

Plant												
Mini-warehouse				SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(8).
<b>OTHER PRINCIPAL USES</b>												
Farm (No Commercial Slaughtering)	P	P	P									§18.08.202(g)(1).
Poultry & Hog Farm	SUP	SUP										§18.08.202(g)(1).

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)	
	RESIDENTIAL BASE ZONING DISTRICTS											
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30		
ACCESSORY USES												
See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Accessory Dwelling Unit (ADU)	A	A	A	A	A	A					§18.08.203(e)(1). Accessory to a principal single family residential use only.	
Caretaker Quarters								A	A	A	§18.08.203(e)(12). Accessory to a principal multi-family or nonresidential use only.	
Child Care, In Home (1—6 Children)	A	A	A	A	A	A	A	A	A	A	§18.08.2023(e)(34).	
Child Care, In Home (7—12 Children)	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SPR	A-SPR	§18.08.2023(e)(34). Permitted as an accessory use subject to SUP or SPR review procedure as shown.	
Child Care Center	SUP	SUP	SUP	SUP							§18.08.202(b)(7).	
Community Center, Private									A	A		

Temporary Urban Farm	P	P	P	P	P	P			P	§18.08.204(d)(9)
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(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 1, 5-22-01; Ord. No. 5294, § 3, 1-8-02; Ord. No. 5363, § 1, 8-20-02; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5750, § 1, 9-28-05; Ord. No. 5755, § 3, 10-12-05; Ord. No. 5762, § 1, 11-16-05; Ord. No. 5767, § 1, 11-16-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5924, § 1, 5-9-07; Ord. No. 5938, § 1, 6-27-07; Ord. No. 5944, § 1, 6-27-07; Ord. No. 5972, § 1, 9-26-07; Ord. No. 5983, § 1, 11-28-07; Ord. No. 5993, § 1, 12-12-07; Ord. No. 6000, § 5, 1-30-08; Ord. No. 6007, § 1, 2-27-08; Ord. No. 6015, § 1, 4-9-08; Ord. No. 6042, § 1, 7-16-08; Ord. No. 6111, § 1, 7-15-09; Ord. No. 6118, § 1, 9-9-09; Ord. No. 6124, § 2, 9-23-09; Ord. No. 6143, § 1, 4-14-10; Ord. No. 6145, § 1, 4-14-10; Ord. No. 6152, § 1, 6-9-10; Ord. No. 6171, § 9, 1-19-11; Ord. No. 6182, § 1, 5-11-11; Ord. No. 6191, § 1, 7-6-11; Ord. No. 6200, § 1, 9-14-11; Ord. No. 6247, § 1, 9-12-12; Ord. No. 6309, § 1, 11-6-13; Ord. No. 6319, § 2, 2-26-14; Ord. No. 6324, § 3, 4-16-14; Ord. No. 6334, § 1, 6-25-14; Ord. No. 6335, § 2, 6-25-14; Ord. No. 6366, § 4, 4-15-15; Ord. No. 6414, § 1, 9-28-16)

SECTION 2. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.08.203, the same to read as follows:

Section 18.08.203. - Standards for Accessory Uses and Structures.

(a) **General Provisions and Standards.**

- (1) **Accessory uses permitted.** The Summary Land Use Tables in Section 18.08.201 of this chapter includes accessory uses and shows in which zoning district a specific accessory use is permitted and the applicability of any additional regulations for such accessory use. If an accessory use is not listed in the Summary Land Use Table, the administrator may allow the accessory use if he finds that such use satisfies the definition of "accessory use" in Section 18.24.203 and that the unlisted use is customarily incidental to the principal use or structure, and is located on the same lot or tract of land as the principal use or structure. In making such determination, the administrator shall apply the criteria for unlisted uses stated in Section 18.08.201(a) to the extent applicable.
- (2) **Accessory structures permitted.** An accessory structure that is customarily incidental to the principal use or structure, and is located on the same lot or tract of land as the principal use or structure, shall be permitted, subject to the regulations of this Section 18.08.203. The administrator shall have the authority to determine whether a proposed accessory structure is "accessory" consistent with this section, the definition of "accessory structure" in Section 18.24.203, and the purpose and intent of the subject zoning district.
- (3) **Applicable regulations.** All accessory uses, structures, and activities shall be subject to the general, dimensional, operational, and use-specific regulations stated in this Section 18.08.203 in addition to the same regulations that apply to the principal use in the subject zoning district. In case of any conflict between the accessory use/structure standards in this Section 18.08.203 and any other requirement of Title 18, the standards of this section shall apply.

- (b) **Accessory Buildings and Structures in Residential Zoning Districts.** The standards in this subsection shall apply to all accessory buildings and structures in the residential zoning districts. Unless specifically stated, except accessory dwelling units (ADUs) and caretaker quarters, unless otherwise specifically stated. Caretaker quarters are regulated by the standards in Section 18.08.203(e).

- (1) **Accessory building requires principal building.** No private garages or other accessory buildings or structures may be constructed or located in any residential zoning district without an approved principal building.
- (2) **Accessory buildings on lots larger than the required minimum size.** Accessory building standards for lots larger than the required minimum size may be utilized if the subject lot complies with minimum lot size and dimensions for the larger lot zoning district. For example, the LLR.5 zoning district regulations may be utilized for a SF15 zoned half-acre size parcel.
- (3) **Number of permitted detached accessory structures on a single residential lot.** Limits on the number of detached accessory structures allowed on a single lot in a residential zoning district are shown in Table 18.08-9A 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).

<b>TABLE 18.08-9A: MAXIMUM NUMBER OF DETACHED ACCESSORY STRUCTURES ALLOWED ON A SINGLE RESIDENTIAL LOT</b>	
<b>Residential Zoning District</b>	<b>Maximum # of Detached Accessory Structures per Residential Lot</b>
LLR Zoning Districts (All)	4 structures per acre, plus 1 detached <u>accessory dwelling unit or</u> guest quarters
SF 15	3 structures, plus 1 detached <u>accessory dwelling unit or</u> guest quarters
SF 9, SF 6, and SF 6-4	2 structures, plus 1 detached <u>accessory dwelling unit or</u> guest quarters
<u>SF 4</u>	<u>2 structures, plus 1 detached guest quarters</u>
MF Zoning Districts (All)	No limit; guest quarters are allowed only in the MF14 District, and caretaker quarters are allowed in all MF Districts, subject to compliance with the standards stated in Section 18.08.203(e).
Greenfield Special Purpose Zoning Districts (All)	No limit on number of accessory structures, limit of 1 detached guest quarters.
UT Districts (All)	4 structures per acre, plus 1 detached <u>accessory dwelling unit or</u> guest quarters

- (4) **Design of detached accessory buildings.** A detached accessory building in a residential zoning district that contains 200 square feet or more of gross floor area shall be architecturally compatible with the existing or proposed principal residential building. Architectural compatibility must be achieved by including two of the following three elements in the accessory building design:
  - a. The exterior finish is constructed with materials compatible with the principal building materials. The new materials shall be either identical or similar to the principal building materials. For example, details of synthetic siding should match that of traditional wood siding.

- b. Contemporary interpretations of architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood or metal work found on the existing principal building are used.
- c. The roof pitch is the same as that of the most predominant roof plane of the principal building.

(5) **Applicability to existing accessory structures.**

- a. Nonconforming accessory structures that do not meet the minimum setback standards stated in Section 18.08.203(c) below may be replaced with a new structure of gross floor area not to exceed 125% of the structure's gross floor area. The new structure's building footprint is to correspond to that of the replaced structure's footprint with the exception that up to 25% of the enlarged area may exceed the existing structure's footprint.
- b. Nonconforming accessory structures that do not meet the minimum setback standards contained in Section 18.08.203(c) below may be enlarged by 25% of gross floor area.

- (c) **Lot, Bulk and Dimensional Standards for Accessory Structures and Buildings—Residential Zoning Districts.** All accessory structures and buildings in the residential zoning districts shall comply with the lot, bulk and dimensional standards shown in Tables 18.08-9AB, ~~and 18.08-9BC and 18.08-9D~~ except when Section 18.08.203(e) states a more specific bulk or dimensional standard for a specific type of accessory structure. In case of conflict between a standard stated in Table 18.08-9AB, 18.08-9C or 18.08-9BD and a specific standard stated in Section 18.08.203(e), the use-specific standard in Section 18.08.203(e) shall apply.

<b>TABLE 18.08-9AB: LOT, BULK &amp; DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES OR BUILDINGS LARGE LOT RESIDENTIAL (LLR), UT, AND GREENFIELD ZONING DISTRICTS</b>					
	Residential Zoning District				
<b>Standard</b>	<b>LLR2.5</b>	<b>LLR1</b>	<b>LLR.5</b>	<b>UT</b>	<b>GREENFIELD</b>
<b>Detached Accessory Structures:</b>					
Minimum separation from all other structures on the same lot	3 ft.				GFSF: 3 ft. from principal building; GFPO: 15 ft. from principal building.
Minimum property line setbacks— Front	<ul style="list-style-type: none"> <li>• Same as for the principal dwelling.</li> <li>• On lots with a principal SF use, accessory structures are prohibited in the area between a front property line and a principal structure, except that on corner and through lots, accessory structures may be placed within the front yard setback that functions as the side or rear yard, but only when the following standards are met:               <ol style="list-style-type: none"> <li>(1) Solid four-foot fencing is provided between the accessory structure and the right-of-way (See fence standards in Chapter 18.12, Article XIV (Fences and Walls). For purposes of this section only, a solid fence is one that is not made of chain link material, even if vinyl coated, or allows visibility into the yard</li> </ol> </li> </ul>				<ul style="list-style-type: none"> <li>• GFSF: Setbacks are the same as for the principal dwelling.</li> <li>• GFSF: Detached accessory buildings are not allowed in the front setback.</li> <li>• GFPO: 15 ft.</li> </ul>

	<p>from the right-of-way;</p> <p>(2) Trees are installed to screen the structure from the right-of-way;</p> <p>(3) The accessory structure is painted the same color as the principal building.</p>			
Minimum property line setbacks—Side and rear	Setbacks are the same as for the principal dwelling			<p>GFSF: Accessory detached buildings:</p> <p>(1) 120 sq. ft. or less in size, and 7 ft. or more in height, and the highest point of the roof does not exceed 10 ft: Minimum side/rear setback = 5 ft.</p> <p>(2) Greater than 120 sq. ft. in size, or over 7 ft. in height, or the highest point of the roof exceeds 10 ft: Min. side/rear setback = 10 ft</p> <p>• GFPO: 15 ft.</p>
Maximum height	2 stories and 29 feet			<p>• GFSF: 25 ft. and 2 stories.</p> <p>• GFPO: 15 ft.</p>
Maximum size of each detached accessory structure	N/A	1,600 sf or 50% of the square footage of the principal dwelling, whichever is less.	N/A	GFSF: 1,200 sq. ft.
Maximum Cumulative Area of All Detached Accessory Structures, <u>Including Accessory Dwelling Units</u>	Total combined square footage of all detached accessory structures on the lot shall not exceed 100% of the square footage of the principal dwelling.	Total combined square footage of all detached accessory structures on the lot shall not exceed 60% of the square footage of the principal dwelling.	N/A	N/A

**TABLE 18.08-9<sup>BC</sup>: LOT, BULK & DIMENSIONAL STANDARDS  
FOR ACCESSORY STRUCTURES AND BUILDINGS  
SINGLE-FAMILY & MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS**

Standard	> SF15	SF9	SF6	> SF4	MF14	MF21	MF30
<b>Detached Accessory Structures:</b>							



Minimum separation from all other structures on the same lot	3 ft.		
Minimum useable rear yard, including all accessory structures	400 sf - with a minimum dimension of 8 feet	SF principal use: 400 sf - with a minimum dimension of 8 feet. MF principal use: N/A	N/A
Minimum property line setbacks—Front	<ul style="list-style-type: none"> <li>• Same as for the principal dwelling.</li> <li>• On lots with a principal SF use, accessory structures are prohibited in the area between a front property line and a principal structure, except that on corner and through lots, accessory structures may be placed within the front yard setback that functions as the side or rear yard, but only when the following standards are met: <ul style="list-style-type: none"> <li>(1) Solid four-foot fencing is provided between the accessory structure and the right-of-way (See fence standards in Chapter 18.12, Article XIV (Fences and Walls). For purposes of this section only, a solid fence is one that is not made of chain link material, even if vinyl coated, or allows visibility into the yard from the right-of-way;</li> <li>(2) Trees are installed to screen the structure from the right-of-way; and</li> <li>(3) The accessory structure is painted the same color as the principal building.</li> </ul> </li> </ul>		
Minimum property line setbacks—Side and rear	Side or Rear Setback: • SF principal use: 5 feet. • MF principal use: 5 feet. In SF and MF Districts—on lots with principal SF use: Minimum 0 ft. side or rear setback is allowed when property line abuts an alley. When the accessory structure is a residential garage, a zero (0) rear or side setback abutting an alley will be allowed only if the alley width is at least 20 feet.		
Maximum height	One-story residential garage or carport —16 ft. Two-story residential garage: Allowed only if second story is used for <del>accessory dwelling unit</del> , guest quarters, home occupation, or other habitable space, but not for storage. Maximum height - 29 ft and 2 stories and Section 18.08.203(e)(1) privacy protection standards apply. All other accessory structures: 12 ft.		29 feet and 2 stories
Maximum size of each detached accessory structure	1,600 sf or 50% of the square footage of the principal structure, whichever is less.	1,200 sf or 50% of the total area of the rear yard, whichever is less.	On lots with principal SF use: 1,200 sf or 50% of the total area of the rear yard, whichever is less. On lots with principal MF use: N/A N/A
Maximum Cumulative Area of All Detached Accessory Structures <u>Including Accessory</u>	Total combined square footage of all detached accessory structures on the lot shall not exceed 60% of the square footage of the principal structure.	Total combined square footage of all detached accessory structures on the lot shall not exceed 50% of the square footage of the principal structure.	On lots with principal SF use: Total combined square footage of all detached accessory structures on the lot shall not exceed 50% of the square footage of the N/A

Dwelling Units			principal structure. On lots with principal MF use: N/A	
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**TABLE 18.08-9D: LOT, BULK & DIMENSIONAL STANDARDS  
FOR ACCESSORY DWELLING UNITS (ADUs)**

	<u>UT</u>	<u>LLR2.5</u>	<u>LLR1</u>	<u>LLR.5</u>	<u>SF15</u>	<u>SF9</u>	<u>SF6</u>
<u>Standards</u>							
<u>Minimum Lot Size</u>	<u>UT lot standards apply</u>	<u>2.5 acres</u>	<u>1 acre</u>	<u>0.5 acre</u>	<u>15,000 square feet</u>	<u>9,000 square feet</u>	<u>9,000 square feet</u>
<u>Detached Accessory Dwelling Unit (ADU) Structure Standards:</u>							
<u>Minimum separation from all other structures on the same lot</u>	<u>3 feet.</u>						
<u>Maximum ADU square footage</u>	<u>800 square feet.</u>				<u>600 square feet.</u>		
<u>Maximum structure height</u>	<u>Two stories and maximum height of 29 feet. ADU height shall not exceed the height of the primary residence.</u>						
<u>Minimum property line setbacks-Front</u>	<ul style="list-style-type: none"><li>• <u>Primary Front: Same as for the principal dwelling unit.</u></li><li>• <u>Prohibited in the area between a front property line and the primary residence, except that on corner lots, ADUs may be placed within the front yard setback that functions as the side or rear yard, but only when the following standards are met:</u><ul style="list-style-type: none"><li><u>(1) Solid six foot fencing is provided between the accessory dwelling unit and the right-of-way (See fence standards in Chapter 18.12, Article XIV (Fences and Walls). For purposes of this section only, a solid fence is one that is not made of chain link material, even if vinyl coated, or allows visibility into the yard from the right-of-way; and</u></li><li><u>(2) A five foot landscape buffer with trees placed at a minimum of 1 tree/30 lineal feet of frontage are installed between the required fence and the right-of-way.</u></li></ul></li></ul>						
<u>Minimum property line setback - Alley</u>	<u>On lots where a rear or side lot line abuts an alley, the minimum setback shall be 5 feet.</u>						
<u>Minimum property line setbacks-side and rear</u>	<u>Single Story and a maximum of 12 feet tall – Rear: 5 feet.</u> <u>ADU structure greater than 12 feet tall – Rear shall meet the minimum principal structure setbacks for the zoning district.</u> <u>Side: A detached ADU shall not be located closer to the side property line than the primary structure. At a minimum, the ADU shall meet the side setback standards for the zoning district.</u>						

<b><u>Attached Accessory Dwelling Unit (ADU) Structure Standards:</u></b>		
<b><u>Maximum ADU square footage</u></b>	<u>Shall not exceed 50% of the size of the primary residential unit or 1,500 square feet, whichever is less.</u>	<u>Shall not exceed 50% of the size of the primary residential unit or 600 square feet, whichever is less.</u>
<b><u>Maximum structure height</u></b>	<u>Shall comply with the maximum building height of the principal building.</u>	

See Section 18.08.203(e)(1) below for additional ADU standards.

**(d) Accessory Buildings and Structures in Nonresidential Zoning Districts.**

- (1) **Bulk and dimensional standards.** Accessory structures and buildings in the nonresidential zoning districts shall comply with the bulk and dimensional standards applicable to the principal structure or building (See Section 18.12.104).

**(e) Standards for Specific Accessory Uses.**

- (1) Accessory dwelling units (ADUs). The following specific standards shall apply to ADUs except as otherwise expressly stated.
- a. Intent - Accessory dwelling units. The provisions in this subsection are intended to ensure that accessory dwelling units are designed in a manner that is compatible with the surrounding neighborhood. ADUs shall not count toward the maximum residential density limitations.
  - b. Allowed Locations. ADUs are only allowed as an accessory to a primary detached single family residential use within specified single family residential zoning districts. ADUs are prohibited within Conservation Districts, and the Country Club Acres and West University Neighborhood Plan Area Overlay Districts.
  - c. Types allowed. Accessory dwelling units may be attached to and integrated with the principal single family structure, or may be located in a detached accessory structure.
  - d. Number per lot. No more than one accessory dwelling unit shall be established on the same lot. See also Section 18.08.203(b)(3) and Tables 18.08-9A for the total number of accessory structures allowed on a single family residential lot.
  - e. Minimum lot, bulk and dimensional standards. See Tables 18.08-9B, 18.08-9C and 18.08-9D above for applicable lot, bulk and dimensional standards in the residential zoning districts that allow an accessory dwelling unit.
  - f. Parking requirements.
    - 1. An ADU shall only be allowed on a site that fully conforms with the parking standards established in 18.12.1101 (Off-Street Parking and Loading General Provisions). If an existing single family residential use does not comply with parking requirements, the site shall be brought into full conformance for the required number of parking spaces required.



2. Off-street parking shall not occupy the front yard, except on a driveway meeting standards established in Sections 18.12.901 (Site Access-Driveways and Curb Cuts) and 18.12.1101 (Off-Street Parking and Loading General Provisions).
  - g. Use of Property with an ADU. Rental of an ADU for a period of less than 28 consecutive days shall be prohibited.
  - h. Owner Occupancy Required. Owner shall occupy either the primary residence or ADU.
  - i. Survey Required. Prior to the issuance of any permit for any ADU, a survey verifying the location of the ADU in relation to the property lines shall be required.
  - j. Standards for all accessory dwelling units.
    1. All lots with an ADU, whether attached or detached, shall maintain a single-family appearance. The ADU shall be subordinate to the principal single family dwelling unit by size, location, and appearance. ADU structures shall be architecturally compatible with the principal single family residence. Architectural compatibility shall be achieved by including all of the following elements in the accessory dwelling unit design:
      - i. The ADU structure shall be constructed with materials and colors that are compatible with the existing principal structure.
      - ii. Architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood or metal work found on the existing principal building are used.
      - iii. The roof pitch is similar to roof pitches on the existing principal building.
      - iv. The front door of an accessory dwelling unit shall not be visible from the same street that the front door of the primary single family residential structure faces.
      - v. Trash receptacles shall not be stored within a front yard and stored in a location that is screened from the public right-of-way.
    2. Attached accessory dwelling units shall:
      - i. Comply with the principal structure setback requirements.
      - ii. Comply with all applicable single family residential design standards.
- (2) **Caretaker quarters.** The following specific standards shall apply to both existing and new caretaker quarters units in the City of Reno, except as otherwise expressly stated.
- a. **Intent - ~~Accessory dwelling units~~ Caretaker quarters.** ~~Accessory dwelling units are not allowed in residential zoning districts.~~
  - b. **Types allowed.** Caretaker quarters may be attached to and integrated with the principal structure, or may be located in a detached accessory structure.
  - c. **Number per lot.** No more than one caretaker quarters unit shall be established on the same lot. See also Section 18.08.203(b)(3) and Table 18.08-9A for the total number of accessory structures, allowed on a single residential lot.
  - d. **Minimum lot, bulk and dimensional standards.** See Tables ~~18.08-9A and Table~~ 18.08-9B ~~and, 18.08-9C~~ above for applicable lot, bulk and dimensional standards in the residential zoning districts.
  - e. **Adjacent privacy protections.**
    1. Intent.

- iii. A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electric Code.
- 2. Noise:
  - i. Except during short-term events such as high windstorms, sound or noise produced by wind turbine systems proposed within zoning districts identified in 18.12.304(a)(1) shall adhere to the "Noise At Residential Property Lines" standards identified in 18.12.304(g).
  - ii. Except during short-term events such as high windstorms, noise from proposed systems in zones other than those identified above shall not exceed 60 dBA as measured at the property line of the closest neighboring inhabited dwelling.
- 3. Systems shall be painted a non-reflective, non-obtrusive color such as white or sky blue, to generally match their surroundings. The administrator may allow alternative colors/painted designs when determined to be appropriate for the location (e.g. artist work in an arts district).
- 4. A system shall not be used for displaying any advertising or signage except for the reasonable identification of the manufacturer.
- 5. Combined Uses. A wind turbine may serve a combined use such as with a communication structure or flagpole, subject to the applicable requirements of both uses.
- 6. The following setbacks and the respective height standards for accessory uses specified in this Section 18.08.203 shall apply, unless it can be proven to the satisfaction of the administrator that adherence would significantly decrease the efficiency or performance of the system and that a comparable system at a comparable cost and with comparable efficiency and performance would be infeasible.
  - i. All components of the system must be set back at least 30 feet from the front property line and at least ten feet from the side and rear property lines.
- 7. Removal. The owner shall remove any wind system and related structures that have been abandoned or discontinued for 12 months or do not meet the noise standards identified above.

(Ord. No. 4546, § 1, 8-8-95; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5924, § 2, 5-9-07; Ord. No. 5938, § 2, 6-27-07; Ord. No. 6007, § 2, 2-27-08; Ord. No. 6170, § 1, 1-19-11; Ord. No. 6332, § 3, 5-14-14)

SECTION 3. Chapter 18.12 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.12 Article XI, the same to read as follows:

#### ARTICLE XI: - OFF-STREET PARKING AND LOADING

##### Section 18.12.1101. - General Provisions and Applicability.

###### (a) **Applicability.**

- (1) **New Development.** The off-street parking and loading standards in this Article XI shall apply to all new development after the effective date of this title, except as otherwise expressly allowed in this title.
- (2) **Applicability to Existing Uses.**
  - a. Except for lots with an accessory dwelling unit, ~~No~~ existing use or structure shall be deemed nonconforming solely because of the lack of off-street parking (including bicycle parking) or loading requirements prescribed in this article, provided that off-street parking and loading facilities

existing on the effective date of this title shall not be reduced in capacity, design, or function to less than the minimum standards prescribed in this article and title.

- b. Except for lots with an accessory dwelling unit, in connection with an existing use, this article shall not require the maintenance of more parking or loading spaces than is required for a new building or use under this article and title.
- c. **Discontinuance of parking or loading.** It shall be unlawful for an owner of a building or land use affected by this section to cause or permit the discontinuance or reduction of required parking or loading facilities without the establishment of acceptable alternative parking or loading facilities that meet the requirements of this title. Parking shall be considered discontinued if it is rented to other uses off-site, or blocked by storage containers, materials or merchandise.

- (3) **Expansions and Increases in Intensity.** Unless otherwise expressly stated in this article, the off-street parking and loading standards of this article apply when an existing structure or use is expanded or enlarged, through the addition of dwelling units, floor area, seating capacity, employees, or other units of measurement used for establishing off-street parking and loading requirements. Additional off-street parking and loading spaces shall be required only to serve the enlarged or expanded area, not the entire building or use.

(4) **Change of Use.**

- a. **General Rule.** Unless otherwise expressly stated in this article, off-street parking (including bicycle parking) and loading facilities shall be provided for any change of use or manner of operation that would, based on the off-street parking requirements in Section 18.12.1102 or the off-street loading requirements in Section 18.12.1107, result in a requirement for more parking or loading spaces than the former use. Additional parking or loading spaces shall be required only in proportion to the extent of the change, not for the entire building or use.
- b. **Exception for motel/hotel conversions into housing.** Additional off-street parking will not be required for conversion of motels or hotels to long-term, permanent housing.

(b) **General Off-Street Parking Requirements.**

- (1) **Single-Family Residential Uses.** Parking in front of the front building line of single-family residential dwellings is prohibited, except on paved standard driveway areas. Recreational Vehicles may be parked in the side yard if screened by a six-foot fence.
- (2) **Parking Available for Use.** All required parking shall be available for use by on-site tenants. Unless otherwise specified, all required off-street parking shall be available on-site or on adjacent parcels with an established primary use. Garages in multi-family projects shall only qualify as parking if they are used for parking and storage is restricted.

- (c) **Public and Semi-Public Parking and Service Areas.** Public and semi-public parking lots, service areas, loading spaces, drive-in businesses, automobile, mobile home, recreational vehicle and boat sales, and storage areas shall be developed in accordance with the provisions of this section, and shall be subject to review and approval by the administrator. A person establishing a public or semi-public parking lot shall maintain at each entrance to the parking lot a permanent sign, approved by the administrator, suitable to apprise potential users of the following information:

- (1) **Hours.** The hours of the day or night during which the parking lot is open for business.
- (2) **Rates.** The rates charged for parking (if any charge is made), and when more than one rate is charged, or when a sliding rate scale is charged. (The figures and letters stipulating each rate shall be of uniform size and dimensions, and shall be not less than six inches in height and three inches in width.)

		REQUIREMENT AS DEFINED IN 18.08.101
<b>RURAL &amp; ANIMAL-RELATED</b>		
Animal Clinic, Shelter, Hospital or Boarding/Kennel	1 per each 330 sq. ft.	
Stable	1 for each five horses boarded at the maximum capacity and 1 double length stall for trailers per stable	
<b>RESIDENTIAL</b>		
Boarding or Rooming House/Dormitory	1 per each 2.2 beds	1 per each 5 beds
Condominium	1.12 per efficiency D/U (no separate bedroom); 1.5 per 1 bedroom D/U; 2 per 2 bedroom D/U; 2 per 3 bedroom D/U; 2 plus .5 per each bedroom for D/U larger than 3 bedrooms; 1 per 10 D/U guest parking; 1.6 per unit for residential condominium units issues building permits before August 27, 1979.	.9 per efficiency D/U; 1 per unit; plus 1 per 10 D/U guest parking
Congregate Care Facility	.9 per bedroom	
Fraternity, Sorority House, or Private Dorm	.9 per each rooming unit	
<del>Granny Flat—Accessory Dwelling Unit</del>	<del>1 per bedroom, required parking shall not be located in tandem to parking required for the primary residence.</del>	
Home Occupation	1 for any non-resident employee, if there is one	
Mobile Home Subdivision	1.8 per mobile home	
Multi-Family	1.12 per efficiency D/U (no separate bedroom); 1.5 per 1 bedroom D/U; 2 per 2 bedroom D/U; 2 per 3 bedroom D/U; 2 plus .5 per each bedroom for D/U larger than-3 bedrooms; 1 per 10 D/U guest parking. Only garages and other parking that is included in the base price of the unit	1 per unit plus 1 per 10 D/U guest parking.