

### 18.12.303 Residential Infill Development Standards

[http://reno-melaws.us/code/ldr\\_ch18.12\\_artiii\\_sec18.12.303ibility\\_for\\_Infill\\_Projects](http://reno-melaws.us/code/ldr_ch18.12_artiii_sec18.12.303ibility_for_Infill_Projects)

#### (d) Compatibility Findings.

Latest version.

(a) Applicability. The provisions of this section apply to residential site development or redevelopment where the original subdivision is over 30 years old, and where a majority of property within 600 feet has been developed.

(b) Purpose. It is the general intent to have new structures placed on the site so as to recreate and/or maintain the typical setback pattern and architecture established in the neighborhood.

(c) Front Yard Setbacks. The front yard setback of any principal structure for new construction should be equal to that front yard setback of the existing structures on either side of the proposed building site. If the principal structures on each of the abutting sites have two different front yard setbacks, then the new principal structure shall be preferably set back at the same setback as the abutting principal structure that is closest to the street; and the maximum setback for the new principal structure shall not exceed the setback of the largest setback of the abutting existing structure. See Figure 18.12-10.

(d) Compatibility Findings. In reviewing a building permit, the following findings must be made:

(1) The proposed development fits within the established pattern of building height and setback for the area.

(2) At least one of the following:

a. The building and roof style conform to the established style in the area; or

b. There is no particular established building and roof style in the area; or

c. The proposed development represents a creative opportunity to improve or contribute to the quality of the neighborhood.

(3) The proposed development incorporates design features, architectural details, materials and building massing common to the area.

(e) Allowed Modifications. Variances shall not be required for modification of principal building setbacks if necessary to achieve compliance with this section.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5924, § 6, 5-9-07)

The Planning Committee has access to the Law Insider Dictionary definition of compatibility and indicators that could be used to develop quantitative measures for the City of Reno.

#### Law Insider Dictionary: Definition of Compatible or compatibility

Compatible or compatibility means the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass, and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. "Compatibility" does not mean "the same as." Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development with respect to the building and site design.