaces.



**Table 1.30 PG: Building Standards**

Setbacks, minimum		Principal Buildings
A	Front	10 feet
B	Side	5 feet
C	Rear	10 feet
Height, maximum		
	Height	35 feet

**Notes:**

<sup>54</sup> Revised OS district to revise name and standards to align with the parks, greenways, and open space land use category in the Master Plan.

**18.02.502 PF: Public Facilities**

**(a) Purpose**

The PF district is intended to provide for public and quasi-public facilities and services. Primary uses include public institutions, cultural centers, religions institutions, government centers, libraries, hospitals, schools, and utility installations. Depending on the scale and impacts of the proposed use, additional mitigation may be appropriate when adjacent to residential districts.

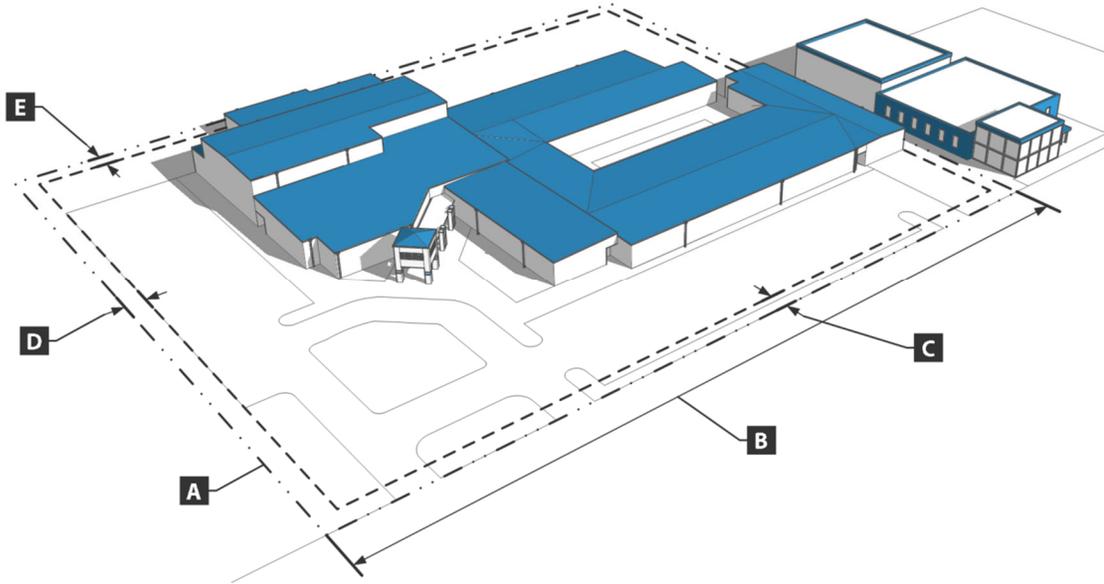


Table 1.31 PF: Lot and Building Standards		
	<b>Lots</b>	
A	Lot size, minimum	6,000 sf
B	Lot width, minimum	50 feet
	<b>Setbacks, minimum</b>	<b>Principal Buildings</b>
C	Front	10 feet
D	Side	5 feet
E	Rear	10 feet
	<b>Height, maximum</b>	
	Height	45 feet [1] [2]
	Stories	3 stories

**Notes:**

[1] Residential adjacency standards apply. See ---. (x-ref to new forthcoming development standards).

[2] Additional height possible through special use permit review and finding of compatibility.<sup>55</sup>

<sup>55</sup> New. This is appropriate because additional properties, including the University, are proposed to be zoned PF.

**18.02.503 UT-5: Unincorporated Transition 5 Acres**

**(a) Purpose**

The UT-5 district is intended to preserve properties that Washoe County has planned for large lot residential development into a Reno zoning district without modifying the planned density. Secondary uses may include agriculture, energy production, and outdoor recreation.

Table 1.32 UT-5: Lot and Building Standards			
Lots			
	Lot size, minimum	5 acres	
	Lot width, minimum	200 feet	
	Setbacks, minimum	Principal Buildings	Accessory Buildings
C	Front	30 feet	30 feet
D	Side	15 feet	5/15 feet [1]
E	Rear	30 feet	5/30 feet [1]
	Height, maximum	Principal Buildings	Accessory Buildings
F	Height	35 feet	35 feet <sup>56</sup>
	Stories	3 stories	2 stories

**Notes:**

[1] Accessory buildings up to 12 feet tall are subject to the reduced setback.

**18.02.504 UT-10: Unincorporated Transition 10 Acres**

**(a) Purpose**

The UT-10 district is intended to preserve properties that Washoe County has planned for large lot residential development into a Reno zoning district without modifying the planned density. Secondary uses may include agriculture, energy production, and outdoor recreation.

Table 1.33 UT-10: Lot and Building Standards			
Lots			
	Lot size, minimum	10 acres	
	Lot width, minimum	250 feet	
	Setbacks, minimum	Principal Buildings	Accessory Buildings
C	Front	30 feet	30 feet
D	Side	50 feet	5/50 feet
E	Rear	30 feet	5/30 feet
	Height, maximum	Principal Buildings	Accessory Buildings
F	Height	35 feet	35 feet
	Stories	3 stories	2 stories

**Notes:**

[1] Accessory buildings up to 12 feet tall are subject to the reduced setback.

<sup>56</sup> Accessory building height in all UT districts changed from 29 to 35 feet to reflect county code. The lower accessory setback allowances in all three districts also reflect county code.

**18.02.505 UT-40: Unincorporated Transition 40 Acres**

**(a) Purpose**

The UT-40 district is intended to preserve properties that Washoe County has planned for large lot residential development into a Reno zoning district without modifying the planned density. Secondary uses may include agriculture, energy production, and outdoor recreation.

<b>Table 1.34 UT-40: Lot and Building Standards</b>			
	<b>Lots</b>		
	Lot size, minimum	40 acres	
	Lot width, minimum	660 feet	
	<b>Setbacks, minimum</b>	<b>Principal Buildings</b>	<b>Accessory Buildings</b>
<b>C</b>	Front	30 feet	30 feet
<b>D</b>	Side	50 feet	5/15 feet [1]
<b>E</b>	Rear	30 feet	5/30 feet [1]
	<b>Height, maximum</b>	<b>Principal Buildings</b>	<b>Accessory Buildings</b>
<b>F</b>	Height	35 feet	35 feet
	Stories	3 stories	2 stories

**Notes:**

**18.02.506 PUD: Planned Development<sup>57</sup>****(a) 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.

**(b) 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.

**(c) Site and Building Intensity Standards**

PUD's 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.

**(d) Engineering Design and Improvement Standards**

- (1) Unless otherwise specified, all requirements and standards pertaining to sewage, landscaping, and road profiles shall be as provided in Chapters ---.
- (2) 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.

**(e) Common Open Space****(1) 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.

**(2) 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.

**(f) Composition of Final Plan**

The graphic and textual elements together compose the final plan.

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<sup>57</sup> Current content from 18.08.302(a). This will be revisited and updated as necessary, and per the recommendations in the assessment report, following review and discussion of the development standards.

## Article 6: Overlay Districts

### Commentary

The following section includes the overlay zoning districts being retained. The current content has been pulled in from the existing code.

The gaming overlay is a new overlay but is proposed to simply carry forward and replace the current HC district. Gaming regulations are proposed to remain unchanged.

The existing neighborhood plan overlays are retained are carried forward unchanged. These are intended remain in place and will be evaluated for consolidation with new city-wide standards following the code update and in coordination with neighborhood stakeholders.

The three conservation overlays are placeholders for future development (likely following code adoption). The Wells Ave conservation area is a subset of the existing Wells Ave neighborhood plan. The Powning conservation district is larger than the MU-PD zoning district.

### 18.02.601 Overlay Districts, Generally<sup>58</sup>

#### (a) General Purpose of Overlay Zoning Districts

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.

#### (b) Establishment of Overlay 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.

##### (1) General 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.

##### (2) Planning Area Overlay Districts

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 1.35 Overlay Zoning Districts Established**

Overlay Zoning Districts	Section
<b>General Overlay Districts</b>	
AF – Airport Flight Path	18.02.602
AN – Airport Noise Exposure	(b)
CP – Cooperative Planning Area	(c)
G – Gaming Overlay	18.02.602(d)
HL – Historic or Landmark	18.02.602(e)
WP – Wellhead/Source Water Protection	18.02.602(f)
<b>Neighborhood Planning Area Overlay Districts</b>	
CAN – Country Club Acres Neighborhood Planning Area Overlay	18.02.603(a)
GF – Greenfield Neighborhood Plan Overlay	18.02.603(b)
MGOD – Mortensen-Garson Neighborhood Planning Area Overlay	18.02.603(c)
MQ – McQueen Neighborhood Planning Area Overlay	18.02.603(d)

<sup>58</sup> Current 18.08.101(e).

**Table 1.35 Overlay Zoning Districts Established**

Overlay Zoning Districts	Section
PL – Plumas Neighborhood Planning Area Overlay	18.02.603(e)
SE – Southeast Neighborhood Planning Area Overlay	18.02.603(f)
WANP – Wells Avenue Neighborhood Planning Area Overlay	18.02.603(g)
WUNP – West University Neighborhood Plan Overlay	18.02.603(h)
<b>Conservation Overlay Districts</b>	
NH – Newlands Heights Conservation Overlay	18.02.604(a)
PN – Powning Conservation Overlay	18.02.604(b)
WA – Wells Avenue Conservation Overlay	18.02.604(c)

**(c) 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 overlay districts, the more restrictive standard as determined by the Administrator shall apply.<sup>59</sup>

**18.02.602 General Overlay Districts**

**(a) Airport Flight Path General Overlay District<sup>60</sup>**

**(1) 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.

**(2) 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.

**(3) 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.

**(4) Prohibited Uses<sup>61</sup>**

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, secondary schools, hospitals-acute and over-night care, childcare facilities;
- d. Sports arena, stadium, or track; banquet hall; amusement/recreation facilities (indoor or outdoor); religious assemblies;

<sup>59</sup> Final sentence is new and introduces a more typical approach to reconciling conflicts among overlays. The current code references a complex district hierarchy that is not being carried forward.

<sup>60</sup> Current 18.08.402(a). No substantive changes proposed.

<sup>61</sup> Use terms adjusted to match new use table.

- e. Any nonresidential use which will result on a regular basis in a concentration of population exceeding 25 persons per acre per parcel per hour over a 24-hour period. Density calculations shall exclude public streets; for the purpose of calculation, time shall be calculated in per person hours based on dwell time. Dwell time shall be defined as the amount of time an individual is on site based on minutes per hour. Density calculations for commercial condominium development shall be allowed to include common area proportionate to the size of the condominium unit in proportion to the total site area;
- f. Any nonresidential use which will result on a regular basis in a concentration of population exceeding 50 persons per acre per parcel for more than two hours. Density calculations shall exclude public streets; for the purpose of calculation, time shall be calculated in per person hours based on dwell time. Dwell time shall be defined as the amount of time an individual is on site based on minutes per hour. Density calculations for commercial condominium development shall be allowed to include common area proportionate to the size of the condominium unit in proportion to the total site area;<sup>62</sup>
- g. Rifle ranges, above-ground bulk tank storage of compressed flammable or compressed toxic gases and liquids, gas station;
- h. Electric power plants or substations;
- i. Any use or building material which would cause sunlight to be reflected 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;
- j. Any use which would attract large concentration of birds, or which may otherwise affect safe air navigation within this area; or
- k. Any transmission system that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

**(5) Off-Street Parking for Airport Uses<sup>63</sup>**

The number of spaces required may be determined by the Administrator after considering the parking demand associated with airport uses.

[Insert figures with updated graphics to improve legibility of maps]<sup>64</sup>

**(b) Airport Noise Exposure General Overlay District<sup>65</sup>**

**(1) 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.

**(2) Noise Exposure for Airport Operations**

- a. Residential development, hospitals, religious assemblies, schools, offices and the office portion of industrial or commercial uses shall comply with (b) and (c) below.<sup>66</sup>
- 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

<sup>62</sup> Staff has identified this provision as difficult to enforce. Further clarification on process will be sought following code adoption for future amendments. There are many existing land uses that are out of conformance. Staff will coordinate with airport personnel to discuss processes separately.

<sup>63</sup> Staff questions the need for this section. The flight path overlay doesn't really have anything to do with airport uses. Is the intent to reduce parking demand for uses in the flightpath to reflect the lower amount of persons allowed on site? Staff will confirm with airport staff and possibly delete.

<sup>64</sup> Further discussion needed on whether any boundaries need to be adjusted.

<sup>65</sup> Renamed from ANE. Current 18.08.403. No substantive changes proposed.

<sup>66</sup> Staff to confirm whether modern building codes already achieve this objective. Coordinate with airport personnel and building division.

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.

**(3) Building Height**

- 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](#)) the following building height requirements apply.<sup>67</sup>
- b. 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.  
[maps removed]

**(c) Cooperative Planning Area Overlay District<sup>68</sup>**

**(1) Purpose**

The CP 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) Standards<sup>69</sup>**

[reserved for consideration and drafting as part of Module 2]

**(d) Gaming Overlay District<sup>70</sup>**

**(1) 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.

**(2) Standards**

[Reserved for integration as part of Module 2. The new code will maintain all existing Gaming standards.]

**a. Minimum Lot or Development Site Size**

Three acres

**b. Maximum Building Height**

65 feet<sup>71</sup>

<sup>67</sup> Staff to confirm with airport personnel how sound concerns relate to building height.

<sup>68</sup> Outstanding task: Ensure that existing mapped boundaries match those in the Regional Plan. Fix inconsistencies in the overlay.

<sup>69</sup> This material all deals with site compatibility, adjacency standards, etc., which will be reviewed during the drafting of Module 2.

<sup>70</sup> New. Purpose statement and standards are from current HC district. The intent is not to change any standards for gaming.

<sup>71</sup> Discuss whether to carry forward this provision from current 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)."

**(e) Historic or Landmark General Overlay District<sup>72</sup>****(1) Purpose**

This overlay district preserves buildings or protects districts that 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.

**(2) Eligibility<sup>73</sup>**

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.

**(3) Procedure**

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.

**(4) Findings Required Establishing 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 --- (Zoning Map Amendment) or Section --- (Special Use Permit) as applicable.

**(5) Discretionary Uses Allowed**

Any use other than those permitted in the underlying zoning district that 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.

**(6) 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.

**(7) District-Specific Standards<sup>74</sup>****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**

<sup>72</sup> This is existing language. Edits to all historic provisions will be incorporated into the second module.

<sup>73</sup> Current 18.08.401(a). No substantive edits proposed.

<sup>74</sup> As noted in the commentary, this language is carried forward unchanged. However, it relates to standards that will be drafted during Module 2 (Development Standards) and should be reevaluated then to determine if updates are necessary.

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.

**(f) Wellhead/Source Water Protection General Overlay District<sup>75</sup>**

**(1) Purpose**

This overlay district is intended to protect the quality and functions of significant hydrologic resources by maintaining, preserving and enhancing Reno’s water system.

**(2) Eligibility**

TBD

**(3) Procedure**

TBD

**(4) Findings Required Establishing Eligibility**

TBD

**(5) District-Specific Standards**

TBD

**18.02.603 Neighborhood Planning Area Overlay Districts**

**Commentary**  
 The existing neighborhood plan overlays are retained and carried forward unchanged. These are intended to remain in place and will be evaluated for consolidation with new city-wide standards following the code update and in coordination with neighborhood stakeholders.

**(a) CAN Country Club Acres Neighborhood Planning Area Overlay District**

**(1) 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.

**(2) Applicability**

This zoning district's standards shall apply to properties located within the Country Club Acres Neighborhood Plan.

<sup>75</sup> New to implement sustainable development goal 2.1F and 7.1D of the MP designated to protect well head and other sources of drinking water from potential harmful land uses or development-related impacts. To be developed in module 2.

**(3) CCAN/RD Country Club Acres Neighborhood Plan/Residential District****a. Land Uses**

The following land uses shall be prohibited:

1. Accessory Dwelling Units;
2. Mini-Warehouse;
3. Mobile Home Subdivisions;
4. Multi-Family;
5. Single Family, attached Condominium/Townhouse; and
6. Single Family, Zero Lot Line.

**(4) Setback Requirements**

In addition to those setback requirements contained in the Reno Municipal Code Title 18, the following shall prevail:

- a. Maximum building coverage is 40 percent, which includes the primary residential structure and all detached structures.

**(b) 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:
  - [a] Single Family, detached; and
  - [b] Accessory Dwelling Unit.
2. Permitted land uses with the approval of a special use permit:
  - [a] Child Care Center, as accessory use only;
  - [b] Churches/House of Worship;
  - [c] Utility Box/Well House, Back-up Generator, Pumping Station or Booster Station;
  - [d] Utility Installation other than listed; and
  - [e] 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:
  - [a] 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
  - [b] 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 regulations shall apply to all properties designated GFPO in the Greenfield Neighborhood Plan.

**b. Land Uses**

1. Permitted land uses shall be:
  - [a] Single Family, detached; and
  - [b] Accessory Dwelling Unit.
2. Permitted land uses with the approval of a site plan review (SPR):
  - [a] Medical Facility, Day Use only; and
  - [b] Office, Other than listed;
3. Permitted land uses with the approval of a special use permit:
  - [a] Utility Box/Well House, Back-up Generator, Pumping Station or Booster Station;
  - [b] Utility Installation other than listed; and
  - [c] 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:
  - [a] 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;
  - [b] There shall be a mix of 50 percent two-inch caliper trees and 50 percent three-inch caliper deciduous trees;

- [c] A minimum of one tree shall be planted for every 250 square feet of landscape area; and
- [d] 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.

**(c) MGOD Mortensen-Garson Neighborhood Plan Overlay**

**(1) 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.

**(2) 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**

**FIGURE 18.08-44: VICINITY MAP**

**(3) 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;
- j. Laundry, self service;
- k. Theaters (in AC and IC only - allowed in HC);
- l. Crematoriums; or
- m. Billboards

**(4) 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 18.08.48 RESIDENTIAL DEVELOPMENT POTENTIAL BY PLANNING AREA**

**(5) 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**

1. 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.
2. 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 Somerset**

Access from Planning Area 1 to the east (i.e. Somerset) 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.

**(6) 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:

- [a] Major topographic conditions including ridgelines, ravines canyons and knolls;
- [b] 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;
- [c] Preliminary soil conditions including soil type, expansiveness, slumping, erodibility and permeability;
- [d] Significant surface hydrological conditions including natural drainage courses, perennial streams, floodplains, wetlands and ponding area;
- [e] The location and types of significant vegetation including known rare and endangered plant species and general plant communities;
- [f] Habitat areas for rare or endangered animal species;
- [g] 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;
- [h] How the development responds to the unique conditions of the hillside and;

- [i] 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;
  - i. 0—15 percent
  - ii. 15—20 percent
  - iii. 20—25 percent;
  - iv. 25—30 percent; and
  - v. 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:

- [a] Slopes greater than 30 percent, based on a slope analysis;
- [b] Areas of landslides or landslide potential;
- [c] Areas underlain with faults that have been active during the Holocene epoch of geological time;
- [d] Habitat area of known rare or endangered plant or animal species; and
- [e] Significant streams, ravines and drainageways.

**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:

- [a] The purpose of this article will not be compromised;

- [b] Unstable slopes proposed for development will be sufficiently stabilized;
- [c] Areas of landslide or landslide potential proposed for development will be stabilized;
- [d] Earthquake resistant structures will be constructed on development sites proposed on potential earthquake areas;
- [e] Areas of rare and endangered animal or plant habitat proposed for development will be relocated and mitigation measures adhered to; and
- [f] 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:

- [a] Paved and unpaved pedestrian, equestrian and bicycle paths and trails;
- [b] Outdoor recreational uses and facilities such as skiing, fishing, boating, swimming, horseback riding, nature observation, community parks and picnic areas;
- [c] Roads, bridges and culverts for vehicles, pedestrians, bicyclists or equestrians used to provide access to permitted open space uses or to developable areas;
- [d] Installations, maintenance and operation of typical utilities; and
- [e] 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:

- [a] Structures should be located on the natural slope of the land rather than on man-made pads and terraces;
- [b] 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 viewshed analysis and individual residential dwelling units;

- [c] 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;
- [d] The character and profile of the hillside should be preserved by using existing disturbed areas for building envelopes rather than undisturbed areas; and
- [e] 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:

- [a] Split-pad and stepped foundations will be used where appropriate;
- [b] The use of decks and small patios shall be encouraged to reduce the amount of grading;
- [c] 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
- [d] 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:

- [a] 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.
- [b] Slopes adjacent to a roadway should be designed and maintained in a uniform manner.
- [c] 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:
  - i. Does not diminish solar access to the primary living space or yard area of an adjoining residence;
  - ii. Does not block views from adjoining lots and streets beyond that which would have occurred without the reduced yard allowance; and
  - iii. 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:

- [a] 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;
- [b] 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;
- [c] 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

- [d] 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:

- [a] Stable and sufficiently usable areas of land for development shall be provided for each lot;
- [b] Building envelopes, disturbed areas and areas to remain undisturbed for each created lot shall be shown on the tentative and final maps;
- [c] Reasonably safe and adequate access from public streets without requiring massive grading or substantial vegetation removal shall be required for each created lot; and
- [d] 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:

- [a] 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;
- [b] 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:

- [a] 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;
- [b] 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;
- [c] Standard pad grading or terracing which results in grading outside the building footprint and access area shall be discouraged;
- [d] 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;

- [e] Grading shall create varying gradients in order to avoid a "manufactured" appearance;
- [f] Grading in environmentally sensitive habitat areas shall occur only when necessary to protect, maintain, enhance or restore the habitat; and
- [g] 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;

- [a] Existing vegetation shall not be destroyed, removed or disturbed more than 15 days before grading is scheduled to begin; and
- [b] 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:

- [a] Design of cut and fill slopes;
- [b] Design of roadway drainage systems;
- [c] Protection of slopes from erosion;
- [d] Pavement and structural design; and
- [e] 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:

- [a] The perimeter of all buildings shall be cleared of underbrush and excess vegetation;
- [b] Lot size and building placement shall allow adequate clearance of hazardous flammable vegetation; and
- [c] 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:

- [a] Existing fire-resistant and fire-retardant plants shall be retained where feasible;
- [b] The use of fire-resistant and fire-retardant plants shall be encouraged, and the use of highly flammable plants shall be prohibited;
- [c] 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;
- [d] 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
- [e] Yard areas shall be regularly maintained to remove excessive dry wood, debris, weeds and other highly flammable materials.

**(7) 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.

**FIGURE 18.08-45 SIGNIFICANT HYDROLOGIC RESOURCES**

**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:

- [a] Weed control consistent with state and local laws.
- [b] Mosquito abatement consistent with state and local laws.
- [c] Conservation or preservation of soil, water, vegetation, fish and other wildlife habitats.
- [d] Outdoor recreation activities such as fishing, bird watching, hiking and swimming.
- [e] Education and scientific research including, but not limited to, water quality monitoring and stream flow gauging.
- [f] 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.
- [g] 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.
- [h] 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.

- [i] 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.
- [j] 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.

- [a] 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.
- [b] 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.

### [a] **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.

### [b] **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.

**[c] 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:

- [a] 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.
- [b] 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.
- [c] New fencing, constructed in accordance with Reno Municipal Code.

**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;

- [a] Aggregate facilities—Permanent.
- [b] Aggregate facilities—Temporary.

- [c] Energy production.
- [d] General industrial—Heavy.
- [e] Inoperable vehicle storage.
- [f] Mining operations.
- [g] Salvage yards.
- [h] 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 of 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:

- [a] The potential degradation of the stream environment.
- [b] The danger to life and property due to flooding or erosion damage.
- [c] 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:

- [a] A showing of good and sufficient cause such as renovation, rehabilitation or reconstruction of the stream environment; or
- [b] 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**

**(8) 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**

**(9) 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.

**(10) 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**

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.

### **(11) 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 Somerset 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.

### (12) 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.

1. Parcel A—Two stories.
2. Parcel B—40 feet.

3. Parcel C—110 feet.
4. Parcel D—35 feet.

**FIGURE 18.08-49: BUILDING HEIGHT**

**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**

**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**

- [a] Varied setbacks;
- [b] Mix of building heights;
- [c] Mix of larger and smaller houses;
- [d] Curvilinear streets and culs-de-sac; and
- [e] Use of natural elevation changes.

**2. Business Park located at the southwest edge of Planning Area 3**

- [a] Architectural Development Standards will be approved by Reno City Council prior to issuance of the first building permit for the Business Park;
- [b] 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
- [c] Building height will be limited to two stories.

**(13) 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.

**(14) 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.

**(15) 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.

**(16) 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.

**(d) 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 façades 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.

**(e) 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 façade of any primary building and an adjacent street.

**(f) 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**

1. The following additional land uses are permitted with the approval of a special use permit (SUP) for areas zoned CC (Community Commercial):
  - [a] Cluster development;
  - [b] Farm;
  - [c] Hospital, Acute and Overnight Care;
  - [d] Hotel (without Non-restricted Gaming Operation);
  - [e] Indoor Manufacturing, Processing, Assembly or Fabrication;
  - [f] Maintenance, Repair or Renovation Business;

- [g] Single Family, detached;
- [h] Single Family, Zero Lot-Line;
- [i] Sports Arena, Stadium, or Track
- [j] Warehousing/Distribution Center;
- [k] Welding Repair, as an accessory use;
- [l] Wholesale of Construction Materials; and
- [m] Wholesale of Products Manufactured or Assembled On-Site.

2. The following additional land uses are permitted with the approval of a site plan review (SPR) for areas zoned CC (Community Commercial):

- [a] School, Primary (Public or Private)

**c. 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.

**(g) WANP Wells Avenue Neighborhood Planning Area Overlay District**

**(1) Purpose<sup>76</sup>**

The WA Wells Avenue Neighborhood Planning Overlay District provides 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.

**(2) 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.

**(3) 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:

<b>Table 1.36 Nonresidential and Mixed-Use Parking Requirements in WANP Overlay District</b>	
<b>Type of Use</b>	<b>Parking Requirement</b>
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.

<sup>76</sup> Current 18.01101.K.(6)a.

**Table 1.36 Nonresidential and Mixed-Use Parking Requirements in WANP Overlay District**

Type of Use	Parking Requirement
	Parking for existing structures issued a building permit before April 1, 2017 shall be determined by the property owner.

**Table 1.37 Residential Parking Requirements in WANP Overlay District**

Residential Uses	Minimum # of On-Site Parking Spaces Required
1 bedroom or studio unit	1 space/residential unit
2 bedroom unit	1.25 spaces/residential unit
3 or more bedroom unit	1.75 spaces/residential unit
Senior citizen housing	0.5 per bedroom plus 1 per employee for the largest shift
Guest parking	1 space per 9 dwelling units

**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**

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.

1. Sheet metal siding;
2. Tilt-up concrete panels; and
3. Smooth-faced gray concrete block.

**(4) General Residential Standards**

**a. Applicability**

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.

1. Mixed-Residential 14 (MR-14);
2. Mixed-Residential 30 (MR-30); and
3. 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**

**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

Figure 18.08-28: Multi-family Housing Design

#### d. Building Massing and Form

Multi-family buildings shall incorporate one of the following techniques:

1. Façades 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 façade a minimum of ten feet at the traditional side yard setback to provide a visual transition along the street frontage (Figure 18.08-28).
2. 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.

#### e. Relationship to Surrounding Development

Figure 18.08-29: Relationship to surrounding Development

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):
  - [a] 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;
  - [b] Orienting windows, porches, balconies, and other outdoor living spaces away from the shared property line to protect the privacy of adjacent residents where applicable;
  - [c] 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;
  - [d] Utilizing a roof pitch and overhang similar to that of the adjacent structures; or
  - [e] Utilizing dormers and sloping roofs to accommodate upper stories for major renovations and new construction.

Figure 18.08-30: Relationship to Surrounding Development 2

2. In order to satisfy the above standard, one of the following techniques for alley homes shall be provided:
  - [a] A graduated building height and mass in the form of building step-backs a minimum of ten feet in depth, or;
  - [b] 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.

**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.

Figure 18.08-32: Residential Garage Design

**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:
  - [a] Duplexes;
  - [b] Townhomes;
  - [c] Apartments;
  - [d] Condominiums; or
  - [e] Single-family homes.

Figure 18.08-33: Building Variety

**i. Architectural Character - Renovation Guidelines**

The renovation of homes within the Wells Avenue Neighborhood constructed prior to 1950 should be conducted in accordance with the following guidelines.

**1. Windows**

- [a] The character, proportion, size, and general appearance of original windows should be preserved during renovation.
- [b] Original window openings should not be enclosed, enlarged, or otherwise modified.
- [c] 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.

**2. Materials**

- [a] Original building materials should be repaired rather than replaced to the maximum extent feasible.

[b] 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.

### 3. Architectural Detailing

[a] 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.

[b] Enclosure of or other significant alterations to decks or balconies that were not originally enclosed should be prohibited.

## (5) 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 façade of the primary structure shall not be permitted. Garage doors on all front loading (street oriented) garages shall be either **(Figure 18.08-34)**:

#### Figure 18.08-34: Garage Design

[a] Recessed a minimum of ten feet behind the front façade 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

[b] 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 façade (Figure 18.08-35).

Figure 18.08-35: Garage Length -

**g. 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:
  - [a] "Stepping-down" to meet the approximate height of the adjacent structure. Step-downs shall be a minimum of ten feet in depth.
  - [b] Utilizing dormers and sloping roofs to accommodate upper stories for major renovations and new construction.
  - [c] Utilizing a roof pitch and overhang similar to that of the adjacent structures.
  - [d] 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.

Figure 18.08-36: SF Transition

**(6) 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.

Figure 18.08-37: Three alternative lot configurations that comply with the Maximum Building Coverage of 45%—

**d. Maximum Building Height**

Maximum building height shall be two stories or 35 feet.

**(7) 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.
2. Mini-warehouses.
3. Copy center.
4. Financial institution.
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 -

**d. Maximum Building Height**

Maximum building height shall be three stories or 45 feet.

**(8) 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.

**1. 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:

- [a] Auto repair garage and paint and body shop;
- [b] Automobile and truck sales and mobile home, RV, boat and trailer sales or rental;
- [c] Building landscape material/lumber yard;
- [d] Laboratory;
- [e] Indoor gun range;
- [f] Commercial stables or riding academy;
- [g] Motels;

[h] Food processing/wholesale;

[i] Mini-warehouse; and

[j] Truck rentals.

The following principal uses shall be permitted by right:

[k] Restaurant with Alcohol Service.

[l] Restaurant without Alcohol Service.

The following principal uses shall be permitted with a Special Use Permit:

[m] Drive-through facility.

[n] Convenience store.

**b. Maximum Building Height**

Maximum building height shall be three stories or 45 feet.

**c. Maximum Building Footprint**

The maximum footprint for a single-use commercial building shall be 30,000 square feet.

**d. 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."

**e. 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.

Figure 18.08-39: Use of graduated height and mass

**f. Building Transparency**

General: A minimum percentage of the total area of each ground floor building façade 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**

[a] Non-Residential and Mixed Uses: Forty percent minimum

[b] Residential Uses: Twenty-five percent minimum.

**2. Non-Wells Avenue**

[a] Non-Residential Uses: Thirty-five percent minimum.

[b] 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:

- [a] Non-residential uses: Glazing on all ground floor windows shall be transparent.
- [b] 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.
- [c] Black or mirrored glass is prohibited.

**g. 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.

**h. 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.

**i. Supplemental Zone (optional)**

A supplemental zone may be provided at the option of the applicant between the street-facing façade 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.

**j. 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.

**k. 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:

- [a] Benches or seating areas;
- [b] Raised landscape planters;
- [c] Decorative trash receptacles;
- [d] Historic markers as provided in accordance with a property's acceptance on a local, State, or National historic register;
- [e] Outdoor dining area;
- [f] Shade structures;
- [g] Public art (e.g., sculptures, murals, water elements, carvings, frescos, mosaics, and mobiles);
- [h] Decorative transit shelters as approved by RTC and the city; or
- [i] 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.

**l. 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.

Figure 18.08-41: Range of preferred signage types.

**2. Prohibited Signs**

The following signs shall be prohibited:

- [a] Temporary hand-painted or hand-written signs; and
- [b] Reader board, electronic reader board and video display signs.

**3. Preferred Signage Types (Figure 18.08-41)**

- [a] 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.
- [b] The creative use of symbols or other images indicative of the use contained within the building in the design of signs is strongly encouraged.
- [c] 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.

**m. 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.

**(9) 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.

**c. 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.

Figure 18.08-42: Three alternative lot configurations that comply with the Maximum Building Coverage of 40%—

Figure 18.08-43: Preferred signage types along Vasar.

**d. Building Height**

Maximum building height shall be three stories or 45 feet.

**e. Signs**

**1. General**

- [a] Signs shall be designed to reflect the residential scale and appearance of the Mixed-Use Residential area (Figure 18.08-43).
- [b] 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:

- [a] Temporary hand-painted or hand-written signs;
- [b] Reader board, electronic reader board and video display signs; and
- [c] 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.

**(h) WUNP: West University Neighborhood Planning Area Overlay**

**(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 18.02 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:
  - [a] 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.
  - [b] 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.
  - [c] 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:
  - [a] 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.
  - [b] 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.
  - [c] 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](#)):
  - [a] Is between six feet and ten deep;
  - [b] Extends the length of the building to which it is attached;
  - [c] Intersects with an on-site pedestrian path and individual unit entrances or stairwells;
  - [d] Is at least 14 feet in height;
  - [e] Contains openings of not less than six feet in width;
  - [f] Is at least 25 percent solid but no more than 50 percent solid;
  - [g] Is open to the air on three sides; and
  - [h] 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:
  - [a] Bench or other seating;
  - [b] Tree which is not included in the minimum landscape requirements;
  - [c] Kiosk;
  - [d] Water feature such a pond or a fountain;
  - [e] Landscape planter or planting bed of at least 20 square feet; or
  - [f] Fixed recreational apparatus.

#### **(6) Residential Buffers**

- a. 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](#)).
- b. 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.
- c. 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.

#### **(7) 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.

**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.

**18.02.604 Conservation Overlay Districts**

- (a) Newlands Heights Conservation Overlay District<sup>77</sup>**  
[reserved for future development, likely following code adoption]
  
- (b) Powning Conservation Overlay District**  
[reserved for future development, likely following code adoption]
  
- (c) Wells Avenue Conservation Overlay District**  
[reserved for future development, likely following code adoption]

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<sup>77</sup> New conservation districts are identified in the Master Plan and proposed for future development following code adoption.

## Article 7: Measurements and Exceptions

### Commentary

The following material is based generally on the current Chapter 18.12, Article 1: Bulk/Dimensional, Density, and Intensity Standards. The location of this material requires further discussion. While it is placed in the districts chapter in this draft since it relates directly to the district dimensional tables, the material also could be located in the new Development Standards chapter.

In this draft, we propose locating the general rules of measurement alongside the exceptions to those rules. In the current Reno code, the rules of measurement are separate and appear in the definitions chapter.

### 18.02.701 General

#### (a) Purpose

The purpose of this section is to provide uniform requirements for measuring dimensional standards and to list any exceptions to the dimensional standards in this Code.

#### (b) Related Zoning District or Use-Specific Regulations

Applicants for development should refer to Articles --- 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 measurement/exception standards in this Article 7, the more specific zoning district or use standard in Articles --- shall apply unless otherwise expressly stated.

### 18.02.702 Density

#### (a) Calculation

##### (1) Generally<sup>78</sup>

Except for mixed-use projects, residential density is calculated by dividing the gross area designated as residential by the number of dwelling units proposed to be built. Density shall be calculated based on the entire development site, which shall include 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.

##### (2) Calculation for Mixed-Use Projects

For mixed-use projects, density shall be calculated based on the floor-to-area ratio of proposed buildings, and shall be calculated based on the entire development, as described in subsection (1), above.

#### (b) Density Bonuses and Other Incentives for Affordable Housing<sup>79</sup>

##### (1) Minimum Affordability Guidelines

The minimum requirements for rental and homeowner units to qualify as "affordable" are found in Chapter ---, under the definition of the term "Housing for Working Families, Affordability Guidelines."

##### (2) Density Bonus Incentives

###### 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:

<sup>78</sup> New. A baseline density calculation is necessary to help determine the baseline from which bonuses will be available.

<sup>79</sup> Current 18.12, Article II. Reconsider location of this material in full consolidated code.

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;
  - [c] One and one-half additional units for each unit offered to qualifying households earning no more than 50 percent of AMI; or
  - [d] One additional unit for each unit offered to qualifying households earning no more than 80 percent of AMI.<sup>80</sup>
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 ---, 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 20 years.<sup>81</sup>

**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 AMI (adjusted median income);
  - [b] Two additional units for each one unit offered to qualifying households earning no more than 40 percent of AMI;
  - [c] One and one-half additional units for one each unit offered to qualifying households earning no more than 50 percent of AMI; or
  - [d] One additional unit for each unit offered to qualifying households earning no more than 80 percent of AMI.<sup>82</sup>

---

<sup>80</sup> New.

<sup>81</sup> Changed from 30 to 20 years.

<sup>82</sup> New.

3. The maximum density bonus allowed is 25 percent over the zone district maximum density stated in Article I of this chapter.
4. Projects must demonstrate that they will continue to meet affordability guidelines for a period of at least 20 years.<sup>83</sup>

**c. Parking Reduction for Affordable Housing Projects**

**1. Conditions for Parking Reduction<sup>84</sup>**

Parking reductions for residential and mixed-use developments (new development, infill, and acquisition/rehabilitation) that meet the affordability guidelines stated in Section 18.12.201 above will be granted if:

- [a] The project can demonstrate that either parking cannot be provided in compliance with Section ---, as may be modified by other provisions of this title, or additional amenities can be provided with the reduction of parking; and
- [b] Availability of public transportation can be demonstrated.

**2. Parking Reductions Allowed**

If the above guidelines are met, then parking will be reduced by the following:

- [a] Each unit dedicated to households earning 80<sup>85</sup> percent of AMI may receive a 20 percent reduction to the parking requirements.
- [b] Each unit dedicated to households earning 50 percent of AMI may receive a 30 percent reduction to the parking requirements.
- [c] Each unit dedicated to households earning 40 percent of AMI or less may receive a 45 percent reduction to the parking requirements.

## 18.02.703 Lots and Site Area Requirements

**(a) Measurement**

**(1) 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.

**(2) 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.

**(3) 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.

**(4) Net Land Area**

When used in this Chapter ---, "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.

**(5) 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.

**(6) 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

<sup>83</sup> Changed from 30 to 20 years.

<sup>84</sup> Removed criteria relating to proximity of large employer, and proximity of another previously approved project.

<sup>85</sup> Changed from 60 to 80.

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.

**(b) Minimum Lot Standards**

- (1) 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 one of the specified exceptions to minimum lot sizes in subsection (c) below applies.
- (2) Calculation of minimum area requirements shall not include area devoted to access or roadway easements.

**(c) Exceptions to Minimum Lot Standards<sup>86</sup>**

**(1) Parcels Created for Public Agencies and Utilities**

Parcels created for public agencies and for utilities regulated by the Public Utilities Commission are exempt from the minimum lot size requirements. 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.

**(2) Cluster Development<sup>87</sup>**

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 --- are met. Clustering required by the hillside slope density requirements in Article --- (Hillside Development) shall not qualify for a density bonus.

**(d) 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.

**(e) Number of Principal Buildings or Uses per Lot<sup>88</sup>**

- (1) Except for ---,<sup>89</sup> only one principal building for single-family uses or duplexes, with permitted accessory buildings, may be located upon a lot unless approved as multi-family. Every dwelling shall have legal means of access to a right-of-way.
- (2) Where a lot or tract of land is used for multifamily, mixed-use, commercial, or industrial purposes, more than one principal building may be located upon the lot but only when such buildings conform to all requirements of this Code applicable to the uses and district.
- (3) No lot shall be divided to contain more dwelling units than are permitted by the regulations of the zoning district in which they are located.

## 18.02.704 Property Line Setbacks/Yards

<sup>86</sup> Consolidation of several exceptions found in current code.

<sup>87</sup> A consolidated set of cluster/small lot standards will be in the development standards chapter.

<sup>88</sup> New. Further discussion needed. These are typical provisions, but the intent is not to impede changes in occupancy or create large numbers of new nonconformities.

<sup>89</sup> Discuss whether any exemptions may apply, such as for co-housing.

**(a) Measurement<sup>90</sup>****(1) Generally**

- a. 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.
- b. 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.
- c. Except for front setbacks in certain MU districts specified below, all 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.

**(2) Measurement of Front Setbacks in Certain MU Districts**

In the Downtown, Mixed-Use Urban, and Midtown districts, front setbacks shall be measured from the curb. See 18.02.3014(c)(1)

**(3) 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.

**(b) Irregularly Shaped Lots<sup>91</sup>****(1) Generally**

Structures on irregularly shaped lots shall comply with the following:

- a. Lots with multiple street frontages, except for corner lots, shall be required to comply with front setbacks along each lot line abutting a street.
- b. Lots with multiple side and/or rear lot lines not abutting a street shall comply with side setback requirements for all lot lines except that any lot line abutting a street shall comply with the front setback and the lot line farthest from the front lot line shall comply with the rear setback.

**(2) Alternatives Approved by Administrator**

The Administrator may establish alternative setbacks for properties with irregularly shaped lots based on unique site and/or lot conditions.

**(c) 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.

**(d) Development Restrictions**

Where yards are required by this chapter, all structures shall be prohibited, except as specified by this title.

**(e) Intrusions into Yards<sup>92</sup>**

Certain architectural features and improvements may encroach into required setbacks as follows:

<sup>90</sup> Figure 18.12-1 Yard Determination will be moved into the definitions section and a new legible graphic created.

<sup>91</sup> New.

<sup>92</sup> This is a more comprehensive list than appears in the current code. Staff is confirming it is consistent with the administrative code used by Code Enforcement. Figure 18.12-1 Yard Determination will be moved into the definitions section and a new legible graphic created. New, for the city's consideration.

**Table 1.38 Authorized Exceptions to Setback Requirements**

Type of Exception	Extent of Exception
Electrical service, swimming pools and spa equipment, and other mechanical equipment	Electrical service equipment, swimming pools, and appurtenant structures and equipment, HVAC equipment, propane tanks, and all other mechanical equipment may encroach into any side or rear setback provided such equipment is not located closer than five feet to any property line. Greater projections may be permitted by the Administrator if adequate screening is provided.
Front porches and stoops	In any residential development, porches and stoops may project into the front setback up to eight feet provided such porch or stoop is not located closer than three feet to the front property line.
Ground-mounted solar and geothermal equipment	In any residential development, ground-mounted solar and geothermal equipment may project into the side or rear yard up to five feet provided such equipment is not located closer than five feet to any property line. Greater projections may be permitted by the Administrator when it is demonstrated that such additional projections are needed for alternate energy purposes.
Incidental architectural features	In any residential development, steps and architectural features, such as eaves, cornices, awnings, chimneys, or wing walls, may project up to 5 feet into any required front or rear setback, or into any required side setback up to 1/2 of the required side setback.
Mobility access ramps and lifts	As necessary upon written request to the Administrator.
Stairway, entrance, or vestibule	In any district, a stairway, entrance, or vestibule not exceeding 10 feet in width may project into the front or rear yard up to five feet.
Small accessory structures	Accessory structures under 100 square feet in size and under six feet in height may be allowed to encroach into required setbacks to the property line with administrative approval and a finding of no significant impact on neighboring parcels.

**(f) Setbacks from the Truckee River<sup>93</sup>**

**(1) Measurement**

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.

**(2) General River Setback Required**

No structure outside of the Esplanades located within the [MU/DRRC Overlay District]<sup>94</sup> 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.

**(3) 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:

- a. The proposed project will not impair the river environs.

<sup>93</sup> Current 18.12.105. Reevaluate location of this material in consolidated code. It may make better sense with other resource protection standards.

<sup>94</sup> Update district reference following review/discussion of new district lineup.

- b. The proposed project does not involve placement of fill in the floodplain, construction on unstable slopes, or the removal of riparian vegetation.
- c. The proposed project will not negatively impact the visual integrity of the river or result in a visual barrier to the river corridor.

**(g) 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:

- (1) 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.
- (2) 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.
- (3) 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.

### 18.02.705 Building Coverage

**(a) Measurement**

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.

### 18.02.706 Heights

**(a) Measurement, 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:

- (1) 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.
- (2) 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.
- (3) The height of a stepped or terraced building is the maximum height of any segment of the building.

**(b) Exclusions from Building Height Limits**

- (1) 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.
- (2) Parapet walls extending four feet or less above the limiting height of the building on which they rest.
- (3) 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 of the total roof area.

**(c) Exceptions to Height Requirements<sup>95</sup>**

No building or part of a building shall exceed the maximum building height within any zoning district unless authorized in the table below or elsewhere in this Code.

**Table 1.39 Authorized Exceptions to Height Requirements**

Type of Exception	Extent of Exception
Chimneys, antennas, bell towers, spires, steeples, and other ornamental architectural features	Chimneys shall not exceed one foot above the minimum required by building code, up to a maximum of 10 feet above the maximum height requirement. All others may extend up to 10 feet above the maximum height requirement, except where such may be deemed a hazard.
Parapet walls	May extend up to four feet above the limiting height of the building on which they rest.
Bulkheads, elevator towers, one-story penthouses, water tanks or similar structures	May extend up to eight feet above the maximum height requirement provided that such structures shall not cover more than five percent of the total roof area of the building. The aggregate floor area of such structures shall not be greater than one-half of the total roof area.
Mechanical equipment (other than elevators), stair towers, rooftop decks, and similar non-habitable structures	May extend up to eight feet above the maximum height requirement for mixed-use buildings, nonresidential buildings, or residential buildings containing two or more dwelling units, provided that such structures shall not cover more than five percent of the total roof area of the building. Mechanical equipment and rooftop decks shall be located a minimum of six feet back from the edge of the roof.
Rooftop solar equipment	May extend up to five feet above the maximum height requirement.

**(d) 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.

**(e) 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.

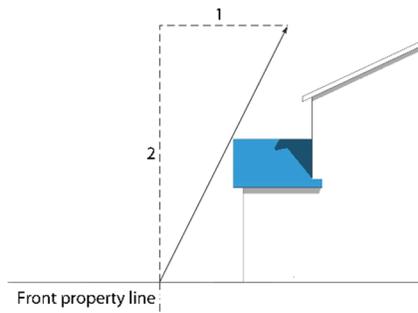
**18.02.707 Additional Setbacks and Stepbacks for Compatibility**

The following additional standards apply to any new building built within or adjacent to a property zoned LL (all districts), SF (all districts), MF-14, or MD-PD.

**(1) Front Setbacks**

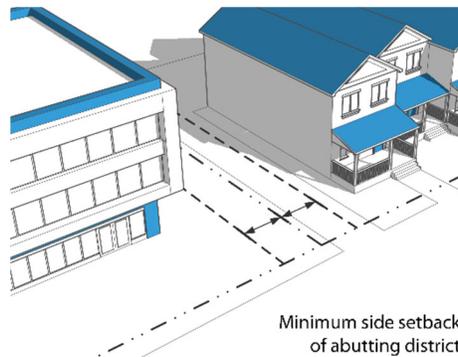
A 2:1 building height/setback ratio shall be maintained from all front property lines (applied to the portion of building fronting the property line, not the entire building). This standard does not apply if the adjacent LL, SF, MF-14, or MD-PD district is located across a collector or larger street (see **Figure ---** below).

<sup>95</sup> New. This is a suggested new table that includes a more comprehensive list of height exceptions than found in the current code.

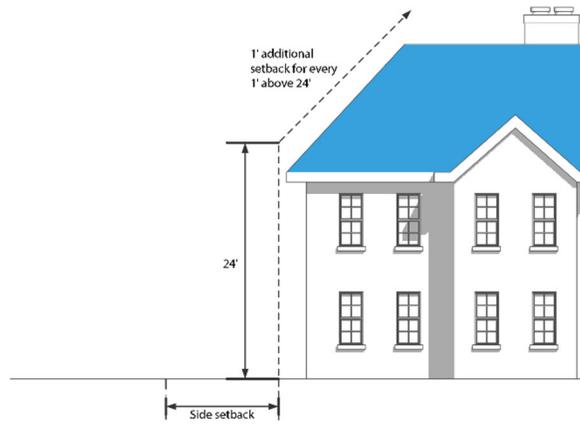


**(2) Side Setbacks**

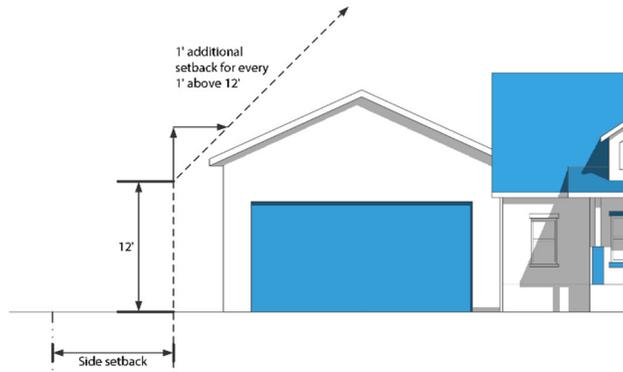
- a. Any building abutting a property zoned LL (all districts), SF (all districts), MF-14, or MD-PD shall comply with the minimum side building setbacks of the abutting residential zoning district along the common property line (see Figure --- below).



- b. Any portion of any building that exceeds 24 feet in height shall maintain an additional one-foot side-yard setback for each foot of height over 24 feet (see Figure --- below).



- c. Within the rear setback and the larger of the front setback or 15 feet from any front property line, portions of any building that exceed 12 feet in height shall maintain an additional one-foot side yard for each foot of height over 12 feet (see **Figure** --- below).



- d. The Administrator may reduce or eliminate the setbacks required by subsections a through c, above, with written consent of the adjacent property owner.

**(3) Setbacks and Height Limits**

- a. Any portion of the building within a certain distance of a property zoned LL (all districts), SF (all districts), MF-14, or MD-PD shall not exceed the following maximum height limits:
  1. Within 75 feet: shall not exceed 60 feet in height
  2. Within 75 feet to 150 feet: shall not exceed 100 feet in height (see **Figure** --- below).
- b. Portions of buildings within 75 feet are not eligible for additional building height incentives that may be available under this code.
- c. Building features allowed as exceptions to maximum height requirements in Table 1.38 in 18.02.706(c) are allowed on structures subject to this section, but shall be designed to minimize visibility from adjacent residential districts and fit within the allowed building height of the zoning district where the building is located to the maximum extent practicable.



!

**18.02.708 Open Space**

Each owner of a project that 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.

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## **Chapter 18.01 General Provisions**

[TO BE DRAFTED IN LATER MODULE]

## **Chapter 18.02 Zone Districts**

[DRAFTED AS PART OF MODULE 1]

# Chapter 18.03 Use Regulations

## Commentary

This chapter contains the standards related to land uses in Reno and is intended to be reviewed with Chapter 18.02: Zoning Districts and with the use definitions in Chapter 18.08: Definitions of Use Categories and Use Types. This chapter includes a table of allowed uses as recommended in the Code Targeted Assessment Report and Annotated Outline. Further discussion precedes that table.

Following the table of allowed uses are several use-specific standards applicable to specific land uses. Some of those standards were carried forward from the current Code and other standards are new to address issues raised by staff, identified in the Code Targeted Assessment Report, or based on Clarion’s knowledge of planning trends and best practices. The standards follow the same organization as the table of allowed uses (beginning with residential and ending with industrial uses).

The final sections of this chapter address accessory and temporary uses and structures. Commentary is provided in each of those sections later in this document.

## Article 1: Purpose and Organization of this Article<sup>1</sup>

### 18.03.101 Purpose

The article identifies the land uses allowed in Reno’s zoning districts and establishes standards that apply to certain uses with unique characteristics or impacts.

### 18.03.102 Organization

- (a) Article 2: *Table of Allowed Uses*, lists uses allowed by district and provides cross-references to applicable use-specific standards.
- (b) Article 3: *Use-Specific Standards*, establishes use-specific standards applicable to specific land uses.
- (c) Article 4: *Accessory Uses and Structures*, establishes standards applicable to accessory uses and structures.
- (d) Article 5: *Temporary Uses and Structures*, establishes standards applicable to temporary uses and structures.

## Article 2: Table of Allowed Uses<sup>2</sup>

Table 1.1 lists the uses allowed within each base zoning district. Each listed use is defined in Article 2: *Definitions of Use Categories and Use Types*.

### 18.03.201 Explanation of Table Abbreviations

#### (a) Permitted Uses by Right

A “P” designation in a cell within Table 1.1 indicates that the use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable standards in this Code.

<sup>1</sup> New content.

<sup>2</sup> New content.

**(b) Permitted with Site Plan Review**

A “R” designation in a cell within Table 1.1 indicates that the use is allowed in the respective zoning district only with site plan review as set forth in Section 18.06.407. The use shall comply with all applicable use-specific standards referenced in 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.

**(c) Special Use Permit Required**

A “S” designation in a cell within Table 1.1 indicates that the use is allowed in the respective zoning district only with approval of a special use permit pursuant to Section 18.06.405.<sup>3</sup> Uses requiring special use permits are also subject to all other applicable standards in this Code. The “S” designation does not constitute authorization or ensure that a special use permit will be approved for that use. Each special use permit application shall be evaluated on its own merit based on the approval criteria in Section 18.06.405.

**(d) Alternative Permission Types<sup>4</sup>**

- (1) A “P1” designation in a cell within Table 1.1 indicates that the use is allowed by right in the respective zoning district except when the use-specific standards require site plan review.
- (2) A “P2” designation in a cell within Table 1.1 indicates that the use is allowed by right in the respective zoning district except when the use-specific standards require approval of a special use permit.
- (3) A “P3” designation in a cell within Table 1.1 indicates that the use is allowed by right in the respective zoning district except when the use-specific standards require site plan review or approval of a special use permit.

**(e) Permitted Accessory Uses by Right**

An “A” designation in a cell within Table 1.1 indicates that the use is allowed by right as an accessory use in the respective zoning district. Permitted accessory uses are subject to all other applicable standards in this Code. An “A1,” “A2,” or “A3” designation in a cell follows the alternative permission types outlined for primary uses in Section 18.03.201(d), above.

**(f) Prohibited Uses**

A blank cell in Table 1.1 indicates that the use is prohibited in the respective zoning district.

**(g) Use-Specific Standards**

Regardless of whether or not a use is allowed by right or with approval of a special use permit, additional standards may be applicable to that use. Such use-specific standards are identified and cross-referenced in the last column of Table 1.1.

**18.03.202 Table Organization**

In Table 1.1, land uses and activities are classified into general use categories and specific use types based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may

<sup>3</sup> All references highlighted green are from the existing code and reference chapters that have yet to be drafted. They will be updated in the consolidated version once initial drafts of all chapters have been prepared.

<sup>4</sup> This is a proposed new simplification of the many different table abbreviations in the current code (e.g., P/SUP, P/SPR, and P/SUP/SPR). Doing this type of simpler abbreviation will allow us to keep the entire table with all districts on one page.

appropriately exist within each category. Certain uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories are intended as an indexing tool and are not regulatory.

### 18.03.203 Multiple Uses

- (a) A lot or parcel may include only one principal use, but may also include any Accessory or Temporary uses as shown in Table 1.1, provided that all use-specific standards applicable to each use are met.
- (b) A lot or parcel may include multiple principal uses, including a combination of residential and non-residential uses, provided that each use is permitted by right, permitted with site plan approval, or permitted with a special use permit as shown in Table 1.1, and that all use-specific standards applicable to each use are met.

### 18.03.204 Use for Other Purposes Prohibited

Approval of a use listed in Table 1.1, and compliance with the applicable use-specific standards for that use, authorizes that use only. Buildings and structures shall not be erected, altered, or enlarged except for the uses listed in Table 1.1. All other uses not specifically listed are prohibited and shall be unlawful unless the Administrator has determined an appropriate use category and use type for the unlisted use pursuant to the procedure in Section 18.03.205, below.

### 18.03.205 Classification of New and Unlisted Uses

The following procedure shall apply if an application is submitted for a use category or use type that is not specifically listed in Table 1.1. Submission and approval of such an application shall be required prior to approval of any other permit or development approval associated with the use.

**(a) Administrator Determination of Appropriate Use Category and Use Type**

The Administrator shall determine the appropriate use category and use type for the proposed use. In making such determination, the Administrator shall consider the potential impacts of the proposed use including the nature of the use and whether it includes dwellings, sales, processing, or storage; and typical operations, employment characteristics, nuisances, requirements for public utilities, and transportation requirements.

**(b) Establish Use-Specific Standards if Necessary**

When establishing a use category and specific use type, the Administrator shall also determine whether additional use-specific standards are necessary to reduce potential impacts to surrounding properties or the community.

**(c) Uses Requiring a Code Text Amendment<sup>5</sup>**

In making a determination on a new or unlisted use, the Administrator may determine that such new or unlisted use requires a text amendment of this Code. A Code text amendment shall follow the procedures in [Chapter 18.06.302](#).

**(d) Appeal of Administrator's Determination**

An appeal of the Administrator's determination shall be made pursuant to the procedures in --  
-, *Appeals of Administrative Decisions*.

<sup>5</sup> New provision to accommodate uses that may rise to a code amendment (with approval by Council).

## 18.03.207 Table of Allowed Uses

### Commentary

The current Reno ordinance lists permitted and special review uses in multiple tables for each zoning district and use category, making it difficult to compare appropriate land uses across zoning districts or within each use. This new consolidated use table will allow for side-by-side comparisons by district. The proposed table is based on the current Reno Code with targeted updates. This table is a starting point for discussion and should be reviewed carefully. It is not unusual for staff members and a project advisory group to spend substantial time reviewing and revising the proposed use table based on their own experiences and local policies.

This table reflects the new proposed lineup of districts. Also, several use types are consolidated for simplicity, as identified in footnotes. We also developed use categories to help organize specific use types in a logical way, making future land use determinations more streamlined. Each use category and use type has a definition in Chapter 18.08 Article 2: , Definitions of Use Categories and Use Types. The table should be reviewed simultaneously with the definitions.

In addition to use types being combined, some zone districts were consolidated or reconfigured as described by the Code Targeted Assessment Report and the Zoning Code Update Issue Sheets. When such consolidation resulted in conflicting use permissions, we typically included the more flexible use permission (e.g., "P" instead of "C" or blank). However, when a larger number of zone districts are consolidated or combined, special attention is paid to use permission trends within the districts to determine the proposed use permission. For this draft, changes made to the level of permission in a zoning district or use type are indicated by the shading of a cell, described below:

1) A cell shaded **green** means the level of permission has changed to be more permissive (e.g., S to P).

2) A cell shaded **red** means the level of permission has changed to be more restrictive (e.g., P to S).

3) A cell shaded **yellow** means that the consolidation of uses and/or districts resulted in conflicting permissions. The use permission shown reflects the most compatible permission, as determined by City staff and the consultant team, which often reflects the most common permission in the consolidated uses or districts. When the level of permission changes, the current symbol is ~~stricken~~ to indicate how the level of permission has changed (e.g., S). If the current use is prohibited (blank), the new level of permission includes the new indicator only (e.g., P). If multiple uses with different permission levels are proposed for consolidation, we have not shown all the various abbreviations as stricken, just to keep the table easier to read.

4) A cell shaded **orange** means a new use is proposed. The use permissions for a new use are established based on Master Plan policy direction, staff input, and best practices for the use type and the character of each zone district.

Districts and uses that feature significant yellow shading are the result of consolidating numerous similar zone districts (e.g., the new MU District merges the former CRC/GMU, CRC/TC, CRC/TMU, E4TC, MRC, MSTC, MSTC/RLM, SVTC, SVTC/PLC, and W4TC Districts), duplicative use types (e.g., Truck Stop or Travel Plaza; and Truck Stop), or similar use types that are consolidated under one overarching use type (e.g., the Amusement or Recreation, Indoor use type merges the former Fitness Center, Pool or Billiard Parlor, Theater (No Drive-In), and Video Arcade use types). MD-UD and MD-PD are entirely new districts, the ME District consolidates employment districts with diverse use standards, and all are treated as new districts.

The existing Table of Allowed Uses often indicates that numerous permissions are possible for a specific use in certain zoning districts, depending on the details of the proposed development (i.e., P/SPR, P/SUP, or P/SPR/SUP). For the updated Table of Allowed Uses, these have been replaced by a simplified symbol (P1, P2, and P3, respectively), which denotes the potential for additional reviews and procedures and allows for a more concise and user-friendly table. These symbols are included in the key at the top of the table and on each page.

The last column indicates whether additional standards apply to that use. They include cross-references to additional standards in Article 3: Use-Specific Standards.

As you review the Table of Allowed Uses and the Use-Specific Standards, please consider the following:

1) For a use that is shown as prohibited, ask "why not in this district?"

2) For a use that is shown as prohibited, ask "can a use-specific standard mitigate any concern, thus making it an acceptable use for that district?"

3) For uses shown as "S," requiring special use permit approval, or as "R," requiring site plan approval, ask "should this use be permitted by right in this zoning district?"

4) For uses shown as either "P" or "S," ask "are there additional standards necessary to mitigate known issues with this use type?"



**Table 1.1 Table of Allowed Uses**

P = permitted by right R = permitted with site plan approval S = special use permit required A = accessory use permitted by right Blank = use prohibited  
 [P/A]1 = permitted by right except when the use-specific standards require site plan review  
 [P/A]2 = permitted by right except when the use-specific standards require special use permit approval  
 [P/A]3 = permitted by right except when the use-specific standards require site plan review or special use permit approval

Zone Districts	Residential									Mixed-Use										Employ.				Special				Use-Specific Standards						
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT5	UT10	UT40	
Manufactured or Mobile Home Park								S	S	S								S													S	S	S	18.03.302(a)(7)
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P																									18.03.302(a)(8)

**Group Living**

Assisted Living Facility <sup>11</sup>								P <sub>3</sub>	P <sub>3</sub> S	P <sub>3</sub> S	P	P	P	P	P	P	P	P	P	P	P <sub>2</sub>		P	P									18.03.302(b)(1)		
Boarding or Rooming House				S	S	S		S	S	S		P	P		P	P	P	P	P				P	P										18.03.302(b)(2)	
Convent or Monastery				P							P	P	P	P	P	P	P	P	P				P	P				S						18.03.302(b)(3)	
Fraternity or Sorority House									S	S	S	S	S	S	S	S	S	S					S	S											
Group Home <sup>13</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	S			18.03.302(b)(4)	
Private Dorm									P <sub>3</sub>	P <sub>3</sub>	P	P	P	P	P	P	P	P					P	P											18.03.302(b)(5)
Single-Room-Occupancy										P <sub>3</sub>	P	P	P	P	P	P	P	P				P <sub>3</sub>	P	P											18.03.302(b)(6)

<sup>11</sup> “Congregate Care Facility” and “Nursing Home or Assisted Living Facility” uses are combined under this use. Where use permissions conflict, the more flexible permission is typically used – with consideration to preserving existing use and district character.

<sup>13</sup> “Group Care” and “Residential Group Home” uses are combined under this use. Where use permissions conflict, the more flexible permission is typically used – with consideration to preserving existing use and district character. Use permissions for MF21 and MF30 Districts have been updated to conform to those recommended in Issue Sheet #1C.



**Table 1.1 Table of Allowed Uses**

P = permitted by right R = permitted with site plan approval S = special use permit required A = accessory use permitted by right Blank = use prohibited  
 [P/A]1 = permitted by right except when the use-specific standards require site plan review  
 [P/A]2 = permitted by right except when the use-specific standards require special use permit approval  
 [P/A]3 = permitted by right except when the use-specific standards require site plan review or special use permit approval

Zone Districts	Residential									Mixed-Use										Employ.				Special				Use-Specific Standards						
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT5	UT10	UT40	
Private Club, Lodge, or Fraternal Organization									S	S	P	P	P	P	P	P	P	P			S	P				P	P							
Public Meal or Homeless Services Provider													S				S								P									
Public Park or Recreation Area <sup>23</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly <sup>24</sup>				S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P			P	P		S	P			P	S	S	S	

**Educational Facilities**

Childcare Center <sup>25</sup>	S	S	S	S					P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S	S	S	
College, University, or Seminary											P	P	P	P	P	P	P	P	P				P	P			P			P									P		
School, Primary	R	R	R	R	R	R	R	R	R		P	P	P	P	P	P	P	P					P	P			P			P	R	R	R	R							
School, Secondary <sup>26</sup>	R	R	R	R	R	R	R				P	P	P	P	P	P	P	P	R				P	P			P	P		P	R	R	R	R							

<sup>23</sup> "Active Recreation," "Passive Recreation," and "Tennis Courts" uses are combined under this use. Where use permissions conflict, the more flexible permission is typically used – with consideration to preserving existing use and district character.

<sup>24</sup> "Church/House of Worship" use is combined under this use. Where use permissions conflict, the more flexible permission is typically used – with consideration to preserving existing use and district character.

<sup>25</sup> "Child Care Center" use was also listed under Commercial. Both are combined here. Where use permissions conflict, the more flexible permission is typically used – with consideration to preserving existing use and district character.

<sup>26</sup> "School, Non-Traditional, Secondary (Public or Private)" use is combined under this use. Where use permissions conflict, the more flexible permission is typically used – with consideration to preserving existing use and district character.

**Table 1.1 Table of Allowed Uses**

P = permitted by right R = permitted with site plan approval S = special use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require site plan review

[P/A]2 = permitted by right except when the use-specific standards require special use permit approval

[P/A]3 = permitted by right except when the use-specific standards require site plan review or special use permit approval

Zone Districts	Residential							Mixed-Use										Employ.				Special				Use-Specific Standards									
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC		ME	MA	PGOS	PF	UT5	UT10	UT40		
School, Vocational or Trade <sup>27</sup>										P	P	P	P	P	P	P	P	P				P	P	P	P			P	R	R	R	18.03.303(b)(4)			
<b>Healthcare Facilities</b>																																			
Blood Plasma Donor Center										P	P	P	P	P	P	P	P	P				P			P	P	P					18.03.303(c)(1)			
Hospital, Acute and Overnight Care										P	P	P	P	P	P	P	P	P				P							S						
Medical Facility, Day Use <sup>29</sup>										P	P	P	P	P	P	P	P	P	P	P	P	P				P			P						
<b>COMMERCIAL USES</b>																																			
18.03.304(a)																																			
<b>Agriculture, Animals, and Farming</b>																																			
Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility <sup>31</sup>	S	S	S							P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			R	R	R	18.03.304(b)(1)	
Farm <sup>32</sup>	P	P	P														P	P										P				P	P	P	18.03.304(b)(2)

<sup>27</sup> "Education" use is combined under "School, Primary;" "School, Secondary;" and "School, Vocational/Trade;" which allows each use with site plan review in the UT5, UT10, and UT40 districts.

<sup>29</sup> Moved from Commercial.

<sup>31</sup> "Commercial Kennels" and "Veterinary Services, Agricultural" uses are combined under this use. Where use permissions conflict, the more flexible permission is typically used – with consideration to preserving existing use and district character.

<sup>32</sup> "Agricultural Processing," "Agricultural Sales," "Animal Production," "Crop Production," "Game Farms," "Poultry & Hog Farm," "Forest Products," and "Produce Sales" uses are combined under this use. Where use permissions conflict, the more flexible permission is typically used – with consideration to preserving existing use and district character.

**Table 1.1 Table of Allowed Uses**

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 [P/A]1 = permitted by right except when the use-specific standards require site plan review  
 [P/A]2 = permitted by right except when the use-specific standards require special use permit approval  
 [P/A]3 = permitted by right except when the use-specific standards require site plan review or special use permit approval

Zone Districts	Residential									Mixed-Use										Employ.				Special				Use-Specific Standards							
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT5	UT10	UT40		
Stable, Commercial <sup>33</sup>	S	S															P S	P	P			P					P					R	R	R	18.03.304(b)(3)
Urban Farm (NEW)	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	18.03.304(b)(4)

**Food and Beverage**

Bakery, Retail <sup>34</sup>									R	R	P	P	P	P	P	P	P	S	P	P	S	P	P			P	P	P							
Bar, Lounge, or Tavern											P	P	P	P	P	P	P	S				P			P		P	P							
Commercial Kitchen (NEW)											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			R	R	R		
Microbrewery, Distillery, or Winery (NEW)											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							18.03.304(c)(1)
Restaurant <sup>36</sup>									R	R	P	P	P	P	P	P	P	P	P	P	S	P			P	P	P	P							
Restaurant with Alcohol Service									S	S	P	P	P	P	P	P	P	P	S			P			P	P	P	P							18.03.304(c)(2)

**Lodging**

Bed and Breakfast Inn <sup>37</sup>	R	R	R	R	R	R	R	R	P	P	P	P	P	P	P	P	P	P	P	R	R	P	P												18.03.304(d)(1)
-------------------------------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--	--	--	--	--	--	--	--	--	--	--	-----------------

<sup>33</sup> "Commercial Stables" use is combined under this use. Where use permissions conflict, the more flexible permission is typically used – with consideration to preserving existing use and district character.  
<sup>34</sup> Previously an accessory use. Moved to primary use table and updated to same use permissions as restaurant.  
<sup>36</sup> Use permissions for MF21 and MF30 Districts have been updated to conform to those recommended in Issue Sheet #1C.  
<sup>37</sup> Use permissions in residential districts are updated following Issue Sheet #1C direction.

**Table 1.1 Table of Allowed Uses**

P = permitted by right R = permitted with site plan approval S = special use permit required A = accessory use permitted by right Blank = use prohibited  
 [P/A]1 = permitted by right except when the use-specific standards require site plan review  
 [P/A]2 = permitted by right except when the use-specific standards require special use permit approval  
 [P/A]3 = permitted by right except when the use-specific standards require site plan review or special use permit approval

Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards					
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40	
Hotel-Condominium											P	P	P	P	P	P	P	P					P		P	P								18.03.304(d)(2)
Hotel											P	P	P	P	P	P	P	P	P				P					P						18.03.304(d)(3)
Hotel with Nonrestricted Gaming											S				S		S	S																18.03.304(d)(4)
Motel																	P			P <sub>3</sub>							P							18.03.304(d)(5)
Motel with Nonrestricted Gaming																		S																18.03.304(d)(6)

**Office and Professional Services**

Call Center											P	P	P	P	P	P	P	P	P				P		P	P	P	P							
Financial Institution									P		P	P	P	P	P	P	P <sub>2</sub>	P	P	S	S					P <sub>2</sub>	P	P <sub>2</sub>		S				18.03.304(e)(1)	
Laboratory <sup>38</sup>												P	P <sub>2</sub>	P <sub>2</sub>	P <sub>2</sub>	P	P <sub>2</sub>	P <sub>2</sub>	P <sub>2</sub>			P <sub>2</sub>	P <sub>2</sub>		P <sub>2</sub>					18.03.304(e)(2)					
Office, General <sup>39</sup>								P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P				18.03.304(e)(3)
Recording Studio											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					

**Personal Services**

<sup>38</sup> Use permissions updated per staff direction.

<sup>39</sup> Use permissions for the MF21 District have been updated to conform to those recommended in Issue Sheet #1C.

**Table 1.1 Table of Allowed Uses**

P = permitted by right R = permitted with site plan approval S = special use permit required A = accessory use permitted by right Blank = use prohibited

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[P/A]2 = permitted by right except when the use-specific standards require special use permit approval

[P/A]3 = permitted by right except when the use-specific standards require site plan review or special use permit approval

Zone Districts	Residential								Mixed-Use										Employ.				Special				Use-Specific Standards								
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40		
Cleaners, Commercial										P	P	P	P	P	P	P	P	P	P	P	P		P		P	P	P							18.03.304(f)(1)	
Personal Service, General <sup>40</sup>									P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(f)(2)	
Tattoo Parlor, Body Painting, and Similar Uses																	P	P	P				P		P	P	P	P							
Wedding Chapel										P	P	P	P	P	P	P	P	P	P				P	P			P	P							

**Recreation and Entertainment**

Adult Business <sup>41</sup>																									P	P	P							18.03.304(g)(1)	
Amusement or Recreation, Inside <sup>42</sup>								S	S	P	P	P	P	P	P	P	P	P	P	S	R		P	R	P	P	P	P	P						
Amusement or Recreation, Outside <sup>43</sup>										S	S	S	S	S	S	R	R	S						S	S	S	S			S	S	S			
Banquet Hall (NEW)								S	S	S	S	S	S	S	S	S	S	S	S	S	S		S												

<sup>40</sup> "Astrologer, Hypnotist, or Psychic Art and Science;" "Barber and Beauty Shop;" "Copy Center;" "Laundry, Drop-off or Pick-up;" and "Laundry, Self Service" uses are combined under this use. Where use permissions conflict, the more flexible permission is typically used except in the PO district where a SUP permission is recommended to bridge the variety of permissions used by the consolidated uses.

<sup>41</sup> "Cabaret" use is combined under this use.

<sup>42</sup> "Fitness Center," "Pool or Billiard Parlor," "Theater (No Drive-in)," and "Video Arcades" uses are combined under this use. Where use permissions conflict, the more flexible permission is typically used, except in Residential districts where the vast majority of the combined uses are not permitted.

<sup>43</sup> "Outdoor Sports and Recreation" and "Outdoor Sports Club" uses are combined under this use. Where use permissions conflict, the more flexible permission is typically used – with consideration to preserving existing use and district character.

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 [P/A]2 = permitted by right except when the use-specific standards require special use permit approval  
 [P/A]3 = permitted by right except when the use-specific standards require site plan review or special use permit approval

Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards						
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40		
Casino (see Hotel with Nonrestricted Gaming) <sup>44</sup>																																			
Convention Center											P	S	S	S	S	S	S																		
Country Club, Private	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P					P				P	P							18.03.304(g)(2)	
Escort Service/Outcall											P																								
Gun Range, Indoor																		S	S					S					S						
Night Club/Live Entertainment											S	S	S	S	S	S	S	S	S	S	S		S			S	S							18.03.304(g)(4)	
Recreational Vehicle Park	S														S		S	S	S															18.03.304(g)(5)	
Sports Arena, Stadium, or Track											S	S	S	S	S	S	S	S	S				S		S	S	S	S	S						

**Retail**

Building, Lumber, and Landscape Material Sales															P			P	P			P		P	P	P	P							18.03.304(h)(1)
Convenience Store											P	P	P	P	P	P	P	P	P			P		P	S	P	P							

<sup>44</sup> Moved from Lodging use category. Currently, there are no use permissions and it references another use – seems like a good candidate for consolidation.



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 [P/A]3 = permitted by right except when the use-specific standards require site plan review or special use permit approval

Zone Districts	Residential									Mixed-Use										Employ.				Special				Use-Specific Standards							
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT5	UT10	UT40		
Bus or Other Transportation Terminal <sup>51</sup>										S	S	S	P	S		S	S	S				P		P	S	P	P		P	S				18.03.304(i)(3)	
Car Wash <sup>52</sup>										P		S	P	S		S	R	P	S						P	P	S	P							
Gas Station <sup>53</sup>												S	P	S		S	R	P	S						P	P	S	P					S		18.03.304(i)(4)
Parking Lot, Open <sup>55</sup>										S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S		S				18.03.304(i)(5)
Public Transit or School Bus Shelter <sup>56</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Truck Stop/Travel Plaza																	S								S	S		S							18.03.304(i)(6)

**PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES**

**Communications and Broadcasting**

Communication Facility, Equipment Only	R	R	R	R	R	R	R	R	R	R	P	P	P	P	P	P	P	P	P	P	R	P	P	P	P	P	P	P		R	S			18.03.305(a)(1)		
TV Broadcasting and Other Communication	P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P				18.03.305(a)(2)

<sup>51</sup> Moved from Accessory and consolidated with same use from Industrial. Staff has requested that use permissions be updated to require more SUP approvals.

<sup>52</sup> Use permissions have been updated to be more consistent with other auto-oriented uses.

<sup>53</sup> "Gasoline Sales and Gas Stations" use is combined under this use. Where use permissions conflict, the more flexible permission is typically used – with consideration to preserving existing use and district character.

<sup>55</sup> Use permissions have been updated to provide shared parking spaces in urban areas with SUP. Updated in combination with updates to Parking Lot, Open (Accessory) use.

<sup>56</sup> Moved from Public & Civic.

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[P/A]3 = permitted by right except when the use-specific standards require site plan review or special use permit approval

Zone Districts	Residential						Mixed-Use										Employ.				Special				Use-Specific Standards						
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I		IC	ME	MA	PGOS	PF	UT5

**Utilities**

Utilities, Major <sup>57</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	18.03.305(b)(1)
Utilities, Minor (NEW) <sup>58</sup>	P R	P	P R	P R	P R	P	P R	P R	P R	P	P R	P	P R	P	P R	S	S	S	18.03.305(b)(2)														

**INDUSTRIAL USES**

**Manufacturing and Processing**

Animal and Animal Byproduct Processing <sup>59</sup>																P	P					P	P	S	P	P				S	P	P	18.03.306(a)(1)		
Chemical Processing and/or Manufacture																								S	S		S								
Collection Station <sup>60</sup>																								P	P	S	P <sub>2</sub>			S	S				
Crematorium											S	S		S	S	S	S	S					S		P	P	S	P <sub>2</sub>							18.03.306(a)(2)

<sup>57</sup> "Energy Production," "Wells and Transmission Lines related to Geothermal Energy Development" use is combined under this use. Where use permissions conflict, the more flexible permission is used – with consideration to preserving existing use and district character.

<sup>58</sup> "Utility Box/Well House, Back-up Generator, Pumping or Booster Station," "Utility Installation, Other than Listed" and "Utility Service" are consolidated under this use. Where use permissions conflict, the more flexible permission is used – with consideration to preserving existing use and district character.

<sup>59</sup> "Animal Processing, Agricultural" and "Taxidermist" uses are combined under this use. Where use permissions conflict, the more flexible permission is used – with consideration to preserving existing use and district character.

<sup>60</sup> "Remote Collection Facility" use is combined under this use. Where use permissions conflict, the more flexible permission is used – with consideration to preserving existing use and district character.

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Zone Districts	Residential							Mixed-Use										Employ.				Special				Use-Specific Standards								
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC		ME	MA	PGOS	PF	UT5	UT10	UT40	
Custom and Craft Manufacturing <sup>61</sup>											P	P	P	P	P	P	P	P	P	P		P	P	P	P				S	S	S			
Food Processing or Wholesale Bakery												P	P	P	P	P	P	P	P				P		P	P	P	P						
Hazardous Waste Facility											S	S	S	S	S	S	S	S					S	S	P <sub>2</sub>	P <sub>2</sub>	P <sub>2</sub>	P <sub>2</sub>	S					18.03.306(a)(3)
Indoor Manufacturing, Processing, Assembly, or Fabrication <sup>63</sup>													P				P	P					P		P	P	S						S	
Maintenance, Repair, or Renovation Business <sup>64</sup>													P		P	P	P	P					P	P	P	P								
Marijuana Cultivation Facility													P				P	P							P	P	P	P						18.02.101(a)(1)
Marijuana Cultivation Facility, Medical													P				P	P							P	P	P	P						18.03.306(a)(5)
Marijuana Independent Testing Laboratory, Medical													P	P			P	P	P				P		P	P	P							18.03.306(a)(6)
Marijuana Product Manufacturing Facility													P				P	P						P	P	P	P							18.03.306(a)(7)

<sup>61</sup> “Custom & Craft Work” and “Household Goods, Light Service Repair, and Assembly” uses are combined under this use. Where use permissions conflict, the more flexible permission is used – with consideration to preserving existing use and district character.

<sup>63</sup> “High Technology Industry” use is combined under this use. Where use permissions conflict, the more flexible permission is used – with consideration to preserving existing use and district character.

<sup>64</sup> “Welding Repair” use is combined under this use. Where use permissions conflict, the more flexible permission is used – with consideration to preserving existing use and district character.

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Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards					
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40	
Marijuana Product Manufacturing Facility, Medical												P				P	P	P						P	P	P	P							18.03.306(a)(8)
Marijuana Testing Facility <sup>65</sup>												P	P			P	P	P						P	P	P	P							18.03.306(a)(9)
Outdoor Manufacturing, Processing, Assembly, or Fabrication																								S	S	S	S							
Printing and Publishing <sup>66</sup>											P	P	P	P	P	P	P	P					P	P	P	P								

**Resource and Extraction**

Asphalt or Concrete Batch Plant	S																							S									S	
Mining Operations <sup>67</sup>																								S	S				S				S	S

**Storage, Distribution, and Warehousing**

<sup>65</sup> "Marijuana Testing Laboratory" use is combined under this use. Where use permissions conflict, the more flexible permission is used – with consideration to preserving existing use and district character.  
<sup>66</sup> This use is relocated from Commercial.  
<sup>67</sup> "Mining, Sand, and Gravel Excavation" and "Aggregate Facilities" uses are combined under this use. Where use permissions conflict, the more flexible permission is used – with consideration to preserving existing use and district character.

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[P/A]3 = permitted by right except when the use-specific standards require site plan review or special use permit approval

Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards						
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40		
Heavy Machinery and Equipment, Rental, Sales, and Service <sup>68</sup>																		S	S					P	P	S	P							18.03.306(b)(1)	
Mini-warehouse <sup>69</sup>				S	S	S	S	S	S	S	S	S	S			S	S	S	S			S		P	P	S	P <sub>2</sub>							18.03.306(b)(2)	
Outdoor Storage																P	S	S				S		P	P	S	P							18.03.306(b)(3)	
Railroad Yard or Shop																S								P			P	P							
Salvage or Reclamation of Products, Indoors																S								P	P	S	P								
Septic Tank Services																								S		S	S							S	
Towing and Impound Yard																								P	P		P								
Transfer Station																								P			P								18.03.306(b)(4)
Truck Terminal																								S	S	S	S								
Warehouse or Distribution Center												P <sub>1</sub>				S	P						P	P <sub>1</sub>	P	P		S						18.03.306(b)(5)	

<sup>68</sup> "Rental Store, with Outdoor Storage; Truck Rental" use is combined under this use. Where use permissions conflict, the more flexible permission is used – with consideration to preserving existing use and district character.

<sup>69</sup> Permission changes in residential zone districts reflect the recommendations of Issue Sheet #1C.

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 [P/A]3 = permitted by right except when the use-specific standards require site plan review or special use permit approval

Zone Districts	Residential						Mixed-Use										Employ.				Special			Use-Specific Standards															
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES		I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40						
Wholesale <sup>72</sup>																	P	P	P					P	P	P	P				S	S	S	18.03.306(b)(6)					
Wrecking Yard, Salvage Yard, or Junk Yard																									S			S											
<b>ACCESSORY USES</b>																																							
Automated Teller Machine, Freestanding									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(a)		
Ball Court	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(b)		
Caretaker Quarters <sup>73</sup>									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A											18.03.405(c)	
Childcare, In-Home (1-6 Children)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A															18.03.405(d)	
Childcare, In-Home (7-12 Children)	A <sub>2</sub>	A	A	A	A	A	A	A	A	A	A	A	A	A																18.03.405(e)									
Community Center, Private						A	A	A	A	A	A	A	A	A	A	A	A	A																					18.03.405(f)
Drive-Through Facility (Food Service) <sup>76</sup>												S			S	A	S	S	A						A <sub>+</sub>	A <sub>1</sub>	A	A <sub>1</sub>										18.03.405(g)	

<sup>72</sup> Moved from Commercial. “Wholesale of construction materials” and “Wholesale of products manufactured or assembled on site” uses are combined under this use. Where use permissions conflict, the more flexible permission is used – with consideration to preserving existing use and district character.

<sup>73</sup> “Accessory Dwelling or Caretakers Quarters/Domestic or Security Unit” use is consolidated here. Where use permissions conflict, the more flexible permission is used – with consideration to preserving existing use and district character.

<sup>76</sup> Use permissions updated per staff comment.

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 [P/A]2 = permitted by right except when the use-specific standards require special use permit approval  
 [P/A]3 = permitted by right except when the use-specific standards require site plan review or special use permit approval

Zone Districts	Residential							Mixed-Use										Employ.				Special				Use-Specific Standards								
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC		ME	MA	PGOS	PF	UT5	UT10	UT40	
Drive-Through Facility (Non-Food Service) <sup>77</sup>												R		R	A	R	S	A		R				S	S	S	A	S						18.03.405(h)
Gaming Operation, Restricted										A		A	A	A		A	A	A	A	A	A			A	A	A	A		A					18.03.405(i)
Guest Quarters	A	A	A	A	A	A	A	A								A	A									A								18.03.405(j)
Helipad <sup>78</sup>										R	A	R	A	R		R	R	R						R	R	R	A		A				R	18.03.405(k)
Home Occupation <sup>79</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	A	A	A	A		18.03.405(l)
Live Entertainment (NEW) <sup>80</sup>									S	S	S	S	S	S	S	S	S	S	S	S	S					S								18.03.405(m)
Outdoor Storage (NEW)																	S	S				P		P	P	S	P							18.03.405(n)
Retail Sales Associated with a Primary Use <sup>81</sup>										A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		18.03.405(o)
Satellite Dish <sup>82</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(p)
Sidewalk Café									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A						18.03.405(q)

<sup>77</sup> Use permissions updated per staff comment.

<sup>78</sup> Moved from Industrial. "Heliport" and "Helistop" uses are combined under this use. Use permissions updated per staff comment.

<sup>79</sup> Continue to allow as accessory (but standards have been updated per staff direction to allow modifications to the use standards with a site plan review.

<sup>80</sup> New use to allow live music and entertainment as accessory to bars, restaurants, and other uses without permitting them as night clubs.

<sup>81</sup> Use permissions updated per staff comment to expand the use into all commercial zones.

<sup>82</sup> Use permissions updated per staff comment to allow in all zone districts.

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[P/A]3 = permitted by right except when the use-specific standards require site plan review or special use permit approval

Zone Districts	Residential							Mixed-Use										Employ.				Special				Use-Specific Standards									
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC		ME	MA	PGOS	PF	UT5	UT10	UT40		
Stable, Private	A	A	A	A																								A		A	A	A	18.03.405(r)		
Utilities, Alternative Systems <sup>84</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(s)	
<b>TEMPORARY USES</b>																																			
Asphalt or Concrete Batch Plant <sup>85</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	18.03.503(a)	
Carnival, Circus, Entertainment Event, Amusement Ride											P	P	P	P	P	P	P	P					P	P			P							18.03.503(b)	
Christmas Tree Sales Lot and Similar Uses <sup>86</sup>											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(c)	
Construction Field Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(d)	
Forest and Rangeland Management (NEW) <sup>87</sup>	S	S	S																												S	S	S		
Garage Sale	P	P	P	P	P	P	P	P	P																										18.03.503(e)
Parking Lot, Open											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(f)	

<sup>84</sup> Use permissions updated per staff comment.

<sup>85</sup> Use permissions updated per staff comment.

<sup>86</sup> Use permissions updated per staff comment.

<sup>87</sup> New use added to address staff interest in a use that would allow temporary use of livestock with overnight caretaker lodging for grazing, vegetation management, creating defensible space, etc. Review closely to ensure this is ideal way to achieve this – alternative would be to expand existing use (Farm) to allow these activities with temporary permit. Further discussion needed.

**Table 1.1 Table of Allowed Uses**

P = permitted by right R = permitted with site plan approval S = special use permit required A = accessory use permitted by right Blank = use prohibited  
 [P/A]1 = permitted by right except when the use-specific standards require site plan review  
 [P/A]2 = permitted by right except when the use-specific standards require special use permit approval  
 [P/A]3 = permitted by right except when the use-specific standards require site plan review or special use permit approval

Zone Districts	Residential									Mixed-Use										Employ.				Special			Use-Specific Standards							
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40	
Real Estate Sales Office <sup>88</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(g)
Stockpiling <sup>89</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(h)
Urban Farm <sup>90</sup>	P	P	P	R	R	R	R	R	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(i)

<sup>88</sup> Use permissions updated per staff comment.

<sup>89</sup> Use permissions updated per staff comment.

<sup>90</sup> Use permissions updated per staff comment.

## Article 3: Use-Specific Standards

### Commentary

This article replaces the current Section 18.08.202, Additional Regulations for Principal Uses, which also provides standards that are applicable to specific land uses (use-specific standards). This section follows the same organization as the Table of Allowed Uses in the previous article.

Current standards have largely been carried forward – many without change; however, we have made targeted changes based on national planning trends and our work with communities around the country then tailored for Reno. New standards are indicated with footnotes. Reviewers should consider the appropriateness of these standards for Reno’s land uses (e.g., too strict or too lenient?), or whether there are any uses missing that should have use-specific standards.

Any development standards that apply more broadly across uses (e.g., lighting, signs, building design, neighborhood compatibility, etc.) will be included in Module 2 – Development Standards.

### 18.03.301 Generally<sup>91</sup>

**(a) Applicability**

Use-specific standards shall apply to all zoning districts unless otherwise noted.

**(b) Cross-References in Table of Allowed Uses**

All uses with use-specific standards as indicated in the right-hand column of 0 shall comply with the applicable standards in this section, in addition to the applicable standards in Chapter 18.04, *Development and Design Standards*.

**(c) Resolution of Conflicting Standards**

In case of a conflict between these use-specific standards and the standards in Chapter 18.04, *Development and Design Standards*, these use-specific standards shall apply unless otherwise noted.

### 18.03.302 Residential Uses

**(a) Household Living<sup>92</sup>**

**(1) Dwelling, Duplex, Triplex, and Fourplex<sup>93</sup>**

- a. The front elevation building width of the dwelling structure shall not exceed 40 feet.
- b. Each individual dwelling unit shall have separate utility meters.
- c. The following design elements of the dwelling structure shall be similar in general shape, size, and design to, with the majority of existing structures on the same block face on which it is located:
  1. Roof pitch;
  2. Front porch width and depth;
  3. Front building setback; and
  4. Vehicle parking access (i.e., front-, side-, or rear-access garage or parking area).

<sup>91</sup> New content.

<sup>92</sup> The “Cluster Development” use is being eliminated as a specific use type because it is more of a development type/style than a use. This type of development will be addressed as part of the development standards.

<sup>93</sup> New standards for a new uses. Standards intended to allow new housing types following Master Plan policy direction while maintaining neighborhood compatibility.

- d. Each individual dwelling unit shall have a separate exterior entrance facing a public or private street.
- e. No duplex dwelling structure shall contain more than six bedrooms total; no fourplex dwelling structure shall contain more than 12 bedrooms total; and no triplex dwelling structure shall contain more than nine bedrooms total.

**(2) Dwelling, Live/Work<sup>94</sup>**

- a. Residential areas shall be located on upper floors above non-residential areas, or in the rear of the building behind non-residential areas.
- b. The non-residential use shall be owned and operated by a resident of the live-work dwelling unit, or an affiliated entity.

**(3) Dwelling, Multifamily<sup>95</sup>**

**a. All Districts**

1. A parcel/subdivision plat is required for condominium conversions.
2. Shall provide two washers and four dryers per 20 dwelling units or hook-ups in each dwelling unit.
3. Shall provide air conditioners when adjacent to major arterials or under the airspace of the Reno-Tahoe or Reno-Stead Airports per **Section 18.08.402**.
4. Facilities with ten or more two-bedroom units shall provide a central playground or alternative resident amenity approved by the Administrator, equivalent to 15 square feet per two-bedroom dwelling unit.
5. Facilities with 20 or more units shall provide an on-site management office or resident manager.
6. Shall provide recycling containers on-site.<sup>96</sup>
7. Facilities with 30 or more units shall provide the following:
  - [a] A lighted building directory in a public area,
  - [b] Lidded dumpsters,
  - [c] Covered mailboxes located in a central area which is lighted and has seating available,
  - [d] Laundry rooms with secured access or laundry facilities in each unit, and
  - [e] Common areas visible from windows.

**b. NC District**

Multifamily residential dwellings are permitted only on properties with primary commercial, sales, or service uses located within ¼ mile.<sup>97</sup>

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<sup>94</sup> New standards for a new use. This use is not applied to areas where offices and homes aren't already allowed to ensure neighborhood compatibility.

<sup>95</sup> Use standards that were listed in the use table have been moved here and integrated, below.

<sup>96</sup> Per NRS 278.02315 and Reno Sustainability and Climate Action Plan.

<sup>97</sup> Updated standard to be less restrictive to increase housing availability and maintain consistency with master plan. Intention of standard is still preserved by this update.

**c. NC and GC Districts**

A site plan review is required if more than four units are proposed.

**d. MF14,<sup>98</sup> MF21, and MF30 Districts**

1. A site plan review is required if more than four and less than 50 units are proposed.
2. A special use permit is required if 50 or more units are proposed.

**(4) Dwelling, Single-Family Attached****a. All Districts**

1. A site plan review is required if the number of units proposed is more than four and less than the SUP review threshold.
2. A tentative map is required for new construction or conversion of five or more townhouse or condominium units.

**b. PO, PF, and NC Districts**

A special use permit is required if 20 or more units are proposed.

**c. SF6, SF9, SF4, MF14, MF21, and MF30 Districts**

A special use permit is required if 50 or more units are proposed.

**d. GC District**

A special use permit is required if 100 or more units are proposed.<sup>99</sup>

**(5) Dwelling, Single-Family Detached****a. PGOS District**

The minimum lot size shall be 50 acres.

**(6) Manufactured Home**

- 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 six years of being affixed to the lot.<sup>100</sup>
- 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, colored metal, raw steel, or solar panels. Acceptable siding materials include wood, stucco, masonry, rock, vinyl, colored metal, or raw steel.<sup>101</sup>

<sup>98</sup> The former CRC/RES District is consolidated under the MF14 District. The standards for Multifamily Dwellings are covered here.

<sup>99</sup> The table of use specific standards for the Single-Family Attached Dwelling use have been removed from this section in the interest of increasing housing availability. Site design standards will be used to address layout of community centers and increasing activity along street frontages.

<sup>100</sup> Standard updated to maintain compliance with latest NRS statutes.

<sup>101</sup> Updated material standards to address fire safety, contemporary materials, and sustainability policy.

- 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) Manufactured or Mobile Home Park<sup>102</sup>**

**a. Permits Required**

- 1. Mobile home parks proposed to be constructed or expanded 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. 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<sup>103</sup>**

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 Development Standards**

The following standards apply instead of the base zoning district standards:

Table 1.2 Area, Lot, and Bulk Development Standards for Mobile Home Parks	
Standard	Requirement
Overall area (min.)	5 acres

<sup>102</sup> Standards from the Mobile Home Overlay District (MH) have been carried forward as use-specific standards, here.

<sup>103</sup> Staff has expressed interest in adding standards that would encourage improvements to existing manufactured or mobile home parks. This will need to be a topic of further discussion so we can identify the current impediments, desired improvements, and how to determine if an alternation is an improvement.

**Table 1.2 Area, Lot, and Bulk Development Standards for Mobile Home Parks**

Standard	Requirement
Building height (max.)	Same as the underlying zone
Net space area for a mobile home 14 feet or less in width (min.)	2,880 sq. ft.
Net space area for a mobile home more than 14 feet in width (min.)	4,000 sq. ft.
Net space width (min.)	35 ft.
Setback of any building or mobile home from a bordering public street line (min.)	25 ft.
Front setback from internal street (min.)	10 ft.; except for carport, garage, or carport/garage combination which shall have a minimum setback of
Setback line from the exterior boundary line of the mobile home park (min.)	15 ft.
Side setback line from edge of space (min.)	5 ft.
Separation between mobile homes and between mobile homes and detached accessory buildings (min.)	10 ft.
Separation between other buildings and any mobile home lot line (min.)	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
Inclusions and Exemptions from setbacks:	Expandable sections of a mobile home, carport, awning, covered deck or attached accessory

**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 or 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:
  - [a] A location facing the roadway; or
  - [b] 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.

**s. Location and Use Outside Parks**

1. 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.
2. Storage of mobile homes shall be permitted only in I Districts.

**t. 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.

**(8) Mobile Home Subdivision<sup>105</sup>****a. Applicability**

This subsection shall apply to mobile home subdivisions constructed, expanded, or remodeled after the effective date of this ordinance. The subsection does not apply to existing parks or resales of existing subdivisions, except for any portion of the subdivision being remodeled.

**b. Permitted Uses**

1. One mobile home per lot;
2. Community recreation buildings and facilities;
3. Accessory buildings and structures, subject to Section 18.08.203 (Standards for Accessory Uses and Structures).

**c. Development Requirements**

1. Maximum density: Same as the underlying zone;
2. Maximum building height: Same as the underlying zone;
3. Minimum lot area per mobile home: Same as the underlying zone;
4. Minimum lot width: Same as underlying zone;
5. Yards: Same as the underlying zone.

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<sup>105</sup> Standards from the Mobile Home Overlay District (MH) have been carried forward as use-specific standards, here.

**d. Mobile Home Subdivisions Utilizing Small Lots and Homeowners' Associations**

**1. 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.

**2. 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.

**3. Permitted Uses**

- [a] One mobile home per lot;
- [b] Community recreation buildings and facilities;
- [c] Screened boat or RV storage facilities serving the mobile home subdivision only;
- [d] Accessory buildings and structures, subject to Section 18.08.203 (Standards for Accessory Uses and Structures).

**4. Prohibited Uses**

All uses prohibited in the underlying zone.

**5. Area, Lot, and Bulk Development Standards**

The following standards apply instead of the base zoning district standards:

<b>Table 1.3 Area, Lot, and Bulk Development Standards for Mobile Home Subdivisions Utilizing Small Lots and HOAs</b>	
Standard	Requirement
Overall area (min.)	5 acres
Building height (max.)	Same as the underlying zone
Net lot area for a mobile home 14 feet or less in width (min.)	2,880 sq. ft.
Net lot area for a mobile home more than 14 feet in width (min.)	4,000 sq. ft.
Net lot width (min.)	35 ft.
Setback from bordering public street line (min.)	25 ft.
Front setback from internal street (min.)	10 feet; except for a carport, garage, or carport/garage combination which shall have a minimum setback of 5 feet from
Setback line from the exterior boundary line of the mobile home subdivision (min.)	15 ft.
Side setback line from edge of space (min.)	5 ft.

**Table 1.3 Area, Lot, and Bulk Development Standards for Mobile Home Subdivisions Utilizing Small Lots and HOAs**

Standard	Requirement
Separation between mobile homes and between mobile homes and detached accessory buildings (min.)	10 ft.
Separation between other buildings and any mobile home lot line (min.)	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.
Inclusions and Exemptions from setbacks:	Expandable sections of a mobile home, carport, awning, covered deck or attached accessory building shall be considered

**6. Street System**

- [a] All streets shall be constructed in accordance with this title.
- [b] Streets shall have a paved section not less than 24 feet in width and a right-of-way of not less than 24 feet.
- [c] 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.
- [d] 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.

**7. Off-Street Automobile Parking Requirements**

- [a] Each mobile home lot shall have a designated minimum of two off-street parking spaces.
- [b] 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.
- [c] Where streets are less than 32 feet in width, no on-street parking shall be allowed.
- [d] All vehicle parking spaces and driveways shall be paved.

**8. 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.

**9. 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.

**10. 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.

**11. 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.

**12. 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.

**13. 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.

**14. 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.

**15. Identification of Lots**

- [a] 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:
  - [b] A location facing the roadway; or
  - [c] The front of the mobile home.
- [d] 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.

**e. Location and Use Outside Parks**

1. 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.
2. Storage of mobile homes shall be permitted only in I Districts.

**f. 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.

**(b) Group Living****(1) Assisted Living Facility****a. All Districts**

1. Units disabled person shall be a minimum of 220 square feet.
2. Facilities shall have a maximum occupancy of two people per unit.
3. Facilities shall be located within 1,000 feet from a public transportation route.
4. Facilities with 20 or more units shall have an activity room.
5. 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.
6. For facilities with 20 or more units, on site management shall be required.
7. Facilities with more than 20 units dedicated to an older adult or disabled person shall provide paratransit facilities, including a sheltered waiting area with a view of the paratransit loading area.
8. Dormitory style facilities shall meet the requirements of subsections 3., 4., 5., and 6., above, based proportional to their number of beds being equivalent to one unit.

**b. MF14, MF21, and MF30 Districts**

A special use permit is required if 50 or more units or 100 or more beds in a dormitory-style project are proposed.

**c. NC and GC Districts**

A special use permit is required if 100 or more units or 200 or more beds in a dormitory-style project are proposed.

**(2) Boarding or Rooming House****a. SF3, SF5, SF8, MF14, and MF21 Districts**

1. 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.
2. No parking reductions shall be allowed.

3. 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.
4. Tandem parking in excess of two spaces shall be allowed toward on-site required parking.

### (3) Convent or Monastery

#### a. SF3 District

When more than five members reside permanently on-site, the residential adjacency standards in **Section 18.12.304** shall be met.

### (4) Group Home<sup>107</sup>

- a. Shall have a maximum of six clients plus two staff residing in a house.
- b. When 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.

### (5) Private Dorm

See Section 18.03.302(b)(6), *Single-Room-Occupancy*. Except that Sections 18.03.302(b)(6)a.3, 6, and 8 may be modified with the provision of shared dining and recreation facilities.

### (6) Single-Room-Occupancy

#### a. All Districts

1. Facilities shall have a secured common entrance lobby and corridor access to all units.
2. 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.
3. Facilities shall have a maximum occupancy of two people per unit or two persons plus one child.
4. Facilities shall be located no more than one-quarter mile from a public transportation route.
5. Facilities with 50 or more rooms shall have a common, centrally located recreation space.
6. Units shall be a minimum of 220 square feet for two people and, 320 square feet for two people and one child, exclusive of bathroom facilities.
7. Units shall include a sink, toilet, and shower.
8. All the units shall include a kitchen, consisting of a refrigerator, microwave oven, two burner stove (minimum), sink, food preparation center, and cupboard.
9. Personal storage space shall be provided within each unit.
10. Facilities shall provide adequate storage space for bicycles and motor scooters.

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<sup>107</sup> The standards have been modified to comply with Ninth District Court of Appeals decision to ensure that this use type is not denied equal opportunity.

11. Facilities shall provide access to police with proper identification.

**b. PF 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.

**c. MF21, MF30, and PF Districts**

A site plan review is required if more than four and less than 50 units are proposed. A special use permit is required if 50 or more units are proposed.

**(7) Transitional Living Facility**

- 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. Shall provide 24-hour management and supervision.
- d. See NRS 449.0055.

**18.03.303 Public, Institutional, and Civic Uses**

**(a) Community and Cultural Facilities**

**(1) Cemetery or Mausoleum**

Shall only be allowed on parcels abutting and having access to a collector or arterial street.

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

- a. Any public meals facility shall include an internal dining room and a lobby or waiting area designed to prevent the formation of a queue outside of the building. Such lobby shall open at least 30 minutes before the dining room opens so that patrons may wait inside.
- b. In public meals facilities, interior restrooms shall be available to patrons at least 30 minutes before meals are served, while meals are being served, and at least 30 minutes after meals have been served.
- c. Queuing of patrons on private property in public view is prohibited.
- d. Use shall not be located closer than 600 feet from residentially zoned property, primary or secondary school licensed by the State of Nevada, or a childcare center.
- e. Use shall not be located on an arterial or within the redevelopment district.
- f. Facilities serving men or the mentally ill may not be located within 600 feet of a public park.
- g. Any public meal provider and all homeless service providers shall obtain a business license regardless of federal tax status.
- h. Only one public meal provider may be licensed and operate within city limits.
- i. Only one of each of the following homeless service providers may be licensed and operate within city limits: men, women and families, and the mentally ill (for a total of three).
- j. Any public meal provider must be associated with an on-site homeless shelter or transitional living facility.

**(3) Public Park or Recreation Area<sup>108</sup>**

In all districts except the PGOS District, ball courts, ballfields, and parking areas shall comply with the following standards:

- a. Lights shall be shielded from adjacent residences.
- b. Courts and parking areas shall be screened from adjacent residential zoned property.
- c. All court and parking area lighting, greater than three feet in height, shall be subject to site plan review.
- d. Court and ballfield fences shall meet side and rear yard setbacks for accessory structures.
- e. Courts and ballfields shall be closed between the hours of 10 p.m. and 7 a.m.

**(4) Religious Assembly**

- 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.

**(b) Educational Facilities**

**(1) Childcare Center**

All childcare centers and facilities, including accessory in-home childcare uses, shall comply with the following standards, as applicable:

**a. All Districts**

1. Access 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:
  - [a] 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.
  - [b] The building entrance and access shall be oriented away from residential uses on local streets.
  - [c] Outdoor play shall be limited to daylight hours.
  - [d] Outdoor lighting shall be designed to not shine directly onto any abutting residential property.

**b. PO District**

Childcare centers shall only be accessory to an Office or Professional Services use.

**(2) School, Primary**

- a. Pick-up and drop-off areas for vehicles shall be provided on site.

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<sup>108</sup> Existing standards for Tennis Courts are expanded here to apply to all athletic areas and parking – standards expanded to address potential issues with noise and lighting with ball courts.

- b. Building heights are non-restricted.
- c. In all yards located adjacent to residentially zoned property, buildings shall be setback one foot for every foot in building height.
- d. Up to 20 percent of the site shall be landscaped as determined by the Administrator, based on community character and site specifics such as slope and soil quality.
- e. 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.
  - 4. 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.

**(3) School, Secondary**

**a. Generally**

- 1. Building heights are non-restricted.
- 2. In all yards located adjacent to residentially zoned property, buildings shall be setback one foot for every foot in building height.
- 3. Up to 20 percent of the site shall be landscaped as determined by the Administrator, based on community character and site specifics such as slope and soil quality.
- 4. Shall be located on a collector street or greater.
- 5. MA District: enrollment is limited to a maximum of 200 students.

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

**1. MA District**

Enrollment is limited to a maximum of 200 students per school.

**(c) Healthcare Facilities**

**(1) Blood Plasma Donor Center**

An enclosed waiting room which is screened from the street shall be provided. May be indoor or obscured in an outdoor courtyard.

**18.03.304 Commercial Uses**

**(a) All Commercial Uses<sup>109</sup>**

All commercial services and activities shall be performed indoors unless specific allowances are provided in this Chapter.

**(b) Agriculture, Animals, and Farming****(1) Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility****a. LLR2.5, LLR1, LLR.5, UT5, UT10, and UT40 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.

**b. ME and Mixed-Use Districts**

1. All animal pens and boarding shall be inside.
2. Outdoor facilities and activities, including outdoor runs, shall not be located within 150 feet of any adjacent property.

**(2) Farm****a. All Districts**

1. 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.
2. 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 of greater than one dwelling unit per acre.
3. Accessory slaughtering and processing of animals raised on-site is permitted.

**b. LLR2.5 and LLR1 Districts**

Poultry or hog farms shall be permitted only as a home-based (home occupation) business, subject to the home occupation standards stated in 18.03.405(j), below.

**(3) Stable, Commercial****a. Mixed-use Districts**

Commercial stable uses shall be indoor only.

**(4) Urban Farm<sup>110</sup>**

A site plan shall be submitted for review for any urban farming operation intended to be established beyond three years (otherwise temporary use standards shall apply). The site plan shall outline the proposed layout, site access/circulation, and any structures, and demonstrate compliance with the following standards:

<sup>109</sup> New standard proposed to address staff concern about lack of clarity that commercial activity should occur inside unless specifically allowed outside.

<sup>110</sup> Standards for "Urban Farm" (Temporary) are adapted here.

- a. 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.
- b. All structures allowed under this land use shall be considered accessory to the 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 Section 18.03.405 with no limit on the quantity or restrictions on aesthetic design of accessory structures.
- c. 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.
- d. 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.
- e. On-premises signs are subject to the standards of **RMC Chapter 18.16**, as amended.
- f. No more than 12 fowl and no hooved animals or livestock shall be allowed on site.
- g. 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.
- h. Urban farms shall be exempt from residential adjacency requirements

**(c) Food, Beverage, and Lodging**

**(1) Microbrewery, Distillery, or Winery<sup>113</sup>**

**a. ME District and Mixed-Use Districts**

Shall be limited to no more than 50,000 square feet in floor area.

**(2) Restaurant with Alcohol Service**

**a. GC, I, IC and ME Districts**

1. Lounge areas shall occupy no more than 30 percent of the total floor area.
2. Shall include a full commercial kitchen.
3. Food shall be served all hours that the business is open.

**(d) Lodging**

**(1) Bed and Breakfast Inn**

**a. SF5, SF8, MF14, MF 21, MF30, PO, and NC Districts**

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.

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<sup>113</sup> New standards for new use.

3. Individual guest occupancy is limited to no more than one month in any three-month period.
4. The required off-street parking for guests shall be screened by a six-foot fence or by dense landscaping.
5. The operator of the establishment shall reside on-site.
6. Twenty percent of the site shall be landscaped.

**b. SF5, SF8, MF14, PO, and NC Districts**

Shall only be permitted in structures on a historic register or zoned historic overlay.

**(2) Hotel-Condominium**

**a. All Districts**

Shall provide recycling containers on-site.<sup>120</sup>

**b. MA District**

Shall be located within ½ mile of the airport terminal, except prohibited in the Airport Critical Area.

**(3) Hotel**

**a. All Districts**

A hotel use, where permitted, 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 Chapter 18.03 Article 4: of this chapter.

**b. MU District**

Hotels without non-restricted gaming operations and more than 60 units require the approval of a special use permit.

**c. MA District**

Shall be located within ½ mile of the airport terminal, except prohibited in the Airport Critical Area.

**(4) Hotel, with Nonrestricted Gaming<sup>123</sup>**

**a. Mixed-Use Districts**

**1. Use**

Only the establishment of a new primary use requires a special use permit.

**2. Design and Layout**

[a] Shall have a minimum lot size of one acre.

[b] Shall maintain a minimum ratio of 1:1 (one square foot to one square foot) of public space to gaming space.

<sup>120</sup> Per NRS 278.02315 and Reno Sustainability and Climate Action Plan.

<sup>123</sup> Gaming standards are being carried forward and are intended to be unchanged from the current code.

- [c] Gaming space may not exceed public space until a maximum of 37,500 square feet of public space is reached.
- [d] Shall be a minimum of 201 rooms.
- [e] A maximum of 37,500 square feet of gaming space will be allowed without requiring an increase in the minimum number of rooms.
- [f] 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.

### 3. Landscaping

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.

### 4. Convention Space

- [a] If the site is located within ¼ mile (measured from property line to property line) of the Reno-Sparks Convention Center, the applicant must provide the following prior to any certificate of occupancy for any new development:
  - 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.

#### b. MA District

Shall be located within ½ mile of the airport terminal, except prohibited in the Airport Critical Area.<sup>125</sup>

#### c. ME District

Hotels and motels may only be permitted where a hotel or motel use already exists.<sup>126</sup>

### (5) Motel

#### a. MA District

Shall be located with ½ mile of the airport terminal, except prohibited in the Airport Critical Area.

### (6) Motel, with Nonrestricted Gaming

Shall comply with the standards for Hotel, with Nonrestricted Gaming. See Section 18.03.304(d)(4)a, above.

<sup>125</sup> Use-specific standards for RTIARC and RSARC are slightly different, but consolidated here. Same for other Lodging uses.

<sup>126</sup> Although the former E4TC, SVTC, AND W4TC Districts are consolidated in the MU and MS Districts, this standard seems overly restrictive if applied to the entire MU and MS District. The former NVTC District is consolidated in the ME District.

**(e) Office and Professional Services****(1) Financial Institution****a. MF30 District**

1. Shall only be permitted on the first floor.
2. Access shall be from a collector or larger street.

**(2) Laboratory**

Testing on animals shall be clearly noted on applicable permits and business license; requires approval by Washoe County District Health Department.

**(3) Office, General****a. MF30 District**

1. Shall only be permitted on the first floor.
2. Access shall be from a collector or larger street.

**b. MU and MS Districts**

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.<sup>128</sup>

**c. I District**

Medical offices are prohibited.

**(f) Personal Services****(1) Cleaners, Commercial**

Shall only be permitted on the first floor unless the building is over three stories, then may be placed on first or second floor.

**(2) Personal Service, General****a. All Districts**

Shall be drop-off only with cleaning performed off-site.<sup>130</sup>

**b. MF 30 District**

1. Shall only be permitted on the first floor.
2. Access shall be from a collector or larger street.

**c. MF30, ME, and NC Districts**

Drop-off/pickup laundry uses shall not exceed 2,000 square feet in area.

<sup>128</sup> This standard previously applied to the SVTC District, which is now consolidated under the MU and MS Districts. Confirm that this limitation is appropriate for the entire MU and MS District.

<sup>130</sup> Relocated here from the "Commercial Cleaners" section.

**(g) Recreation and Entertainment****(1) Adult Business<sup>131</sup>****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.
2. 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.
3. 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.
4. 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<sup>1</sup>, the City Council finds:
  - [a] 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

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<sup>131</sup> Standards updated to latest ordinances (No. 6516 and No. 6517).

assault and exploitation. Alcohol consumption impairs judgment and lowers inhibitions, thereby increasing the risk of and exacerbating adverse secondary effects.

- [b] 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.
  - [c] 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.
5. 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 0 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;
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;
3. The area devoted to said material is segregated by partition, separate internal entrance, or otherwise obscured from casual observance by minors;
4. The area devoted to said material is clearly signed to prohibit access by minors;
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;
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;
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;

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 subsection 18.03.304(g)(1)b.1., above.

**c. Locational Criteria**

Adult businesses, as defined in 0, may be located in the I and IC Districts<sup>132</sup> provided they comply with all of the following:

1. No adult business may be located within 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, or major or minor arterial roadway.
3. No adult business may be located within 750 feet of any:
  - [a] Residentially zoned district;
  - [b] Public or private university, college, or school; or
  - [c] Preschool or childcare facility licensed by the Washoe County Social Services Department;
  - [d] 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. No adult business 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**.
2. For adult motion picture arcades, individual enclosures shall comply with **Figure 18.08-2**.<sup>133</sup> 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

<sup>132</sup> Districts have been updated to reflect new and consolidated districts proposed as part of this update. The locations where this use will be allowed is not intended to change.

<sup>133</sup> The figures in this section have been removed for this draft to make this section easier to review and edit. These figures will be added back in for the final draft.

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. 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. 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. 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<sup>134</sup>**

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) Banquet Hall<sup>136</sup>**

All events are limited to the hours of 7:00 a.m. to 9:00 pm, outside of which food and alcohol service is not permitted and patrons should be cleared of the hall.

**(3) Country Club, Private**

Except in the Mixed-use Districts, private country club uses shall have a minimum lot area of two acres.

**(4) Night Club/Live Entertainment**

**a. NC District**

Alcohol service is limited to the hours of 12 p.m. to 12 a.m.<sup>138</sup>

<sup>134</sup> Confirm this section (and following process-oriented sections) is still necessary following drafting of new administrative procedures.

<sup>136</sup> New standards for new use, which is intended to allow for special events without being as permissive as the Night Club use.

<sup>138</sup> This use specific standard was previously in district specific standards for Nonresidential and Mixed-Use Base Zoning Districts (Sec. 18.08.301(c)). The standard has been updated to limit alcohol service to noon-midnight to maintain neighborhood compatibility.

**(5) Recreational Vehicle Park**

All recreational vehicle park uses, shall comply with the following standards:

- a. Vehicle may not stay longer than 90 days pursuant to NRS.

**1. Uses Permitted**

- [a] Recreational vehicles;
- [b] Cabana, ramada, or patio, and one detached storage room per recreational vehicle space;
- [c] 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; and
- [d] 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**

The following standards apply instead of the base zoning district standards:

<b>Table 1.4 Area, Space, and Bulk Development Standards for Recreational Vehicle (RV) Parks</b>	
<b>Standard</b>	<b>Dimension</b>
Minimum overall area:	2 acres
Maximum building height:	Same as the underlying zone
Minimum net space area per RV:	690 sq. ft.
Minimum net RV space width:	23 ft.
Minimum setback of any building or RV from a bordering public street line:	15 ft,
Minimum front setback from internal street:	5 ft.
Minimum setback line from the exterior boundary line of the RV park:	5 ft.
Minimum distance between RV sides or side and end:	15 ft.; between ends: 10 ft.

**3. Street System**

- [a] 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.
- [b] All streets shall be paved and drained with a minimum two inches asphalt; four inches base.
- [c] 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.
- [d] 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.

- [e] 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.
- [f] 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**

The license holder shall be responsible for maintaining a register of the occupants of the park, such register to indicate the following:

- [a] The name and occupation of each occupant;
- [b] The make, model and year of all motor vehicles and trailer coaches;
- [c] The license number and year of license and owner of each trailer coach and motor vehicle parked or stored in the trailer coach park;
- [d] The dates issuing such license; and
- [e] 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.

**b. Location Outside Parks**

1. 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 of a recreational vehicle is permitted on the premises of its owner when not used for dwelling or sleeping purposes if in compliance with **Article 7, Off-Street Parking and Loading**.

**(h) Retail**

**(1) Building, Lumber, and Landscape Material Sales**

**a. Mixed-Use, IC, and I Districts<sup>143</sup>**

All parking and outdoor storage areas shall be paved or an all-weather surface shall be provided.

**b. I District**

Shall be primarily wholesale of merchandise.

**(2) General Retail, less than 10,000 Square Feet**

**a. MF30 District**

1. Access shall be from a collector or larger street.
2. General retail uses shall only be permitted on the first floor for buildings up to three stories, and shall only be permitted on the first and second floors for buildings over three stories.

**(3) General Retail, 10,000 Square Feet or More**

In addition to the standards required for *General Retail, less than 10,000 Square Feet*, the following standards shall apply:

**a. NC District**

General retail uses shall not exceed 80,000 square feet in any single building.

**(4) Marijuana Dispensary, Medical<sup>146</sup>**

- 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**.
- 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.

<sup>143</sup> Replacing the MU and CC Districts with all "Mixed-Use Districts" means that this standard would now apply to the former HC and AC Districts and the proposed NC District.

<sup>146</sup> Standards updated to match latest City ordinances and NRS statutes.

- 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.

**(5) Marijuana Dispensary, Retail<sup>147</sup>**

- 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**.
- 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 dispensary shall be located no closer than 2,500 feet from another retail marijuana dispensary.
- d. All required spacing criteria shall be measured in a straight line from the front door of the retail marijuana dispensary 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 dispensary shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.
- f. Any retail 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 retail marijuana dispensary 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.

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<sup>147</sup> Use name has been updated to be more consistent and to lead with "Marijuana," which is how users will likely look for it.

- i. A medical marijuana dispensary in continuous operation before April 30, 2018, shall be allowed to continue operations as a retail marijuana dispensary 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 dispensary established using this provision, but not allowed in the underlying zone, shall be considered legal nonconforming and subject to all provisions in **Section 18.08.502**, as amended.
- j. All parking, landscaping, and signs shall be brought into conformance with current code standards unless determined physically impossible by the Administrator.

#### **(6) Pawn Shop**

In all zoning districts, all pawnshop uses shall meet the following standards:

- a. A 1,000-foot separation measured property line to property line from all primary- or secondary-schools 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, and
  5. McCarran Boulevard.

#### **(i) Transportation, Vehicles, and Equipment**

##### **(1) Auto Service and Repair<sup>149</sup>**

###### **a. Mixed-use Districts**

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. Outdoor storage is not allowed.

###### **b. MD-ID, MD-NW, and MU Districts<sup>150</sup>**

Shall only be permitted east of I-580 or within ¼ mile of the intersection of a street and a freeway on- or off-ramp.

##### **(2) Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental**

###### **a. All Districts<sup>151</sup>**

1. Special use permit is only required when four or more automobiles, trucks, mobile homes, RVs, boats, or trailers are stored on-site for sale or rental.

<sup>149</sup> "Service station" use is consolidated under this use.?

<sup>150</sup> New standard for auto-oriented uses in urban districts.

<sup>151</sup> New standards provided to allow flexibility for very small sales/rental uses and to limit to auto-oriented areas.

2. Special use permit is not required for internet-based sales with off-site storage or less than four automobiles, trucks, mobile homes, RVs, boats, or trailers stored on-site.

**b. MD-ID, MD-NW, and MU Districts<sup>152</sup>**

Shall only be permitted east of I-580 or within ¼ mile of the intersection of a street and a freeway on- or off-ramp.

**c. I District**

Automobile, truck, mobile home, RV, boat, and trailer sales shall be wholesale only.<sup>153</sup>

**(3) Bus or other Transportation Terminal**

**a. Mixed-Use Districts<sup>154</sup>**

1. All storage and repair areas shall be screened from view of the street and adjacent properties.
2. 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.
3. On-site repairs shall be indoors only.

**(4) Gas Station**

**a. All Districts**

1. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
  - [a] The dispensing of petroleum products, ice, water, and air from pump islands;
  - [b] The provision of emergency service of a minor nature; and
  - [c] The sale of items via vending machines which shall be located within the main structure.
2. 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.
3. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
4. 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.
5. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

<sup>152</sup> New standard for auto-oriented uses in urban districts.

<sup>153</sup> This use specific standard is from district specific standards (§18.08.301(d)).

<sup>154</sup> In the current code, all Regional Center and TOD Base Zoning Districts are listed on the *Summary Use Table for Mixed-Use Base Zone Districts*, which is why references to the MU Districts have been updated to apply to all Mixed-Use Districts. The proposed line-up of districts includes some that were not previously "Mixed-use" (i.e., HC, AC, CC, and NC).

**b. MD-ID, MD-NW, and MU Districts<sup>156</sup>**

Shall only be permitted east of I-580 or within ¼ mile of the intersection of a street and a freeway on- or off-ramp.

**(5) Parking Lot, Open<sup>157</sup>****a. PO, ME<sup>158</sup>, PF, NC, and GC Districts**

Open parking lot uses shall comply with the following standards, unless the property also falls within a redevelopment district, as amended, then the conditions of Section 18.03.304(i)(5)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.

**b. MD-ED, MD-UD, MD-RD, MD-NW, MD-PD, and Redevelopment Districts**

1. open parking lots 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.

**(6) Truck Stop/Travel Plaza****a. All Districts****1. Design and Layout**

- [a] Minimum parcel size shall be ten acres.
- [b] Maximum number of motel or hotel rooms in conjunction with a truck stop within the I and IC Districts shall be as follows:
  - i. With 100 truck parking spaces or fewer no motel/hotel rooms shall be allowed;
  - ii. Over 100 truck parking spaces but fewer than 200 truck parking spaces, a maximum of 100 motel/hotel rooms shall be allowed; and
  - iii. 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 Section 18.03.304(i)(6)a.1.[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.

<sup>156</sup> New standard for auto-oriented uses in urban districts.

<sup>157</sup> Changes to use permissions and standards are intended to provide more shared parking facilities in urban areas.

<sup>158</sup> The GO District is now consolidated under the ME District, which means that this standard would apply to the former DRC, IB, and NVTC districts now included in the ME District.

- [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 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] 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.
- [m] No more than one truck stop shall have primary access from any interstate highway interchange.
- [n] The minimum distance between truck stops shall be 7,000 feet, measured from property line to property line.
- [o] The minimum distance from Amusement or Recreation (Outside) use, Public Park or Recreation Area, or a primary or secondary school<sup>159</sup> shall be 750 feet, measured from property line to property line.

## 2. Landscaping

- [a] 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.
- [b] 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.
- [c] 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.

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<sup>159</sup> The type of school was not defined in this use specific standard.

- [d] 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.
- [e] 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.
- [f] 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.

### 3. Lighting

- [a] 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.
- [b] Lighting fixtures used to illuminate a sign shall be mounted on the top of the sign structure, lighting the sign downward.
- [c] Low-pressure Sodium (LPS) lamps or other dark sky alternative are required throughout the site.
- [d] Search lights, laser source lights, or any similar high-intensity light shall not be permitted.

#### b. MS District

Shall only be permitted within ¼ mile of I-80 Exit 2 off-ramp.

## 18.03.305 Public and Quasi-public Utilities and Services Uses

### (a) Communications and Broadcasting

#### (1) Communication Facility, Equipment Only

##### a. All Districts

1. Communication facilities that are permitted-by-right in the respective zoning district, but do not meet all standards below, shall obtain approval of a site plan review by the Administrator.
2. A primary use on the parcel must be established.
3. 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, 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.
4. 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.

5. 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.
6. All poles shall be designed to be integrated into their surroundings.
7. 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.
8. 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.
9. 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.
10. All towers installed at grade shall be non-climbable or fenced for security.
11. 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.
12. 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.

13. 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).
14. 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.
15. 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).
16. 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).
17. The applicant shall submit written documentation demonstrating that the emissions from the proposed project are within the limits set by the FCC.
18. 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.
19. See 18.03.405(m) for district specific standards governing satellite dishes.

**b. I, IC, ME, and Mixed-Use Districts**

Communication facilities are not required to meet subsections 2., 5., and 8. Communication facilities located on top of a building that is three or more stories are not required to meet subsections 2., 5., and 6.

**c. MA District**

Communication facilities for the purpose of air traffic control are allowed without conditions, unless in residential interface areas.

**(2) TV Broadcasting and other Communication Service**

**a. PO, ME, PF, and Mixed-Use Districts**

1. No freestanding towers shall be permitted.
2. Any antennae or dishes shall be incorporated into the architecture of the building.

**b. LLR2.5, LLR1, and LLR.5 Districts**

Towers shall be subject to the standards of Section 18.03.305(a)(1), above.

**(b) Utilities**

**(1) Utilities, Major**

**a. Siting**

1. Major utilities shall be sited in an existing utility corridor or facility site as adopted in the Regional Utility Corridor report.
2. 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.
3. Installation of electric overhead utilities shall maintain the following separations from property lines of licensed primary and secondary schools, day care centers, residential structures, and hospital structures housing patients:

**Table 1.5 Separation Between Utility and Protected Uses**

Electric Overhead Utility	Required Separation
60 kv	100 feet
120 kv	150 feet
345 kv	250 feet

4. Utilities that cannot meet the requirements of 18.03.305(b)(1)a.2. and 18.03.305(b)(1)a.3., 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.
5. 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.
6. IC and ME Districts: site plan review is required when the facility is adjacent to residentially zoned property.<sup>161</sup>

**b. Electric Generating Plants and Electric Utility Substations**

**1. Design and Layout**

[a] Facilities shall be screened from view of the street and adjacent properties using any combination of the following:

- i. Landscaping shall consist of a combination of trees and shrubs as described in Section 18.12.1207(c), 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

<sup>161</sup> This use specific standard is from the current use table.

emphasized in rural locations, or where surrounding development has used native plantings);

- ii. 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;
- iii. Colored chain link fencing with vinyl slats, eight feet in height, will be allowed in combination with semi-opaque screening as required in 18.03.305(b)(1)b.1.[a]i.,above;
- iv. Other solid screening materials may be substituted at the approval of the Administrator. These screenings may include solid wood or metal fencing, provided it blends with surrounding land uses, solid masonry walls, or precast concrete walls with suitable architectural finish;
- v. 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; and
- vi. 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 all Mixed-Use Districts, a site plan review is required if adjacent to residentially zoned property.

## (2) Utilities, Minor

In all zoning districts, all utility box/well house, back-up generator, pumping or booster station, or other minor utility installation or service uses shall comply with the following standards:

- 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 shall be provided when equipment is not fully contained within a building;
  3. Architectural features of buildings shall be designed to blend with surrounding land uses.
  4. All landscaped areas shall have complete ground cover. If rock is used, rock color and size shall be selected to blend with the surroundings; and
  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. One utility box with no dimension exceeding six feet is exempt from 18.03.305(b)(2)a., above.

## 18.03.306 Industrial Uses

**(a) Manufacturing and Processing****(1) Animal and Animal Byproduct Processing**

- 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) Crematorium**

- 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.
- c. Shall be at least 1,500 feet from any residential zoned property.<sup>162</sup>

**(3) Hazardous Waste Facility**

All hazardous waste uses that are considered to be de minimis shall be exempt from the requirement for a special use permit.

**(4) 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**.
- 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.

**(5) Marijuana Cultivation Facility, Medical**

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<sup>162</sup> Updated to align with NRS 451.635.

- 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**.
- 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.

**(6) Marijuana Independent Testing Laboratory, Medical**

- 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**.
- 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.

#### **(7) 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**.
- 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.

#### **(8) Marijuana Product Manufacturing Facility, Medical**

- 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**.
- 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.

### **(9) 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**.
- 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.

### **(b) Storage, Distribution, and Warehousing**

#### **(1) Heavy Machinery & Equipment, Rental, Sales, and Service**

##### **a. ME, MS, and MU Districts<sup>168</sup>**

Shall only operate indoors and only between the hours of 6:00 a.m. and 9:00 p.m.

<sup>168</sup> **STAFF:** This standard would now apply to all areas that have been consolidated under the ME, MS, and MU Districts (i.e., CRC/GMU, CRC/TC, CRC/TMU, MRC, MSTC, MSTC/RLM, SVTC, SVTC/PLC, HC, RRC/RC/A, RRC/TC, RRC/TMU, UNRC/AR/HS/R, UNRC/COMM, WGRC, DRC, GO, and IB). Confirm that these limitations are appropriate for the entirety of each District.

**(2) Mini-warehouse****a. All Districts (Except I and IC Districts)**

1. No more than one manager's or security residence shall be permitted.
2. 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. No business shall be conducted from or within a mini-storage facility.
3. Retail sale of stored items on the premises is prohibited.
4. Auction sales of stored items on the premises are prohibited.
5. The commercial repair of motor vehicles, boats, trailers, and other like vehicles shall be prohibited.
6. The operation of spray-painting equipment, power tools, welding equipment, or other similar equipment shall be prohibited.
7. The production, fabrication, or assembly of products shall be prohibited.
8. Storage units shall not be used as a musical practice or recording space.

**(3) Outdoor Storage<sup>170</sup>****a. All Districts**

1. Shall meet required setbacks and shall be a minimum of ten feet from adjacent property lines.
2. Shall be visually screened from streets and residentially zoned property within 750 feet of the use with a solid-view screening fence.
3. Truck and trailer parking shall be screened from adjoining streets.
4. All disabled or wrecked vehicles shall be screened from surrounding properties and adjoining streets.
5. Fences may be up to ten feet tall to screen outdoor storage, and shall meet accessory structure setbacks outside of the I, IC, and ME Districts.

**b. IC and ME Districts**

1. Stacked material must not exceed the height of the wall or fence.
2. Outdoor storage areas shall be enclosed with a solid wood or metal 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.

**(4) Transfer Station**

Shall be inside a permanent structure.

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<sup>170</sup> This use is listed as a primary and accessory use now to reflect the nature of the use. Standards are updated to avoid duplication within the standards and with other uses.

**(5) Warehouse or Distribution Center<sup>172</sup>**

**a. All Mixed-Use Districts**

Site plan review is required for structures over 20,000 square feet and the maximum warehouse building area shall be 70,000 square feet.

**(6) Wholesale**

**a. ME and Mixed-Use Districts**

1. 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.
2. 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.
3. 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.

Manufacture or assembly of products to be sold wholesale on site, shall only occur between the hours of 6:00 a.m. and 9:00 p.m.

## Article 4: Accessory Uses and Structures

### Commentary

This section generally carries forward the current 18.08.203. It has been reformatted and updated to reflect new district lineup. Track changes in this section are not provided because the changes were not substantial (mostly grammar, punctuation, and clarification).

### 18.03.401 General Provisions

**(a) Accessory Uses Permitted**

Table 1.1 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 Table of Allowed Uses, the Administrator may allow the accessory use if they find that such use satisfies the definition of "accessory use" in Section 18.08.206 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 18.03.205 to the extent applicable.

**(b) 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 18.08.206. The Administrator shall have the authority to determine whether a proposed accessory structure is "accessory" consistent with this section, the definition of "accessory structure" in Section 18.08.206, and the purpose and intent of the subject zoning district.

<sup>172</sup> These standards are from the Use Table and were not previously kept in the use specific standards.

**(c) Applicable Regulations**

All accessory uses, structures, and activities shall be subject to the general, dimensional, operational, and use-specific regulations stated in this Section 18.08.206 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 18.08.206 and any other requirement of Title 18, the standards of this section shall apply.

**18.03.402 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 18.03.405.

**(a) 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.

**(b) 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 SF3 zoned half-acre size parcel.

**(c) 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 1.6, 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 1.6 Detached Accessory Structures Permitted**

District(s)	Detached Accessory Structures per Residential Lot (max.)
LLR2.5 / LLR1 / LLR.5 <sup>174</sup>	4 structures per acre, plus 1 detached guest quarters
SF3	3 structures, plus 1 detached guest quarters
SF 5 / SF8 / SF11 / MF 14	2 structures, plus 1 detached guest quarters per primary residence
MF21 / MF30	No limit;
UT5 / UT10 / UT40	4 structures per acre, plus 1 detached guest quarters

**(d) 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:

<sup>174</sup> Standards for the Greenfield Neighborhood (GF) have been consolidated under the LL Districts. The Master Plan land use map designates this area as “LL.”

- (1) 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.
- (2) Contemporary interpretations of architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood or metal work found on the existing principal building are used.
- (3) The roof pitch is the same as that of the most predominant roof plane of the principal building.

**(e) Applicability to Existing Accessory Structures**

- (1) Nonconforming accessory structures that do not meet the minimum setback standards stated in Section 18.03.403, below, may be replaced with a new structure of gross floor area not to exceed 125 percent of the structure's gross floor area. The new structure's building footprint shall correspond to that of the replaced structure's footprint with the exception that up to 25 percent of the enlarged area may exceed the existing structure's footprint.
- (2) Nonconforming accessory structures that do not meet the minimum setback standards contained in Section 18.03.403, below, may be enlarged by 25 percent of gross floor area.

**18.03.403 Dimensional Standards: Residential Zoning Districts**

All accessory structures and buildings in the residential zoning districts shall comply with the lot and building standards in Chapter 18.02 except when Section 18.03.405 states a more specific bulk or dimensional standard for a specific type of accessory structure. In case of conflict between a standard stated in Chapter 18.02 and a specific standard stated in **Section 18.08.203(e)**, the use-specific standard in Section 18.03.405 shall apply.

<b>Table 1.7 Detached Accessory Structure Dimensional Standards<sup>175</sup></b>			
<b>Standards</b>	<b>LLR Districts</b>	<b>UT5 and UT10</b>	<b>UT40</b>
Separation from structures on the same lot (min.)	3 ft.		
Front Setback Area	Prohibited between front property line and principal structure (except corner and through lots, when the front yard setback functions as a side or rear yard and the standards of Section XX (Fences and Walls) are met		
Area, per structure (max.)	1,600 sf or 50%		--
Area, cumulative (max.)	100% of principal dwelling	15,000 sf	--

<sup>175</sup> Further discussion needed to determine if these standards should be retained here or moved to Zoning District standards. Standards should be reviewed further.

Table 1.8 Detached Accessory Structure Dimensional Standards							
District	SF3	SF5	SF8	SF11	MF14	MF21	MF30
Separation from structures on the same lot (min.)	3 ft.						
Rear yard (min.)	400 sf; minimum dimension of 8 ft.				Principal SF use: 400 sf; minimum dimension of 8 ft. Principal MF use: N/A		N/A
Area, per structure (max.)	1,600 sf or 50% of principal structure (whichever is less)	1,200 sf or 50% of rear yard (whichever is less)		Principal SF use: 1,200 sf or 50% of rear yard (whichever is less) Principal MF use: N/A		N/A	
Area, cumulative (max.)	60% of principal structure	50% of principal structure		Principal SF use: 50% of principal structure Principal MF use: N/A		N/A	

**18.03.404 Dimensional Standards: Nonresidential Zoning Districts**

**(a) 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).

**18.03.405 Standards for Specific Accessory Uses**

**(a) Automated Teller Machine, Freestanding**

**(1) PO, ME, PF, NC, I, and IC Districts**

- a. Provide adequate off-street parking and/or queuing spaces for at least four cars shall be provided.

**(b) Ball Courts<sup>180</sup>**

See Section 18.03.303(a)(3).

<sup>180</sup> Standards for athletic courts in public parks and recreation areas are applied for consistency.

**(c) Caretaker Quarters<sup>181</sup>**

The following specific standards shall apply to both existing and new caretaker quarters units in the City of Reno, except as otherwise expressly stated.

**(1) Intent - Accessory Dwelling Units**

Accessory dwelling units are not allowed in residential zoning districts.

**(2) Types Allowed**

Caretaker quarters may be attached to and integrated with the principal structure, or may be located in a detached accessory structure.

**(3) Number Per Lot**

No more than one caretaker quarters unit shall be established on the same lot. See also Section 18.03.405(a) and 0 for the total number of accessory structures allowed on a single residential lot.

**(4) Adjacent Privacy Protections**

**a. 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.

**b. Applicability**

This subsection's adjacent privacy protection standards shall apply only when a proposed accessory use:

1. Is located in a detached accessory structure, such as in a detached garage or carriage house; and
2. Is located on a residential zoned lot that immediately abuts to the side or to the rear of a residential zoned lot with an existing principal single-family dwelling.

**c. Increased Side or Rear Setback for Two-story Caretaker/Guest Quarter 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.

**(d) Childcare, In-Home (1-6 Children)**

- (1) All accessory in-home childcare uses shall comply with the applicable use regulations for childcare centers/facilities in Section 18.03.303(b)(1).
- (2) The residence or dwelling unit in which the in-home childcare use is operated shall be the permanent residence of the provider of the in-home childcare service.

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<sup>181</sup> Standards have been updated to differentiate between Caretaker and Guest Quarters, but no substantive changes are being proposed in either set of standards. Some clean-up of language is made to address redundancy with new residential dimensional standards and existing parking standards.

**(e) Childcare, In-Home (7-12 Children)**

See Section 18.03.405(d), above.

**(f) Community Center, Private<sup>182</sup>**

See Section 18.03.303(a)(3).

**(g) Drive-Through Facility (Food Service)**

**(1) MD-ID, MD-NW, MU Districts<sup>183</sup>**

- a. Shall only be permitted east of I-580 or within ¼ mile of a freeway off-ramp.
- b. Shall be separated from residential zoned properties by an intervening building.
- c. Shall not have access to local residential streets unless needed for traffic safety.
- d. Stacking lanes 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.
- e. Outdoor speakers or other public address systems that emit sound shall not be located within 100 linear feet of an existing residential dwelling unit.<sup>184</sup>
- f. Drive-up windows shall be designed so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
- g. Drive-through facilities shall be screened from adjacent streets.
- h. The drive-through portion of the use may be subject to conditions imposed by the Administrator to ensure compatibility with surrounding uses, efficient vehicular travel, and architectural compatibility with the principal structure.

**(h) Drive-Through Facility (Non-Food Service)**

**(1) All Districts**

- a. Shall be separated from residential zoned properties by an intervening building.
- b. Shall not have access to local residential streets unless needed for traffic safety.
- c. Stacking lanes 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. Outdoor speakers or other public address systems that emit sound shall not be located within 100 linear feet of an existing residential dwelling unit.<sup>185</sup>
- e. Drive-up windows shall be designed so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
- f. Drive-through facilities shall be screened from adjacent streets.
- g. The drive-through portion of the use may be subject to conditions imposed by the Administrator to ensure compatibility with surrounding uses, efficient vehicular travel, and architectural compatibility with the principal structure.

<sup>182</sup> Standards for athletic courts in public parks are recreation areas are applied for consistency.

<sup>183</sup> New limitation to these districts.

<sup>184</sup> Additional standards to reduce impact of drive-through businesses on adjacent properties have been provided.

<sup>185</sup> Additional standards to reduce impact of drive-through businesses on adjacent properties have been provided.

**(i) Gaming Operation, Restricted**

**(1) All Districts**

Restricted gaming operations shall be located in the same building as, and operated as incidental to, one of the following principal uses:<sup>186</sup>

- a. Amusement or Recreation,
  - b. Bar, Lounge, or Tavern
  - c. Convenience Store
  - d. Hotel
  - e. Motel
  - f. Restaurant with Alcohol Service
  - g. Restaurant without Alcohol Service
  - h. General retail store or commercial use not otherwise listed in this subsection and having greater than 3,000 square feet of retail floor area
- (2) To prohibit restricted gaming operations from creating the perception of a casino or non-restricted gaming establishment, the use shall comply with the following:
- a. Establishments shall be physically separated by solid wall;
  - b. Establishments shall not share common building facilities such as bathroom, kitchens, storage areas or the like;
  - c. Establishment signage shall in no way identify them as a non-restricted gaming establishment or the like; and
  - d. Establishments shall maintain separate entrances and addresses.

**(j) Guest Quarters<sup>187</sup>**

The following specific standards shall apply to both existing and new guest quarters units in the City of Reno, except as otherwise expressly stated.

**(1) Intent - Accessory Dwelling Units**

Accessory dwelling units are not allowed in residential zoning districts.

**(2) Types Allowed**

Guest quarters may be attached to and integrated with the principal structure, or may be located in a detached accessory structure.

**(3) Number Per Lot**

No more than one guest quarter unit shall be established on the same lot. See also Section 18.03.405(a) and 0 for the total number of accessory structures allowed on a single residential lot.

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<sup>186</sup> List of uses updated to reflect proposed list; maintained General Retail exception to include those uses consolidated (deli, drug store, etc.)

<sup>187</sup> Standards have been updated to differentiate between Caretaker and Guest Quarters, but no substantive changes are being proposed in either set of standards. Some clean-up of language is made to address redundancy with new residential dimensional standards and existing parking standards.

**(4) Minimum Lot, Bulk and Dimensional Standards**

See 0 and Table 1.8, above, for applicable lot, bulk and dimensional standards in the residential zoning districts.

**(5) Design of Guest Quarters in Detached Structures**

- a. All detached guest quarters shall maintain a single-family appearance and shall be subordinate to the principal dwelling unit in size, location, and appearance. New detached guest quarters shall be architecturally compatible with the principal residential building. Architectural compatibility shall be achieved by including all of the following elements in the accessory building design:
  1. The exterior finish is constructed with materials compatible with the existing principal building materials. The new materials must be either identical or similar to the original building materials. For example, details of synthetic siding should match that of traditional wood siding.
  2. Contemporary interpretations of architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood, or metal work found on the existing principal building are used.
  3. The roof pitch is the same or within the range of the roof pitches on the existing principal building.
- b. The front door of the detached guest quarters shall not be visible from the same street that the front door of the principal structure faces.

**(k) Helipad**

**(1) All Districts**

- a. Shall be no closer than 300 feet from a single-family residential use. If on top of a building, the distance is measured from the corner of the building nearest the residential use.
- b. Flight paths shall be reviewed to eliminate flying over residential uses to the extent possible.

**(2) MU District<sup>188</sup>**

Helipads for patient transport are allowed at permitted hospitals adjacent to single-family residential uses without any discretionary review and are not subject to spacing and flight path limitations.

**(l) Home Occupation**

**(1) Appearance**

The appearance of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner, that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or by signs, or the emission of sounds, noises, dust, odors, fumes, smoke, or vibrations.

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<sup>188</sup> The MRC District is now consolidated under the MU District, which means that this standard would apply to the eight other districts now included in the MU District.

**(2) Accessory to Principal Dwelling**

The property proposed to support the home occupation shall contain a minimum of one dwelling unit designed and actually used for residential living.

**(3) Employees**

Home occupations may have one employee who does not reside in the home when adequate off-street parking is provided. An exception to this provision is that for home occupations operating in accessory dwelling units, employees who do not reside in the accessory dwelling units are not allowed.

**(4) Sale of Merchandise**

There shall be no sale of merchandise which requires customers to go to the property.

**(5) Traffic**

Pedestrian and vehicular traffic shall be limited to that normally associated with residential districts. No more than one client's car may be on site at any one time.

**(6) Commercial Vehicle**

The home occupation may involve the use of one commercial vehicle, not to exceed 8,000 pounds gross unladen weight, or a single vehicle limousine service.

**(7) Size Limits**

Up to 25 percent of the living space or 500 square feet, whichever is less, of the dwelling may be used for the home occupation and any related storage of materials and supplies.

**(8) Storage**

- a. There shall be no outdoor storage of materials or equipment.
- b. No storage of toxic or hazardous materials, including ammunition and gunpowder, shall be allowed.
- c. Merchandise shall not be visible from outside the dwelling.

**(9) Location**

The home occupation shall be confined within the principal residential dwelling as a clearly secondary use of the dwelling, or may be located within an existing and legally established accessory dwelling unit. When conducted in an attached garage, the home occupation shall not permanently eliminate the use of the garage if required for off-street parking space for a car.

**(10) Use of Facilities and Utilities**

The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.

**(11) Advertising**

There shall be no public advertising that includes the dwelling address or calls attention to the fact that the dwelling is being used for business purposes, except when required by Nevada Revised Statutes. The home address may appear on business cards, letterhead, and invoices only when the home address is also the business address.

**(12) Electromagnetic interference**

Electrical or mechanical equipment that creates audible interference in radio receivers or visual or audible interference in television receivers, or causes fluctuations in the line voltage outside the dwelling unit, is prohibited.

**(13) Fire safety**

Activities conducted and equipment or material used or stored shall not adversely change the fire safety of the premises.

**(14) Equipment**

There shall be no use or storage of mechanical equipment not recognized as being part of normal household or hobby use.

**(15) Clients**

Businesses that serve young clients (e.g., music or swimming lessons) or other clients that do not drive may have up to six clients on site at any one time. Businesses that serve clients that drive may serve up to two clients on site at any one time as limited by subsection e. above.

**(16) Prohibited Home Occupations**

The following types of businesses are prohibited as home occupations: auto repair, equipment painting, heavy equipment repair, heavy industrial activities, and similar uses. This provision provides an illustrative list only and shall not be interpreted to exclude other businesses or activities from prohibition as a home occupation according to this section or interpretation by the Administrator.

**(17) Modification with Site Plan Review<sup>189</sup>**

Standards in Subsections 1-16, above, may be modified with site plan review, subject to a finding of compatibility with nearby land uses.

**(m) Live Entertainment<sup>190</sup>**

**(1) All Districts**

Any establishment offering scheduled live entertainment more than three times per calendar year shall meet the following standards:

- a. A special use permit is required.
- b. A special use permit for live entertainment shall apply only to the type of entertainment approved, and a different type of entertainment shall require approval of a new or amended special use permit.
- c. Exits and entrances to the establishment shall not be located opposite a residentially zoned property immediately adjoining the site, except for emergency entrances and exits.
- d. Additional restrictions may be added through the special use permit process to ensure compatibility with surrounding uses and zone districts.

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<sup>189</sup> New standard added to allow modification of standards with site plan review.

<sup>190</sup> New standards for new use.

**(n) Outdoor Storage<sup>191</sup>**

**(1) All Districts**

- a. Storage shall not be permitted within required setbacks and shall be a minimum of ten feet from adjacent property lines.
- b. 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 subsection 18.03.306(b)(3)b., below in the IC and ME Districts.
- c. Truck and trailer parking shall be screened from adjoining streets.
- d. All disabled or wrecked vehicles shall be screened from surrounding properties and adjoining streets.
- e. Fences may be up to ten feet tall to screen outdoor storage, and shall meet accessory structure setbacks outside of the I, IC, and ME Districts.

**(2) IC and ME Districts**

- a. The outdoor storage shall be associated with the primary use of the property.
- b. No direct sale of products or material stored in the outdoor storage area of any site shall be permitted.
- c. No outdoor storage shall be permitted on any site adjoining a residentially zoned property.
- d. Only materials actively used in the business may be stored.
- e. Stacked material must not exceed the height of the wall or fence.
- f. Outdoor storage shall only be located on the rear one-half of any site.
- g. The outdoor storage shall not exceed 20 percent of the total gross area of the site.
- h. The size of the outdoor storage area must not exceed the square footage of the main building on the site.
- i. The outdoor storage area must be enclosed with a solid wood or metal 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.
- j. Walls or fences which are visible from the street must be architecturally compatible with the primary building.
- k. Outdoor storage of mobile homes is prohibited.

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

- (1) Shall be associated with an allowed primary uses.
- (2) Shall not exceed 20 percent of the gross floor area of the allowed primary use.

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<sup>191</sup> Outdoor storage is now listed as a primary and accessory use.

- (3) Parking shall be provided at the rate established for “General Retail, less than 10,000 Square Feet” in **Section 18.12.1102(b)** and is based upon the gross allowed retail sales floor area.

**(p) Satellite Dish**

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

**(q) Sidewalk Café**

**(1) Purpose**

The purpose of these standards is to allow increased business and pedestrian traffic by providing safe and visually appealing opportunities for outdoor dining.

**(2) Outdoor Dining Permit Required**

Outdoor dining, including sidewalk cafés, is not allowed without authorization of an outdoor dining permit as set forth in **Section 18.06.410**.

**(3) 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, mailboxes, or traffic signal stanchions.

**(4) Required Sidewalk Width**

Outdoor dining is permitted only where the sidewalk is wide enough to adequately accommodate both the usual pedestrian traffic in the area and the operation of the proposed activity. The outdoor dining area shall leave not less than six consecutive feet of sidewalk width at every point which is clear and unimpeded for pedestrian traffic.

**(5) Alcoholic Beverage Restrictions**

The service of alcoholic beverages shall be restricted solely to on-premise consumption by customers within the outdoor dining area. Each of the following standards apply to service of alcoholic beverages:

- a. The outdoor dining area shall be immediately adjacent to and abutting the indoor restaurant which provides it with food and beverage service;
- b. The outdoor dining area shall be clearly separated from pedestrian traffic;
- c. 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

d. The outdoor dining operation shall maintain a valid alcoholic beverage license.

**(6) Health Standards**

The operator shall not permit the following outside the building: tables preset with utensils, glasses, napkins, condiments, bussing 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.

**(7) Special Closures**

Outdoor dining on public property is a privilege. The city shall have the right and power, acting through the city manager, or 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.

**(r) Stable, Private**

All private stables for more than four horses shall be located on one acre or larger lots.

**(s) Utilities, Alternative System**

In all zoning districts, all alternative utility systems, as defined in Section 18.08.206, shall comply with the following regulations:<sup>193</sup>

- (1) Except for wind turbines and solar panels, 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."
- (2) A system shall comply with applicable fire codes and building codes.
- (3) 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.
- (4) Wind turbine alternative utility systems shall adhere to the following:
  - a. Building permit applications must include, at a minimum:
    1. Standard drawings of the wind turbine structure including base, tower, and footings.
    2. An engineering analysis of the tower showing compliance with the International Building Code and certified by a professional engineer licensed in the state of Nevada.

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<sup>193</sup> Standards have been updated to be less restrictive and reduce barriers to solar energy systems.

3. A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electric Code.
- b. Noise:
1. Except during short-term events such as high windstorms, sound or noise produced by wind turbine systems proposed within zoning districts identified in Section 18.12.304(a)(1) shall adhere to the "Noise at Residential Property Lines" standards identified in Section 18.12.304(g).
  2. Except during short-term events such as high windstorms, noise from proposed systems in zones other than those identified above shall not exceed 60 dBA as measured at the property line of the closest neighboring inhabited dwelling.
- c. Systems shall be painted a non-reflective, non-obtrusive color such as white or sky blue, to generally match their surroundings. The Administrator may allow alternative colors/painted designs when determined to be appropriate for the location (e.g. artist work in an arts district).
- d. A system shall not be used for displaying any advertising or signage except for the reasonable identification of the manufacturer.
- e. Combined Uses. A wind turbine may serve a combined use such as with a communication structure or flagpole, subject to the applicable requirements of both uses.
- f. The following setbacks and the respective height standards for accessory uses specified in this Section 18.03.405 shall apply, unless it can be proven to the satisfaction of the Administrator that adherence would significantly decrease the efficiency or performance of the system and that a comparable system at a comparable cost and with comparable efficiency and performance would be infeasible.
1. All components of the system must be set back at least 30 feet from the front property line and at least ten feet from the side and rear property lines.

**g. Removal**

The owner shall remove any wind system and related structures that have been abandoned or discontinued for 12 months or do not meet the noise standards identified above.

## Article 5: Temporary Uses and Structures

### Commentary

Track changes in this section are not provided consistently because most changes made were not substantial (mostly grammar, punctuation, and clarification).

### 18.03.501 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 Article 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.

### 18.03.502 Temporary Uses Permitted

The Table of Permitted Uses in Chapter 18.03 Article 2: 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 Table of Permitted Uses, 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 18.03.205.

### 18.03.503 Standards for Specific Temporary Uses

#### (a) Asphalt or Concrete Batch Plant

- (1) Shall be located within the boundary of a development under construction, subject to the approval of the Administrator.
- (2) Shall be removed within two years with a bond posted to cover the costs of removal.
- (3) 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.
- (4) Shall be located and designed to minimize and mitigate impacts on occupied homes.

#### (b) Carnival, Circus, Entertainment Event, or Amusement Ride

##### (1) PF, GC, and Mixed-use Districts

A site plan and operating plan shall be submitted with business license applications demonstrating:

- 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.

**(c) Christmas Tree Sale Lot and Similar Uses**

**(1) NC, GC, and Mixed-use Districts**

A site plan and operating plan shall be submitted with business license applications demonstrating:

- 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.

**(d) Construction Field Office**

**(1) All Districts (Except the PF District)**

- a. Temporary trailers or storage containers must be directly associated with construction activity on-site, or in MD Districts, 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.

**(e) Garage Sale**

- (1) Temporary garage sales may be conducted on premises of a residential property only if a principal dwelling is located on the same premises.
- (2) No more than four garage sales shall be conducted on the same premises within one year.
- (3) Garage sales shall not exceed three days in duration per event.

**(f) Parking, Open Lot**

**(1) All Districts<sup>194</sup>**

Allowed without discretionary review for a period of up to 36 months provided all the general requirements, below, are met:

- 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. Two 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.
- c. 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.
- d. 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.
- e. Parking lots may not be installed until approval of the Administrator is obtained.
- f. 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.

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<sup>194</sup> Subsections (c), (d), (e), and (f), below, were previously applied solely to the MRC district, which is now consolidated under the MU district. To ensure consistency, these standards are now being applied to all districts (where permitted) in the same way.

**(2) Mixed-Use Downtown and Redevelopment Districts**

Improvement standards for Landscaping and Open Lot Parking specific to Section 18.03.304(i)(5) 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.

**(3) Mixed-Use Districts**

Allowed without discretionary review for a period of up to 36 months provided all of the general requirements above are met.

**(g) Real Estate Sales Office**

- (1) May be permitted as an office within a trailer or building for sale of lots or homes within the development, provided that a general real estate business shall not be conducted in the offices.
- (2) Adequate parking shall be provided.

**(h) Stockpiling**

**(1) All Districts**

- a. Stockpiling shall not impair natural drainage patterns and shall be protected against erosion per stockpile management as set forth in the Truckee Meadows Construction Site Best Management Practices Handbook.
- 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.

**(2) I and IC District**

- a. 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.
- b. 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.

- c. There is no height limit for the stockpiling.
- d. 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 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.

### **(3) Mixed-Use Districts**

- a. 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.
- b. Stockpiles are limited to a maximum of 20 feet in height.
- c. 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.

### **(4) Residential Districts**

- a. 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.

### **(i) Urban Farm**

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:

- (1) Operators of urban farms shall register as a temporary principal use and submit a site plan outlining the proposed layout, site access/circulation, and any structures.
- (2) A site plan review shall be required to continue an urban farming operation beyond three years. The duration of the temporary operation or approval of a permanent operation shall be specified in the site plan review approval letter.
- (3) 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.

- (4) 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 Section 18.03.405 with no limit on the quantity or restrictions on aesthetic design of accessory structures.
- (5) 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.
- (6) 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.
- (7) Temporary on-premises signs are subject to the standards of **RMC Chapter 18.16**, as amended, and may remain for the allowed duration of the temporary urban farm use.
- (8) No more than 12 fowl and no hooved animals or livestock shall be allowed on site.
- (9) 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.
- (10) Temporary urban farms shall be exempt from residential adjacency requirements.

## **Chapter 18.04 Development and Design Standards**

[TO BE DRAFTED IN LATER MODULE]

## **Chapter 18.05 Signs**

[TO BE CARRIED FORWARD FROM EXISTING CODE]

## **Chapter 18.06 Divisions of Land**

[TO BE DRAFTED IN LATER MODULE]

## **Chapter 18.07 Administration and Procedures**

[TO BE DRAFTED IN LATER MODULE]

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# Chapter 18.08 Rules of Construction and Definitions

## Commentary

This chapter includes defined use categories and use types, which are largely carried forward from the existing Code. This definitions chapter will continue to grow as future content developed – particularly in Article 3. New terms and definitions are noted and are based on our work in other jurisdictions and tailored to Reno. Where relevant, graphics will be included to supplement text definitions – particularly in Article 1.

## Article 1: Rules of Construction and Interpretation

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[TO BE DRAFTED IN LATER MODULE]

## Article 2: Definitions of Use Categories and Use Types

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### 18.08.201 Residential Uses

#### Household Living<sup>195</sup>

Uses characterized by residential occupancy of a dwelling unit by a “family.” Tenancy is arranged on a month-to-month or longer basis. Common accessory uses include recreational activities, raising of household pets, personal gardens, personal storage buildings, hobbies, and resident parking. Specific use types include:

#### **Dwelling, Duplex<sup>196</sup>**

A building with two dwelling units located on a single lot designed or arranged to be occupied by two families living independently.

#### **Dwelling, Fourplex<sup>197</sup>**

A building with four dwelling units located on a single lot designed or arranged to be occupied by four families living independently.

#### **Dwelling, Live/Work<sup>198</sup>**

A dwelling unit combining both a residential living space and an integrated workspace principally used by one or more of the residents. The unit typically has a storefront, workspace or studio, and public display area on the ground floor, with residential located either on the upper floor or in the back of the workspace.

#### **Dwelling, Multifamily**

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.

#### **Dwelling, Single-Family Attached**

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 single family attached complex may include common areas and facilities owned by all owners on a proportional, undivided basis.

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<sup>195</sup> A use category definition is added here and for each use category to improve user friendliness and aid Administrator with interpretations.

<sup>196</sup> New definition for new use.

<sup>197</sup> New definition for new use.

<sup>198</sup> New definition for new use.

**Dwelling, Single-Family Detached**<sup>199200</sup>

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.<sup>201</sup>

**Dwelling, Triplex**<sup>202</sup>

A building with three dwelling units located on a single lot designed or arranged to be occupied by three families living independently.

**Manufactured Home**<sup>203</sup>

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.

**Manufactured or 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 manufactured or mobile homes on a permanent or semi-permanent basis, including customary accessory buildings and uses.

**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.

**Group Living**

Uses characterized by residential occupancy of a structure by a group of people who do not meet the definition of "household living." Tenancy is arranged on a monthly or longer basis and the size of the group may be larger than a "family." Generally, group living structures have a common eating area for residents. Residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses commonly include recreational facilities and vehicle parking for occupants and staff. The group living category is not to be construed as a "group home." Specific use types within the group living use category include:

**Assisted Living 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.

**Boarding or Rooming House**

<sup>199</sup> This modified use and definition consolidates definitions for "Dwelling, Single Family Detached" and "Dwelling, Single Family Zero Lot Line."

<sup>200</sup> The "Cluster Development" use has been eliminated as a standalone use type (it is more of a development type than a use). Development standards can be used under the various dwelling types to provide for cluster development.

<sup>201</sup> NRS references are to recent statutes for inclusion of factory-built housing into definition of Single-Family Residence.

<sup>202</sup> New definition for new use.

<sup>203</sup> This modified use and definition consolidates definitions for "Manufactured Home or Housing (General)," "Manufactured Home (for Floodplain Management Purposes)," "Mobile Home (General)," and "Mobile Home (for Floodplain Management Purposes)."

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.

**Convent or Monastery**

A building housing a community of persons living under religious vows, such as nuns or monks.

**Fraternity or Sorority House**

Any building occupied and maintained by a social association of college students, or where organization-sponsored functions are regularly held.

**Group Home**

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.

**Private Dorm**

A residential facility used for training purposes.

**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.

**Transitional Living Facility**

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. The term does not include a halfway house for recovering alcohol and drug abusers or a facility for the treatment of abuse of alcohol or drugs.

**18.08.202 Public, Institutional, and Civic Uses**

**Community and Cultural Facilities**

Uses including buildings, structures, or facilities to provide a service to the public. Accessory uses may include limited retail, concessions, parking, and maintenance facilities. Specific use types include:

**Cemetery or Mausoleum<sup>206</sup>**

Land used for burial of the dead, whether human or animal, including a mausoleum or columbarium.

**Funeral Parlor**

An establishment engaged in the preparation of the deceased for burial or cremation, for the display of the deceased, and/or for related ceremonies or services.

**Library, Art Gallery, or Museum<sup>209</sup>**

A facility or area that is open to the public and is intended for collections of books, manuscripts, and similar materials for study and reading, or for the acquisition, preservation, study, and exhibition of works of artistic, historic, literary, or scientific value.

**Major Government Facility**

<sup>206</sup> This modified use and definition consolidates definitions for "Cemeteries," and "Pet Cemeteries," using the definition of the latter.

<sup>209</sup> This use and definition consolidate the following similar uses: "Nature Center" and "Cultural and Library Services."

Public facilities provide a significant service and have a substantial impact on the community. Typical uses are sanitary landfills, airports, and detention and correction facilities.

**Minor Government Facility<sup>210</sup>**

An office or facility that is operated by the federal, state, county or city, or other public entity.

**Prison or Custodial Institution**

A place where persons convicted or accused of crimes are confined.

**Private Club, Lodge, or Fraternal Organization<sup>211</sup>**

An organization and its premises operating on a membership basis for the promotion of interests of the members including facilities for business organizations; facilities or spaces for physical exercise and recreational activities; civic, social, and fraternal organizations, and other similar organizations.

**Public Meal or 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.

**Public Park or Recreation Area<sup>212</sup>**

Land designated and used by the public for active and/or passive recreation.

**Religious Assembly**

Any building used for religious worship services, religious education, fellowship activities, and programs of a religious organization. The term does not include any class of childcare center, general education classrooms and facilities, or commercial activities.

**Educational Facilities**

Uses in this category include public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, or vocational or trade schools. Accessory uses commonly include cafeterias, indoor and outdoor recreational and sport facilities, auditoriums, and day care facilities. Specific use types include:

**Childcare Center<sup>213</sup>**

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. A Childcare Center does not include accessory, in-home childcare uses as defined in this chapter.

**College, University, or Seminary<sup>214</sup>**

<sup>210</sup> This use and definition consolidate the following similar uses: "Government Facility," "Post Office," and "Safety Services."

<sup>211</sup> New definition to consolidate two different definitions for "Club" and "Lodge or Fraternal Organization." Use table and standards already consolidate these terms/uses.

<sup>212</sup> This modified use and definition consolidates definitions for "Active Recreation," "Passive Recreation," "Park or Recreation Area, Active," and "Park or Recreation Area, Passive." A new definition is provide from the Clarion library of definitions.

<sup>213</sup> The term has been updated to match that used in the use table. The use and definition consolidates the "Child Care Center/Facility" and "Child Care Center" uses.

<sup>214</sup> The term "Education" has no definition but is consolidated under each of the school-related terms.

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.

#### **School, Primary**

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.

#### **School, Secondary<sup>215</sup>**

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.

#### **School, Vocational or 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.. For purposes of this title, this use differs from business schools in that large equipment and outdoor activities are associated with vocational/trade schools.

### **Healthcare Facilities**

Uses characterized by activities focusing on medical services, particularly licensed public or private institutions that provide primary health services and medical or surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions. Accessory uses may include laboratories, outpatient, or training facilities, or other amenities primarily for the use of employees in the firm or building. Specific use types include:

#### **Blood Plasma Donor Center**

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.

#### **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.

#### **Medical Facility, Day Use<sup>216</sup>**

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 standalone medical facilities that include medical care beyond routine consultation and may be in connection with surgery.

### **18.08.203 Commercial Uses**

#### **Agriculture, Animals, and Farming**

This category includes agricultural and farming activities, including nurseries and facilities for processing and selling agricultural products. Agricultural uses involve urban farming, beekeeping, horticulture, floriculture, viticulture, and animal husbandry. Animal-related uses include the boarding

<sup>215</sup> This use and definition consolidates "School, Secondary, Non-traditional (Public or Private)."

<sup>216</sup> The "Blood Plasma Donor Center" use is consolidated under this use. There shouldn't be a significant difference in impact and the use standards will be consolidated.

and care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas. Specific use types include:

**Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility<sup>217</sup>**

A place where animals or pets are given medical or surgical treatment, are cared for during the time of the treatment, or are boarded, trained, bred, kept, or fed.

**Farm<sup>219</sup>**

Land area devoted to raising, breeding, or producing an animal or plant, including accessory processing, preparation, and sale of animal products, feed, grain, timber, fruit, and vegetables.

**Stable, Commercial**

Barns and equestrian facilities to house horses and provide riding classes or equestrian activities to the public.

**Stable, Private**

A stable to house horses for the private use of the owner.

**Urban Farm<sup>226</sup>**

The growing, raising, keeping, producing, and selling of agricultural, horticultural, viticultural, fruit and vegetable products, including bees and up to 12 fowl

**Food and Beverage**

Establishments involved in serving prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking. Specific use types include:

**Bakery, Retail<sup>227</sup>**

A facility which sells bakery and related items. Items sold on site may be made at the facility. Catering is permitted.

**Bar, Lounge, or Tavern**

An eating and drinking establishment which sells alcoholic beverages for consumption on the premises in which the sale of food products is secondary. The establishment may also authorize 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. A bar, lounge, or tavern may include live entertainment and/or dancing; however, shall not include any adult entertainment.

**Commercial Kitchen<sup>228</sup>**

An establishment whose principal business is to prepare food on-site, then to transport and serve the food off-site. No business consumption of food or beverages is permitted on the premises.

**Microbrewery, Distillery, or Winery<sup>229</sup>**

A small brewery, winery, or distillery operated separately or in conjunction with a drinking establishment or restaurant.

<sup>217</sup> This use and definition are consolidated to include "Commercial Kennels" and "Veterinary Services, Agricultural."

<sup>219</sup> This use and definition consolidates the following uses/terms: "Agricultural Processing," "Agricultural Sales," "Animal Production," "Crop Production," "Game Farms," "Poultry and Hog Farm," "Produce Sales."

<sup>226</sup> Existing definition for Temporary Urban Farm is modified for clarity and to allow beekeeping.

<sup>227</sup> Moved from Accessory.

<sup>228</sup> New definition for new use/term.

<sup>229</sup> New definition for new use/term. Updated with staff feedback that the size should be limited in the use standards and definition should be less restrictive.

**Restaurant<sup>231</sup>**

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.

**Restaurant with Alcohol Service**

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.

**Lodging**

Uses in this category provide lodging services for a defined period of time with incidental food, drink, and other sales and services intended for the convenience of guests. Specific use types include:

**Bed and Breakfast Inn**

Overnight accommodations and a morning meal in a dwelling unit provided to tourists for compensation.

**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-condominiums are 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-condominiums 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.

**Hotel, with or without Gaming<sup>233</sup>**

A building or group of buildings 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.

**Motel, with or without Gaming**

A building or group of buildings 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.

**Office and Professional Services**

Uses in this category provide executive, management, administrative, governmental, or professional services, but do not sell merchandise except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law,

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<sup>231</sup> This use consolidates the "Restaurant without Alcohol Service" use. Restaurant with Alcohol Service is returned to a standalone primary use to avoid concerns about how multiple primary uses would be handled.

<sup>233</sup> This modified use and definition consolidates definitions for "Casino (see Hotel with Nonrestricted Gaming Operation)," "Hotel, with or without Gaming," "Hotel with Nonrestricted Gaming Operation," "Hotel (Without Nonrestricted Gaming Operation)," "Hotel-Condominium," "Single-Room-Occupancy," and "Motel."

architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. Specific use types include:

**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.

**Financial Institution**

An establishment authorized to receive and safeguard money or other valuables, lend money at interest, execute bills of exchange, and provide other similar services.

**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.

**Office, General**

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, as distinguished from medical facilities and outpatient surgery centers.

**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.

**Personal Services**

Uses in this category provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location. Specific use types include:

**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.

**Personal Service, General<sup>235</sup>**

A facility for the sale or provision of personal services, but not including personal service uses otherwise listed or specifically defined in this chapter. Typical personal services include, but are not limited to, barber or beauty salon, massage parlor, shoe repair, tailor, instructional arts studio, photography studio, custom and craft work studio, safe deposit boxes, copy center, travel bureau, house cleaning services, self-service laundry or laundry drop-off/pick-up, weight reduction centers, florists (excluding greenhouses), astrologer, hypnotist, psychic, and other similar uses as determined by the Administrator.

**Tattoo Parlor, Body Painting, and Similar Uses**

A facility which provides personal services such as tattoos, body painting, body piercing, and other similar uses – but not permanent makeup – as the primary function.

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<sup>235</sup> This use and definition consolidates the following uses: "Astrologer, Hypnotist, or Psychic Art and Science," "Barber/Beauty Shop," "Copy Center," "Laundry, Drop-off or Pick-up," "Laundry, Self-service,""

### Wedding Chapel

A facility which is principally rented to perform wedding ceremonies. Facilities may include a chapel, dressing rooms, offices, and/or gardens.

### Recreation and Entertainment

This category includes indoor and outdoor recreation and entertainment activities. Accessory uses may include limited retail, concessions, parking, and maintenance facilities. Specific use types include:

#### Adult Business<sup>236</sup>

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.

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<sup>236</sup> Definition updated to latest adopted ordinances (No. 6516 & No. 6517).

- 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 (a), above.
- 12) "Regular basis" means the consistent and repeated doing of an act on an ongoing occurrence.

#### **Amusement or Recreation, Inside<sup>237</sup>**

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, theaters (without drive-through), bowling alleys, video arcades, indoor 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.

#### **Amusement or Recreation, Outside<sup>238</sup>**

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

<sup>237</sup> This modified use and definition consolidates the following uses/terms: "Fitness Center," "Theater (No Drive-In)," and "Video Arcades."

<sup>238</sup> This modified use and definition consolidates the following uses/terms: "Outdoor Sports and Recreation" and "Outdoor Sports Club."

courses, drive-in theaters, batting cages, practice/instructional fields, driving ranges and sports events, such as a stadium or arena.

#### **Banquet Hall<sup>241</sup>**

An establishment rented by individuals or groups to accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations. Such a use may include kitchen facilities for the preparation or catering of food; the sale of alcoholic beverages for on-premises consumption during an event only; and outdoor gardens or reception facilities.

#### **Casino (See Hotel with Nonrestricted Gaming)**

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."

#### **Convention Center<sup>242</sup>**

A facility dedicated to the hosting of conventions including service areas, such as common areas, kitchens, and coat check rooms.

#### **Country Club, Private**

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.

#### **Escort Service/Outcall**

Any business, agency, or person who, for a fee, commission, hire, or profit furnishes or arranges for escorts or entertainers.

#### **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.

#### **Night Club/Live Entertainment**

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.

#### **Recreational Vehicle Park**

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.

#### **Sports Arena, Stadium, or Track**

A facility where sports such as football, baseball, soccer, or track are played.

### **Retail**

Uses involving the sale, lease, or rent of new or used products directly to the final consumer for whatever purpose but not specifically or exclusively for the purpose of resale. Accessory uses may

<sup>241</sup> New definition for new use.

<sup>242</sup> This modified use and definition is primarily from the existing term: "Convention Space," because there is no definition for "Convention Center."

include offices, parking, storage of goods, assembly, repackaging, or repair of goods for on-site sale. Specific use types include:

#### **Building, Lumber, and Landscape Material Sales**

A facility for the sale of home, lawn and garden supplies, and construction materials such as brick, lumber, and other similar materials.

#### **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.

#### **General Retail, Less than 10,000 Square Feet<sup>244</sup>**

A facility, of less than 10,000 square feet, 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, antiques and collectables, flowers and household plants, dry goods, groceries, convenience and specialty foods, toys, furniture, books and stationery, hardware, pets and pet supplies, 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.

#### **General Retail, 10,000 Square Feet or More<sup>245</sup>**

A retail sales facility of 10,000 square feet or more. Typical general merchandise sold to the general public for direct consumption and not for wholesale may include those listed under General Retail, less than 10,000 square feet. This use does not include retail or commercial uses specifically listed or defined elsewhere in this chapter or title.

#### **Marijuana Dispensary, Medical<sup>246</sup>**

A business that is registered with the department pursuant to NRS 453A.322 and acquires, possesses, delivers, transfers, transports, supplies, sells, or dispenses medical marijuana or related supplies and educational materials to the holder of a valid medical marijuana registry identification card.

#### **Marijuana Dispensary, Retail**

An entity licensed to purchase marijuana from marijuana cultivation facilities, to purchase marijuana and marijuana products from marijuana product manufacturing facilities and retail marijuana stores, and to sell marijuana and marijuana products to consumers, as defined in NRS 453D.030.<sup>247</sup>

#### **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.

<sup>244</sup> This modified use and definition consolidates definitions for "Antique/Collectable Store" and "Pet Store."

<sup>245</sup> This is a new definition for a new use. Modified from "General Retail, less than 10,000 square feet."

<sup>246</sup> Updated to match latest chapter amendments (Ord. 6467).

<sup>247</sup> Definition from NRS 453D.030 is incorporated to maintain consistency.

**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.

**Transportation, Vehicles, and Equipment**

This category includes uses primarily associated with train, bus, and aircraft facilities. Examples include airports, depots, terminals, or other facilities which serve as a hub. Specific use types include:

**Airport Operations and Facilities**

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.

**Auto Service and Repair Garage<sup>248</sup>**

A facility for the service or repair of any type of motorized vehicle. This use can include mechanical repair, service facilities, collision services, painting of vehicles, emissions testing, tire sales and installation, window tinting, stereo installation, and repairing and installing elements of an automobile such as engines, transmissions, wheels, brakes, and differential

**Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental**

The sale or rental of automobiles, trucks, RVs, boats, and other similar equipment. Automobiles kept on the lot for sales or rental purposes are not considered to be outside storage.

**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.

**Car Wash<sup>249</sup>**

The use of a site for washing, cleaning, and detailing of passenger vehicles, recreational vehicles, or other light-duty equipment.

**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.

**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.

**Public Transit or School Bus Shelter**

A shelter to provide cover for persons waiting to use public transit services, including school buses.

<sup>248</sup> This modified use and definition consolidates definitions for "Auto Repair Garage," "Auto Paint Shop," and "Service Station."

<sup>249</sup> This new definition replaces the two, unique definitions for "Full Service" and "Self-Service" Car Washes, which were not listed separately in the use table. Also, "Outdoor Wash Rack" is consolidated here as a similar car wash use.

### **Truck Stop or Travel Plaza<sup>251</sup>**

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 Section 18.03.304(i)(6). 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.

## **18.08.204 Public and Quasi-Public Utilities and Services**

### **Communications and Broadcasting**

Uses including all towers, transmission devices, buildings, easements, or structures used or intended to be used by any public or private communications and broadcasting operation. Specific use types include:

#### **Communication Facility, Equipment Only**

Satellite, microwave, cellular telephone, or other radio transmission devices and equipment, excluding satellite dishes for individual use.

#### **TV Broadcasting and Other Communication Service**

A building or portion of a building used as a place for television broadcasting and similar activities.

### **Utilities**

Uses including all lines, buildings, easements, passageways, or structures used or intended to be used by any public or private utility related to the provision, distribution, collection, transmission, or disposal of power, oil, gas, water, sanitary sewage, communication signals, or other similar public services at a local level. Specific use types include:

#### **Utility, Major<sup>252</sup>**

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. Also, electric utility substations, electric lines 60 kv or greater, 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.

#### **Utility, Minor**

A facility, structure, or utility service that is not listed as a Major Utility in this chapter, including, but not limited to, utility boxes, well houses, transmission lines, substations, pipelines, and irrigation water ditches.

## **18.08.205 Industrial Uses**

### **Manufacturing and Processing**

Uses in this category includes the excavation, transporting, manufacture, fabrication, processing, reduction, destruction or any other treatment of any article, substance or commodity, in order to

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<sup>251</sup> This modified use and definition consolidates definitions for "Truck Stop" and "Truck Stop/Travel Plaza."

<sup>252</sup> Use table term "Energy Production" is undefined in the current Code. This modified use and definition consolidates definitions for "Electric Generating Plan," "Energy Production," "Electric Utility Substation," and "Wells and Transmission Lines related to Geothermal Energy Development."

change its form, character or appearance. Accessory uses may include retail sales, offices, storage, cafeterias, employee amenities, parking, warehousing, and repair facilities. Specific use types include:

**Animal and Animal By-Product Processing**

A facility that processes animals or animal by-products.

**Chemical Processing and/or Manufacture**

A facility in which chemical processing is used or where chemicals are manufactured.

**Collection Station<sup>257</sup>**

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.

**Crematorium**

A facility where human and/or animal corpses are cremated.

**Custom and Craft Manufacturing<sup>258</sup>**

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. Examples include, but are not limited to, ceramic studios, custom cabinet making, candle making shops, custom jewelry manufacturing, textiles, pottery, furniture repair or refinishing, woodworking, sculpting and other work or wood products on an individualized single item basis.<sup>259</sup>

**Food Processing or 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.

**Hazardous Waste Facility<sup>260</sup>**

A facility or a part of a facility that is used for the manufacture, processing, transfer, treatment, storage, or disposal of explosives or hazardous substances.

**Indoor Manufacturing, Processing, Assembly, or Fabrication<sup>262</sup>**

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.

**Maintenance, Repair, or Renovation Business<sup>263</sup>**

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.

**Marijuana Cultivation Facility**

An establishment licensed to cultivate, process, and package marijuana; to have marijuana tested by a marijuana testing facility; and to sell marijuana to retail marijuana stores, to marijuana

<sup>257</sup> This use and definition consolidates "Remote Collection Facility" under this term.

<sup>258</sup> The "Custom and Craft Work" use is consolidated under this term.

<sup>259</sup> This definition from District Specific Standards (UT district permitted uses), not Chapter 18.24. The definition for "Custom and Craft Work" is incorporated here.

<sup>260</sup> New definition with modifications to incorporate the language from the existing term.

<sup>262</sup> The "Indoor Manufacturing, Processing, Assembly, or Fabrication, Light" use, which is not in the use table, is consolidated under this use.

<sup>263</sup> The "Welding Repair" use is consolidated under this use.

product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.

#### **Marijuana Cultivation Facility, Medical**

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 medical marijuana dispensaries; facilities for the production of edible marijuana products or marijuana-infused products; or 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.

#### **Marijuana Independent Testing Laboratory, Medical**

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.

#### **Marijuana Product Manufacturing Facility**

An establishment licensed to purchase marijuana, manufacture, process, and package marijuana and marijuana products, and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.

#### **Marijuana Product Manufacturing Facility, Medical**

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.

#### **Marijuana Testing Facility<sup>264</sup>**

An establishment licensed to test marijuana and marijuana products, including for potency and contaminants.

#### **Outdoor Manufacturing, Processing, Assembly or Fabrication**

A manufacturing, processing, or assembly facility in which activities and storage of materials occurs outdoors.

#### **Printing and Publishing<sup>265</sup>**

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.

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<sup>264</sup> This use and definition consolidate the “Marijuana Testing Laboratory” use, which has no definition, and the “Medical Marijuana Independent Testing Laboratory” use.

<sup>265</sup> Use relocated from Commercial: Office and Professional Services per staff direction.

## Resource and Extraction

Uses relating to the removal or materials from the natural environment often including logging and mining rocks, soils, minerals, and other similar materials. Specific use types include:

### Asphalt or Concrete Batch Plant

A facility or area, which is not temporary in nature, for mixing concrete, or asphalt.

### Mining Operations<sup>267</sup>

The activity of surface, underwater, or underground extraction and treatment of deposits of minerals, ores, and other solid matter using techniques including, but not limited to, excavating, dredging, drilling, crunching, grinding, sorting, sifting, sizing, washing, drying, blasting, trimming, punching, splitting, gauging, and sawing and cutting of stone. The term also includes the construction and use of buildings, facilities and equipment to carry out similar activities, exclusive of manufacturing processes, and includes the removal of overburden to provide access to minerals. The term also includes processes related to the preparation or processing of mineral aggregates obtained from the site, including, but not limited to, stockpiling of materials, dewatering, and grading of land. The term does not include the excavation, removal, and disposition of minerals from construction projects or excavations in aid of agricultural activities.

## Storage, Distribution, and Warehousing

Uses in this category are engaged in the storage or movement of goods for themselves or other businesses. Goods are generally delivered to other businesses or the final consumer, except for some will-call pickups. There are typically few customers present. Accessory uses may include offices, truck fleet parking, and maintenance areas. Specific use types include:

### 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, restaurants, or manufacturing.

### Mini-warehouse

A facility for the storage of personal effects and household goods within an enclosed storage area having individual access, but excludes workshops, hobby shops, manufacturing, or commercial activity.

### 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.

### Railroad Yard or Shop

A facility or area for the maintenance, repair, or storage of rail vehicles, and associated with a working railroad.

### 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

<sup>267</sup> The "Mining, Sand, and Gravel Excavation" use is consolidated under this broader term. Definition from Clarion Library.

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.

#### **Septic Tank Services**

A facility which provides installation, maintenance, and cleaning services for septic tanks.

#### **Towing and Impound Yard**

A facility where towing trucks are stored and where towed vehicles are stored on a temporary basis.

#### **Transfer Station**

A facility for the collection and transfer of solid waste.

#### **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.

#### **Warehouse or Distribution Center<sup>268</sup>**

An enclosed structure for the loading, unloading, and storage of goods for distribution or transfer to another location. This use may include the fueling, maintenance, servicing, storage, or repair of commercial vehicles, and accessory retail sales as defined in this section.

#### **Wholesale<sup>269</sup>**

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.

#### **Wrecking Yard, Salvage Yard, or Junk Yard**

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.

### **18.08.206 Accessory Uses**

The purpose of this section is to establish minimum standards for accessory uses and structures that are incidental and subordinate to principal uses. These standards are intended to minimize adverse impacts on surrounding properties and the community.<sup>270</sup>

#### **Automated Teller Machine, Freestanding**

A freestanding machine where financial transactions may be performed; not necessarily located within a financial institution.

#### **Ball Court**

A facility to play court games such as tennis and basketball.

#### **Caretakers Quarters<sup>272</sup>**

<sup>268</sup> The "Truck Terminal" use is consolidated under this modified term and definition.

<sup>269</sup> This use and term is carried forward and the "Wholesale of construction materials" and "Wholesale of products manufactured or assembled on site" uses, which have no definitions in the current Code, are consolidated here.

<sup>270</sup> This is new content.

<sup>272</sup> "Accessory Dwelling or Caretakers Quarters/Domestic or Security Unit" use has been consolidated here.

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 property manager or security personnel.

**Child Care, In-Home (1-6 Children)<sup>275</sup>**

A childcare center or 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 childcare facility for one to six children shall provide care, protection, and supervision to no more than six children at one time, including the children of the provider.

**Child Care, In-Home (7-12 Children)<sup>276</sup>**

A childcare center or 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 childcare facility for seven to 12 children shall provide care, protection, and supervision to no more than 12 children at one time, including the children of the provider.

**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.

**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.

**Community Center, Private<sup>277</sup>**

A facility associated with a planned development, subdivision, or multi-family development that provides for community activities for residents of the development.

**Drive-Through Facility (Food Service)**

An accessory feature of an establishment that permits customers to obtain food or beverage services or goods while remaining in or on a motor vehicle. Includes stacking spaces and queuing lanes.

**Drive-Through Facility (Non-Food Service)<sup>278</sup>**

An accessory feature of an establishment that permits customers to obtain services or goods, except food or beverage but including groceries, while remaining in or on a motor vehicle. Includes stacking spaces and queuing lanes.

**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

<sup>275</sup> Definition for "Childcare, In-Home" is adapted for this more specific use.

<sup>276</sup> Definition for "Childcare, In-Home" is adapted for this more specific use.

<sup>277</sup> This use was previously listed as a primary and accessory use, but it is truly an accessory use to PUDs and multi-family development.

<sup>278</sup> New definition. Existing term had no definition.

combined with and operated in conjunction with a principal hotel use. Also referred to as a "casino."

#### **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.

#### **Guest Quarters**

An accessory use consisting of one or more rooms contained within the primary building or 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 are not "accessory dwelling units" because guest quarters do not contain separate and independent cooking (kitchen) facilities and may not be rented, and therefore, are not "dwelling units" as defined in this Chapter.

#### **Helipad<sup>280</sup>**

A facility for helicopter landing, taking off, fueling, maintenance, or other accessory services for helicopters.

#### **Home Occupation**

An accessory to a primary residential use; a businesses establishment conducted within a home by the home's occupants.

#### **Live Entertainment<sup>281</sup>**

A facility that provides live performances and entertainment subordinate to the primary commercial use of the establishment. Live entertainment does not include any use defined under *Adult Business*.

#### **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.

#### **Retail Sales Associated with a Primary Use**

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 percent of the gross floor area of the principal use, with a maximum floor area not to exceed 5,000 square feet.

#### **Satellite Dish**

A signal-sending or receiving device for communicating with orbiting satellites.<sup>286</sup>

#### **Sidewalk Café<sup>287</sup>**

The use of public sidewalks and public rights-of-way for the consumption of food and beverages.

#### **Stable, Private**

<sup>280</sup> This modified use and definition consolidates definitions for "Heliport," which does not allow for fueling or maintenance, and "Helistop," which does. The definition is updated to allow fueling, maintenance, and services.

<sup>281</sup> New definition for new use. Added to ease administration and enforcement of night clubs and live entertainment.

<sup>286</sup> New definition – previous term was undefined.

<sup>287</sup> Existing RMC definition for "Outdoor Dining" used since outdoor dining is not a listed use.

A stable to house horses for the private use of the owner.

#### **Utility, Alternative Systems**

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.

### **18.08.207 Temporary Uses**

The purpose of this section is to allow certain uses and structures of a limited duration subject to specified conditions. This section is intended to ensure that such uses or structures do not negatively impact surrounding properties and are discontinued upon the expiration of a set time period.<sup>289</sup>

#### **Asphalt or Concrete Batch Plant**

A facility or area for mixing concrete or asphalt.

#### **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.

#### **Christmas Tree Sales Lot and Similar Uses**

A lot used to temporarily sell Christmas trees and other similar items.

#### **Construction Field Office<sup>290</sup>**

A temporary building used as an on-site construction office.

#### **Forest and Rangeland Management<sup>291</sup>**

The practice of thinning, clearing, or treating vegetation, debris, and combustible fuels, including the temporary use of cattle, sheep, goats, or other similar animals on fields for the purpose of vegetation management. This term may include temporary overnight caretaker lodging, but shall not include a feed lot, animal husbandry, forestry, or silviculture.

#### **Garage Sale**

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."

#### **Parking Lot, Open**

An area, other than a street, alley, or parking structure designed or used primarily for the temporary parking of vehicles.<sup>292</sup>

#### **Real Estate Sales Office**

An office or a model home used to sell homes or buildings while the property is under development.

#### **Stockpiling<sup>293</sup>**

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

<sup>289</sup> This is new content.

<sup>290</sup> Definition for "Temporary Construction Field Office" is listed in the use definitions, but not in the use table. That definition has been removed.

<sup>291</sup> New use and definition adapted from agriculture use definitions. Alternatively, the definition for "Farm" can be expanded to include similar activities, which would be permitted as a temporary use.

<sup>292</sup> Definition is from Clarion Library and modified.

<sup>293</sup> Definition for "Temporary Stockpiling" and "Stockpiling" are the same and the uses are consolidated here."

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 Section 18.03.503.

**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.

**Article 3: All Other Terms Defined**

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[TO BE DRAFTED IN LATER MODULE]

**Cluster Development<sup>294</sup>**

Moderate density attached or detached development, that is designed to protect sensitive areas to allow for common open space.

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<sup>294</sup> Term and definition moved from Definitions of Use Categories and Use Types as part of the reorganization. This is more of a development type than an use.