
Article 6 Landscape and Fencing

CYN.04.601 Purpose

The purpose of landscape development and restoration is to enhance and sustain the natural environment, creating resilient ecosystems that benefit both biodiversity and human communities. As an alternative to turf, natural xeriscaping and low-water plant materials are encouraged for front yards and common yards.

CYN.04.602 Landscape Plans

All landscape plans must be prepared and reviewed by a Landscape Architect registered with the State of Nevada.

CYN.04.603 Landscape Standards

General residential district landscape standards for Single-Family, Detached and Single-Family, Attached uses apply per RMC Section 18.04.804 with the following amendments:

- 1) Front yard landscaping should include at least one tree (1.5" caliper) and six shrubs (5-gallon size minimum) per 250 square feet of landscape area.
- 2) Landscaping shall be installed prior to the issuance of a certificate of occupancy for each home site.
- 3) Turf shall be limited in front yards and common areas and not installed in common areas within 200 feet of the permanent perimeter fencing to encourage water efficiency and deter feral horses.
- 4) Formalized common area landscapes, such as entryways and trailhead/parks, must adhere to minimum standards of one tree (1.5" caliper) and six shrubs (5-gallon size) per 400 square feet of landscape area.
- 5) In support of the goals of habitat restoration in the Handbook, required street trees and landscape along roadways not directly adjacent to residential lots may be substituted for the appropriate required habitat landscape establishment in open space areas. Alternative landscapes are subject to Administrator approval and will be established through the tentative map process.

CYN.04.605 Fences and Walls

- 1) Solid fences or walls are required along rear and side yards and shall be between four feet and six feet in height.
- 2) Fencing is prohibited between the front plane of residential dwellings and a street.
- 3) In areas facing open space, rear yard fences shall be open view.
- 4) Solid walls must be architecturally decorative, using earth-tone materials, and permit natural drainage. Material, type, and installation methods for fencing will be determined and approved with the initial final map and shall remain consistent through the entire development of the project.
- 5) Security gating may occur to protect neighborhood impacts as long as public access to the designated public trail systems and parks is not impeded.
- 6) The Administrator may require the erection of temporary protective fencing where construction occurs adjacent to open space areas, trails, or significant natural features to prevent disturbance of open space and ensure public safety. Prior to the issuance of a permit, a temporary fencing plan shall be submitted to the Administrator for approval.

Article 7 Site and Building Standards

CYN.04.701 General Residential Area Standards

General residential district architectural standards for Single-Family, Detached and Single-Family, Attached uses apply per RMC 18.04 Article 9, as amended, with the following additions:

- 1) Site planning, architectural design, and landscape design shall be consistent throughout the PUD area.
- 2) To the extent practical, mirroring of facades shall occur between lots so that garages and entries are adjacent to each other. The pattern shall include breaks so that it creates variation with patterns across the street and does not become overly repetitious. This standard shall not apply to zero lot line products.

Article 8 Parks and Trails

CYN.04.801 Purpose

To develop appropriate passive and active recreational opportunities that meet the general goals of the Master Plan, are appropriate for the area/topography and support the goals of the future Virginia Range Regional Trail and the Reno Parks Master Plan.

CYN.04.802 General Standards

- 1) A comprehensive trail, parks, and amenity plan shall be submitted with the first tentative map application and indicate the final location of the neighborhood park, trailhead, pocket park, and associated trail connections to neighborhoods.
- 2) All parks, trails, and trailhead amenities within this article shall be constructed prior to the issuance of the certificate of occupancy for the 32nd residential dwelling unit.
- 3) A blanket public access easement shall be established across all parks, common areas, open spaces, and trails at the time of establishment. All designated parks and trails shall be available to the public in perpetuity. All trails, parks and open space shall be owned and maintained by the Master Homeowners Association, sub-association, designated landscape maintenance entity, or similar organization.
- 4) Parking area lighting poles at trailheads and parks shall not exceed ten feet in height and shall incorporate cut-off fixtures to reduce light pollution and minimize glare. All parking lot lighting must be equipped with timers that remain inactive between 10:00 p.m. and 7:00 a.m.

CYN.04.803 Trailhead and Park Areas

- 1) The trailhead shall include a minimum of six parking stalls and the minimum required accessible parking per RMC standards. Trail-head parking shall be screened from residential property and public right-of-way using vegetation, earth berms, rockery walls, or a combination thereof with a minimum height of 36 inches.
- 2) A bicycle staging and maintenance area shall be provided with a minimum of eight bicycle parking spaces and a bicycle maintenance station,
- 3) A minimum of one drinking water access shall be provided for humans and one for small domestic animals,
- 4) A minimum of three shade structures with tables and seating shall be provided. One of the shade structures shall be a minimum of a 150 square foot footprint. All structures shall be consistent in architecture and reflect the natural surroundings in color and materials.
- 5) A minimum of three interpretive panels, one public art installation and appropriate identification and wayfinding signage shall be provided.
- 6) Unique topographic formations in this area shall be preserved and enhanced and a minimum of 1/2 acre of the trailhead and parks area shall have habitat restored and/or a water wise demonstration garden. One interpretive panel shall be related to these efforts.
- 7) The trailhead/neighborhood park shall be a minimum of 1/2 acre and shall not exceed a slope of 5%.
- 8) The pocket park shall be a minimum of 1/2 acre in size of which a minimum of 1/4 acre shall be 5% or less slope.
- 9) The pocket park shall include one shade structure at least 50 square feet in size and associated seating shall be provided. All structures shall be consistent in architecture and reflect the natural surroundings in color and materials.
- 10) A minimum of three bicycle parking spaces shall be provided at the pocket park.

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- 11) One interpretive panel, one minor public art installation, and appropriate identification and wayfinding signage shall be provided.

CYN.04.804 Trails

- 1) Trails shall at minimum meet the standards of Class III as defined by the US Forest Services and shall be a minimum of five feet in width. Appropriate trail identification and way-finding signage shall be provided.
- 2) All neighborhoods shall provide a point of connection to the community trail system prior to the approval of each final map. Connection points can occur at the end of cul-de-sacs or within dedicated public access easements located within common open space. Trail connection points shall provide a minimum width of eight feet and transition to the denoted trail design.
- 3) All trails shall be owned and maintained by the Master Homeowners Association, sub-association, designated landscape maintenance entity or similar organization.
- 4) To facilitate the implementation of the Virginia Range Regional Trail, the Master Developer pledges to make a charitable donation amounting to \$500 per dwelling unit. Prior to the issuance of the first residential building permit for each subdivision, evidence shall be provided that the cumulative donation has been dispersed based on the number of units within that subdivision to the Truckee Meadows Parks Foundation or its appointed entity for design and construction of the Virginia Range Regional Trail.

Article 9 Housing

CYN.04.901 Affordable Housing Donation Agreement

To facilitate the implementation of an affordable housing strategy for the project and align with the City of Reno's housing objectives, the Master Developer or its designate pledges to make an Affordable Housing charitable donation. This contribution, amounting to \$1,000 per dwelling unit, will be collected upon the issuance of building permits for each residential unit within the development. The funds will be directed towards the City of Reno or its appointed entity responsible for affordable housing initiatives.



The Canyons

Planned Unit Development