

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** June 20, 2024

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action – Recommendation to City Council): Case No. LDC24-00052 (Chism Mobile Home Park MPA & ZMA) – A request has been made for: 1) a Master Plan Amendment to establish a Master Plan Land Use Designation of Mixed-Employment (ME) on ±1.18 acres; and, 2) a Zoning Map Amendment to; a) establish a zoning district of Mixed Employment (ME) on ±1.18 acres; b) rezone ±0.57 acres of General Commercial (GC) to Mixed Employment (ME); c) rezone ±1.56 acres of Industrial (I) to Mixed Employment (ME); and d) rezone ±0.17 acres of General Commercial (GC) to Multi-Family Residential-21 units per acre (MF-21). The request is on a portion of a ±8.87-acre site comprised of six parcels located south of the Union Pacific Railroad right-of-way and north of West 2nd Street. The site is within the General Commercial (GC), Industrial (I), and Multi Family Residential-21 units per acre (MF-21) zoning districts and has Master Plan Land Use Designations of Suburban Mixed-Use (SMU) and Mixed-Employment (ME).

**From:** Leah Piccotti, Associate Planner

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**Ward #:** 1

**Case No.:** LDC24-00052 (Chism Mobile Home Park MPA & ZMA)

**Applicant:** G-4CE Chism Mobile Home Park LLC

**APN:** 010-610-21, 010-610-23, 010-610-24, 010-610-26, 010-031-12, 010-031-11

**Request:** 1) **Master Plan Amendment:** To establish a Master Plan land use designation of Mixed-Employment (ME) on ±1.18 acres; and,  
2) **Zoning Map Amendment:** To a) establish a zoning district of Mixed Employment on ±1.18 acres; b) rezone ±0.57 acres of General Commercial (GC) to Mixed Employment (ME); c) rezone ±1.56 acres of Industrial (I) to Mixed Employment (ME); and d) rezone ±0.17 acres of General Commercial (GC) to Multi-Family Residential 21 units per acre (MF-21)

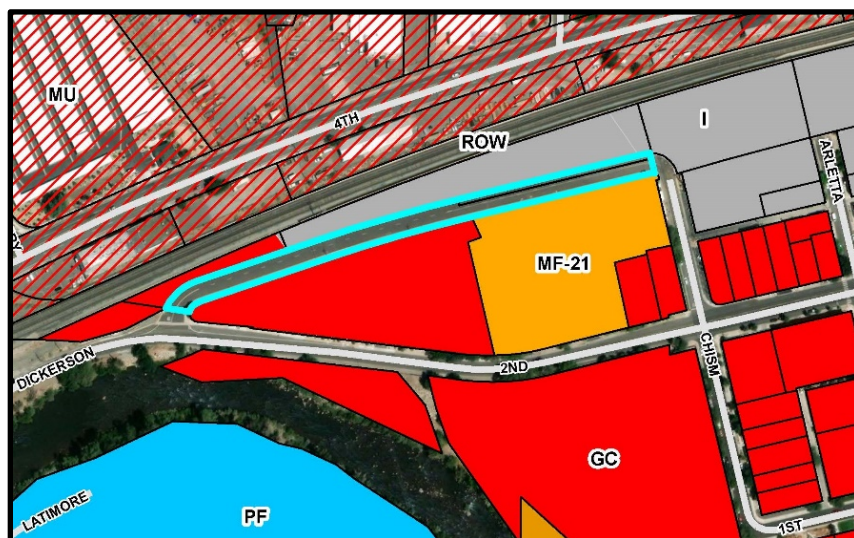
**Location:** See Case Maps (**Exhibit A**)

**Proposed Motion:** Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and zoning map amendments, subject to conformance review by the Regional Planning Commission.

**Summary:** The Master Plan and zoning map amendments are requested on a portion of a  $\pm 8.87$ -acre site comprised of six parcels located south of the Union Pacific Railroad right-of-way and north of West 2nd Street. The amendments would facilitate more cohesive development in an area disrupted by the ReTRAC railroad project. The request would establish land use and zoning designations on  $\pm 1.18$  acre parcel, formerly a portion of Chism Street, sold to the applicant in 2021; rezone  $\pm 0.57$  acres of General Commercial (GC) to Mixed Employment (ME) adjacent to the Union Pacific Railroad trench; rezone  $\pm 1.56$  acres of Industrial (I) to Mixed Employment (ME) adjacent to the Union Pacific Railroad trench; and rezone  $\pm 0.17$  acres of General Commercial (GC) to Multi-Family Residential 21 units per acre (MF-21) to resolve an existing encroachment issue at the Chism Mobile Home Park. The requested amendments are displayed in the provided Master Plan and zoning comparison display maps (**Exhibit B**). Key issues include: 1) compatibility with surrounding zoning and land uses and 2) conformance with the Master Plan. The proposed Master Plan land use designation and zoning districts are appropriate and compatible with the surrounding land uses and zoning. Staff can make all of the findings and recommends approval of the Master Plan amendment and zoning map amendments.

**Analysis:** This application includes four requests on six parcels. For simplicity, each request has been analyzed separately.

**Master Plan Amendment to ME & Zoning Map Amendment to ME:** The  $\pm 1.18$  acre portion of Chism Street, shown below, currently has no Master Plan land use designation or zoning district. The request is to establish a land use designation and zoning district of Mixed Employment (ME).





**Background:** This section of Chism Street was created by the City of Reno for trench purposes during the Reno Transportation Rail Access Corridor (ReTRAC) project. When the work was completed, the road was no longer needed. It was not required to go through the abandonment process because it was never dedicated or offered as a road. The sale was noticed as part of the disposal process. There was no public comment, and the site was approved to be sold to the applicant by the City Council on May 22, 2019.

In April 2024, a site plan review was approved on APN 010-610-02 to allow a 163 unit mini-warehouse facility adjacent to residentially zoned property (**Exhibit C**). Since this portion of Chism is privately owned and does not allow access by the general public, the project will include additional gated vehicular access on the private road. The vehicular gates will be solely located on private property and will not interfere with public access on West Second Street. Additionally, the applicant has applied for a boundary line adjustment to be processed concurrent with the ZMA and MPA (**Exhibit D**). A portion of the parcel will be combined with the adjacent parcel to the north to accommodate the mini-warehouse facility.

**Land Use Compatibility:** The ME zoning 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. As proposed, the ME zoning district appears suitable for this location and compatible with surrounding uses and development.

**Conformance with the Master Plan:** With the approval of the Master Plan amendment the subject site would have a land use designation of ME and is within the Central Neighborhoods per the Structure Plan framework. The site is located between the ME and Suburban Mixed Use (SMU) Master Plan land use designations. Adoption of the ME land use designation is consistent with the adjacent properties to the north. Primary uses associated with the ME land use designation include light manufacturing, processing, wholesaling, flex space, research and development, and offices. The proposed amendment is appropriate for this location and will establish a land use designation consistent with the following Master Plan guidance:

- Guiding Principle 2.1A: Growth Tiers
- Guiding Principle 1.1B: Community Development

Approval of Master Plan amendment requests are subject to Regional Plan conformance review by the Truckee Meadows Regional Planning Commission. Initial review by the agency did not identify any potential conformance issues (**Exhibit E**).

**Zoning Map Amendments from GC to ME:** The ±0.25 acre General Commercial (GC) parcel and the ±0.32 acre GC portion of the parcel, shown below, will be converted to ME to bring them into conformance with the land use designation of ME.



***Land Use Compatibility:*** The proposed zone change from GC to ME is consistent and compatible with existing land uses in the immediate vicinity. Adjacent to the north is the railroad track trench with industrial uses on the other side. The properties to the south are under the same ownership, and part of this request. The ME zoning district does allow for the more intense uses such as warehouse and distribution. A zoning comparison of allowed uses is provided in **Exhibit F** and key differences between the GC and ME zoning district are illustrated below:

Uses	GC	ME
Residential	Allowed	Not Permitted
Retail and Commercial	Several Uses Allowed	Several Uses Allowed
Health Care Facilities	Allowed	Allowed

Uses	GC	ME
Educational Facilities	Allowed	Allowed
Auto Sales and Repair	Allowed	Conditional
Mini-Warehouse	Conditional	Allowed
Outdoor Storage	Not Allowed	Conditional
Warehouse and Distribution	Not Allowed	Permitted
Tow Yard	Not Permitted	Conditional

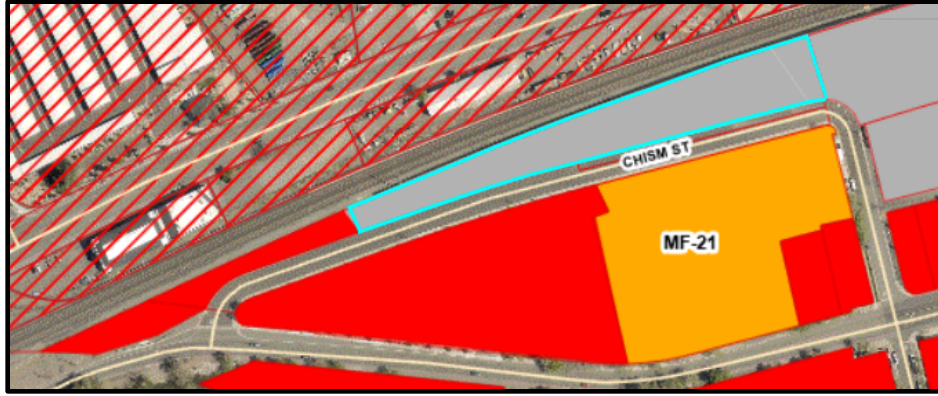
**Development Standards:** Development standards for the GC and proposed ME zoning districts are noted in the table below. The development standards for ME are appropriate for the site and consistent with the adjacent I parcel to the east and the Mixed-Use Urban (MU) parcels on the other side of the railroad tracks.

Zoning	GC	ME
Setbacks – Front/Side/Rear	10’/ 0’ or 10’/ 0’ or 10’	10’ / 0’ or 10’ / 0’ or 10’
Height	65’ – 1:1 stepback req. +35’	55’
Stories	5	4
Lot Area, Minimum	-	-
Lot Width, Minimum	50’	-

**Master Plan Conformance:** The subject site has a Master Plan land use designation of ME and is within the Central Neighborhoods per the Structure Plan framework. The ME land use designation provides opportunities for smaller facilities/building footprints than those found in industrial such as light manufacturing, processing, wholesaling, flex space, research and development, and offices. Surrounding development is consistent with this land use designation. This area also provides access to housing options and services within proximity, supporting live-work opportunities for the local workforce and reducing the need for cross-town trips. The proposed zoning map amendment is consistent with the Master Plan land use designation, the Structure Plan, and the following applicable Master Plan guidance:

- Guiding Principle 1.1B: Community Development
- Guiding Principle 2.2B: Underutilized Properties

**Zoning Map Amendment from I to ME:** A ±1.56 acre portion of the parcel, shown below, will be converted from Industrial (I) to Mixed Employment (ME). The applicant requests this change to have consistent zoning throughout the site.



**Land Use Compatibility:** The proposed zone change from I to ME is consistent and compatible with existing land uses in the immediate vicinity. Adjacent to the north is the railroad track trench with industrial uses on the other side. If this request is approved, the parcels to the south and to the west will all be rezoned to ME. The ME zoning district allows for less intense uses and has stricter development standards than the existing I zone. A zoning comparison of allowed uses is provided in **Exhibit G** and key differences between the I and ME zoning districts are illustrated below:

Uses	I	ME
Residential	Not Allowed	Not Allowed
Retail and Commercial	Several Uses Allowed	Several Uses Allowed
Health Care Facilities	Not Allowed	Allowed
Educational Facilities	Allowed	Allowed
Auto Sales and Repair	Allowed	Conditional
Mini-Warehouse	Allowed	Allowed
Outdoor Storage	Allowed	Conditional
Warehouse and Distribution	Allowed	Allowed
Tow Yard	Conditional	Not Allowed

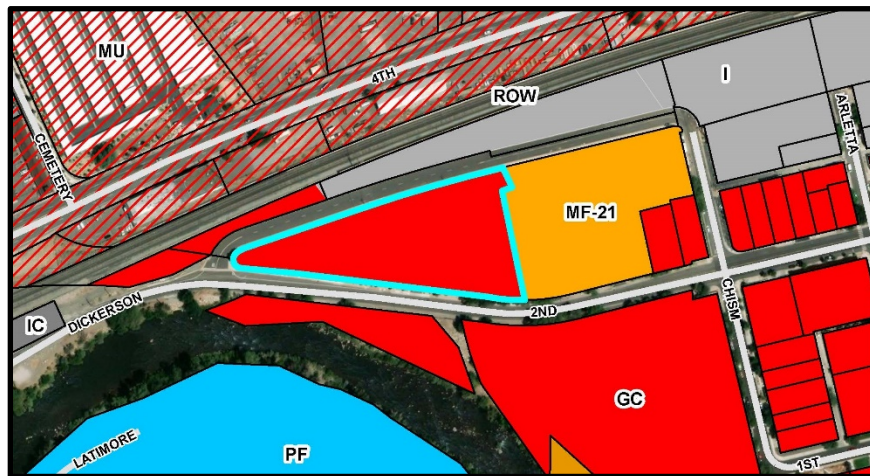
**Development Standards:** Development standards for the I and proposed ME zoning districts are noted in the table below. The development standards for ME are appropriate for the site and, if approved, will be consistent with the adjacent I parcels to the east and the Mixed-Use Urban (MU) parcels on the other side of the railroad tracks.

Zoning	I	ME
Setbacks – Front/Side/Rear	10’ / 0’ or 10’ / 0’ or 10’	10’ / 0’ or 10’ / 0’ or 10’
Height	55’	55’
Stories	4	4
Lot Area, Minimum	1 acre	-
Lot Width, Minimum	150’	-

**Master Plan Conformance:** The subject site has a Master Plan land use designation of ME and is within the Central Neighborhoods per the Structure Plan framework. The Industrial zoning district conforms to the ME land use designation, however, I zoning is restricted to existing properties. Therefore, by downzoning this site from I to ME, the site cannot be rezoned to I in the future. The proposed zoning map amendment is consistent with the Master Plan land use designation, the Structure Plan, and the following applicable Master Plan guidance:

- Guiding Principle 1.1B: Community Development
- Guiding Principle 2.2B: Underutilized Properties

**Zoning Map Amendment from GC to MF-21:** A  $\pm 0.17$  acre portion of the parcel, shown below, will be converted to Multi-Family – 21 units per acre (MF-21) to resolve an encroachment issue with the existing mobile home park, as shown in **Exhibit H**.



**Background:** This site is developed with a residence, an office building, and a banquet hall/event venue. A special use permit was approved in 2017 to allow for: 1) wedding event venue (commercial amusement/recreation outside); 2) live entertainment (nightclub); 3) a bar; and 4) non-residential development adjacent to residentially zoned property. Currently, several structures from the adjacent mobile home park are encroaching into the parcel's eastern boundary line. Both parcels are owned by the applicant. A boundary line adjustment has been approved to resolve the encroachment. The applicant is requesting a zoning map amendment for the  $\pm 0.17$  acre encroachment area to be consistent with the adjacent parcel.

**Development Standards:** Development standards for the GC and proposed MF-21 zoning districts are noted in the table below. The development standards for MF-21 are less intense and are consistent with the adjacent parcel. A zoning comparison of allowed uses is provided in **Exhibit I**.



<b>Zoning</b>	<b>GC</b>	<b>MF-21</b>
Setbacks – Front/Side/Rear	10’/ 0’ or 10’/ 0’ or 10’	15’/5’ or 10’/5’ or 10’
Height	65’ – 1:1 stepback req. +35’	29’/16’/12’
Stories	5	Same as above
Lot Area, Minimum	-	3000 sq. ft.
Lot Width, Minimum	50’	50’

**Master Plan Conformance:** The subject site has a Master Plan land use designation of Suburban Mixed Use (SMU) and is located within the Central Neighborhoods per the Structure Plan framework. The proposed zoning map amendment is consistent with the Master Plan designation, the Structure Plan, and the following applicable Master Plan guidance:

- Guiding Principle 1.1B: Community Development
- Guiding Principle 4.3A Retention of Existing Housing Stock

**Public and Stakeholder Engagement:** The project was reviewed by various City divisions and partner agencies. Courtesy notices were sent out to surrounding property owners and no comments have been received. The applicant attended the May Ward 1 Neighborhood Advisory Board and no comments have been received. As required by NRS 278.210(2), the applicant held a community meeting June 3<sup>rd</sup>, 2024, and no comments were received. Future comments will be forwarded to the Planning Commission.

## **Findings:**

**General Approval Criteria:** The decision -making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
  - a. Shall weigh competing plan goals, policies, and strategies; and
  - b. May approve and application that provides a public benefit even if the development is contrary to some of the foals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and

other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

**Master Plan Amendment:** To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- a. The amendment is in substantial conformance with Master Plan priorities and policies;
- b. Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- c. Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

**Zoning Map Amendment:** All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with the provisions of NRS 278.250(2) (outlined below);

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;

- k. To promote health and the general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- n. To promote systems which use solar or wind energy;
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

(2) The amendment is in substantial conformance with the Master Plan.

**Attachments:**

**Exhibit A – Case Maps**

**Exhibit B – Comparison Map**

**Exhibit C – Decision Letter SPR24-00014 (Chism Mini Storage)**

**Exhibit D – I/ME Boundary Line Adjustment**

**Exhibit E – TMRPA Initial Review Memo**

**Exhibit F – GC/ME Comparison of Allowed Uses**

**Exhibit G – I/ME Comparison of Allowed Uses**

**Exhibit H – GC/MF-21 Boundary Line Adjustment**

**Exhibit I – GC/MF-21 Comparison of Allowed Uses**

**Resolution No. 02-24**

**RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC24-00052 (CHISM MOBILE HOME PARK MASTER PLAN AMENDMENT AND ZONING MAP AMENDMENTS), TO ESTABLISH A MASTER PLAN LAND USE DESIGNATION OF MIXED-EMPLOYMENT (ME) ON A ±1.18 ACRE PARCEL, LOCATED SOUTH OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND NORTH OF WEST 2ND STREET, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC24-00052 (CHISM MOBILE HOME PARK MASTER PLAN AMENDMENT AND ZONING MAP AMENDMENTS), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.**

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on June 20, 2024, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

1. That the maps, documents and descriptive material in Planning Case No. LDC24-00052 (Chism Mobile Home Park Master Plan And Zoning Map Amendments) (hereafter referred to as “the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and
2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
  - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
  - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the Master Plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, the foregoing Resolution was passed and adopted this 20th day of June, 2024, by the following vote of the Commission:

AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

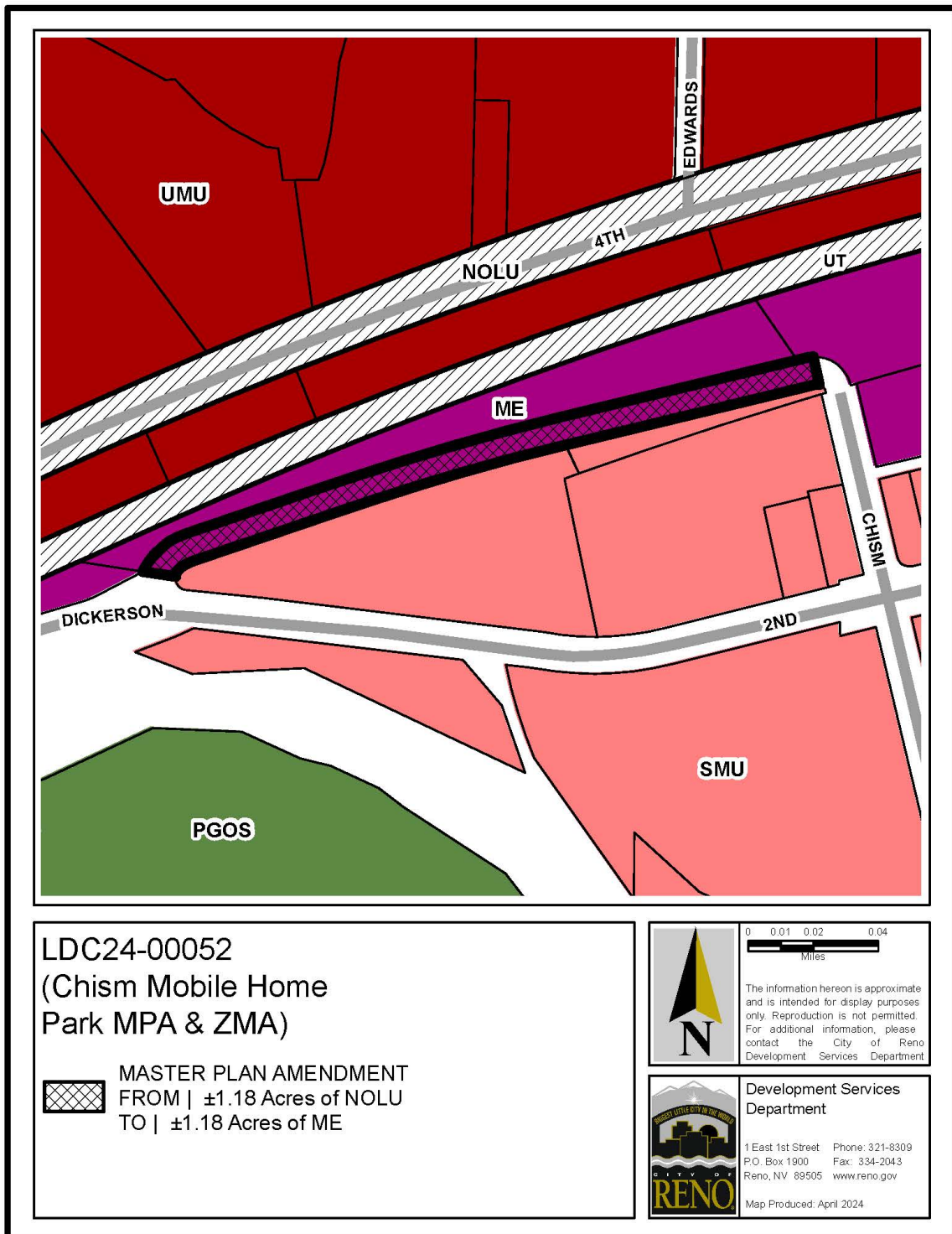
APPROVED this 20th day of June 2024.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
PLANNING MANAGER  
RECORDING SECRETARY





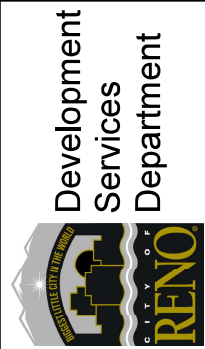
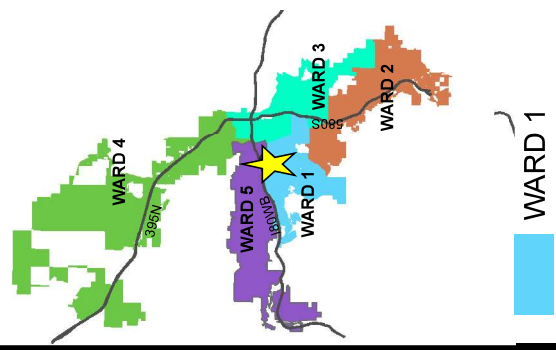


# AREA MAP

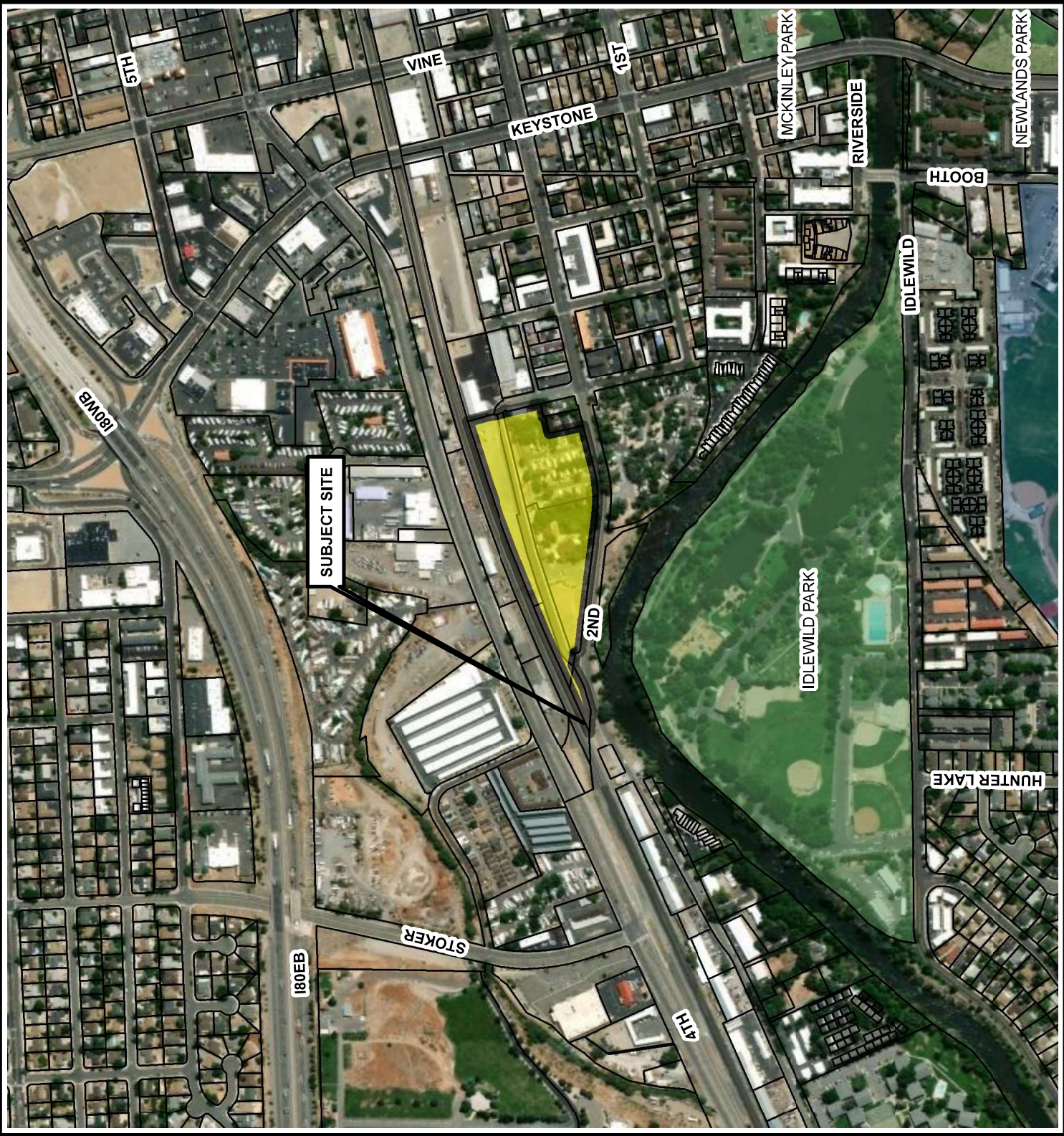
LDC24-00052

(Chism Mobile Home  
Park MPA & ZMA)

Subject Site ► 



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is approximate and  
is intended for display  
purposes only.  
Date: June 2024  
Scale: 1 inch = 600 feet




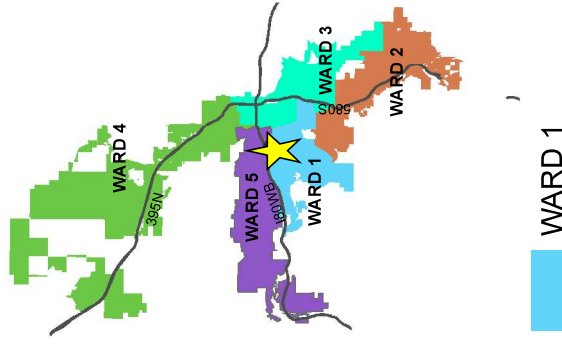


# VICINITY MAP

LDC24-00052

(Chism Mobile Home  
Park MPA & ZMA)

Subject Site ► 



Development  
Services  
Department



The information herein  
is approximate and  
is intended for display  
purposes only.

Date: June 2024

Scale: 1 inch = 300 feet





# ZONING MAP









LDC24-00052

(Chism Mobile Home  
Park MPA & ZMA)

ZONING = Multiple

Subject Site 

## Zoning Designations

	MF-14
	MF-21
	MF-30
	MU
	GC
	I
	IC
	PF

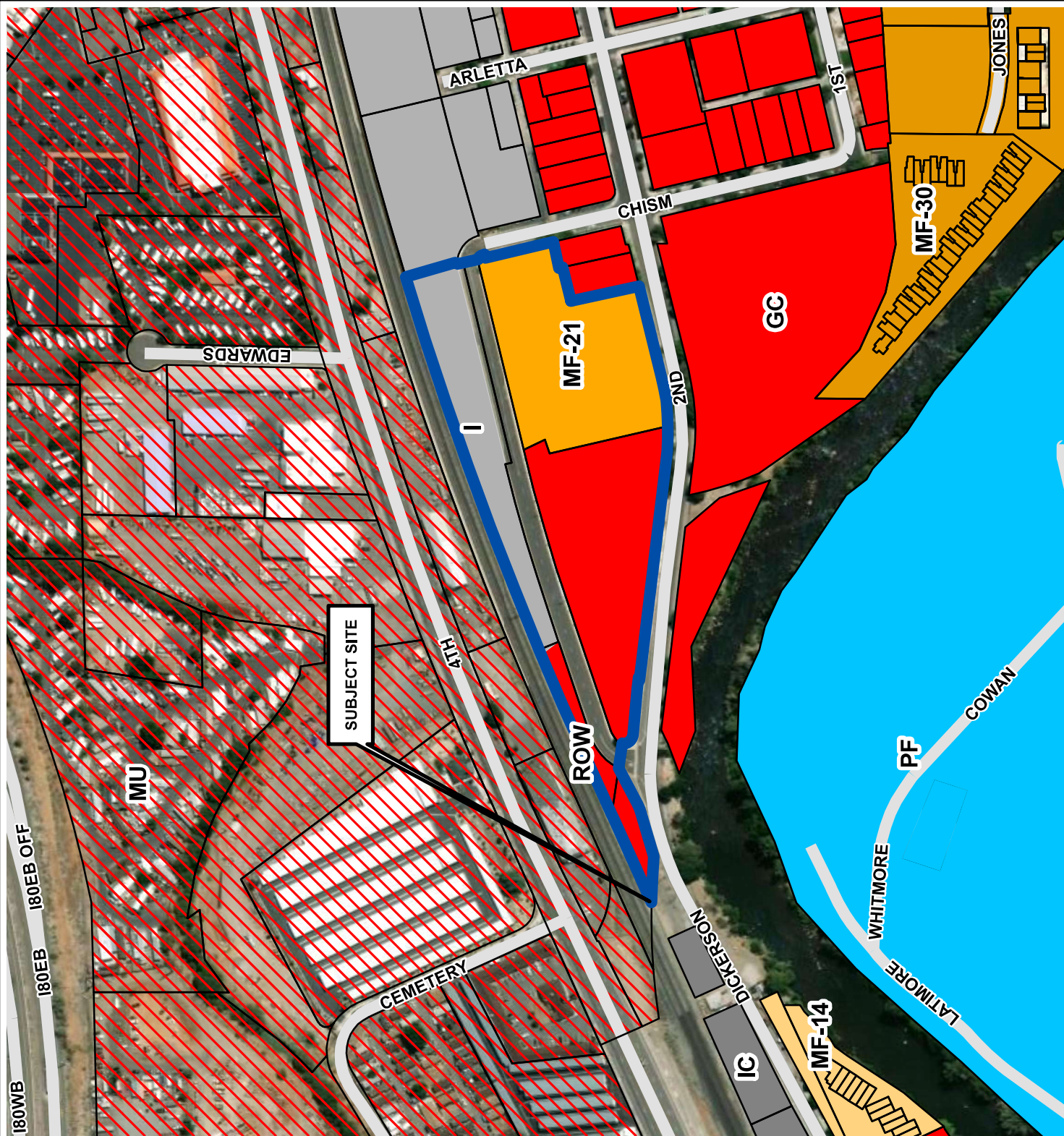


Development  
Services  
Department

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purposes only.

DATE: June 2024


SCALE: 1 inch = 300 feet

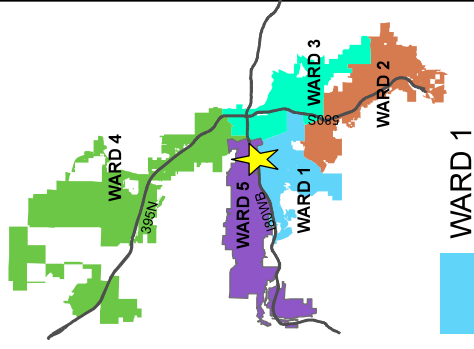


# MASTER PLAN MAP

LDC24-00052

(Chism Mobile Home  
Park MPA & ZMA)

Subject Site ► 



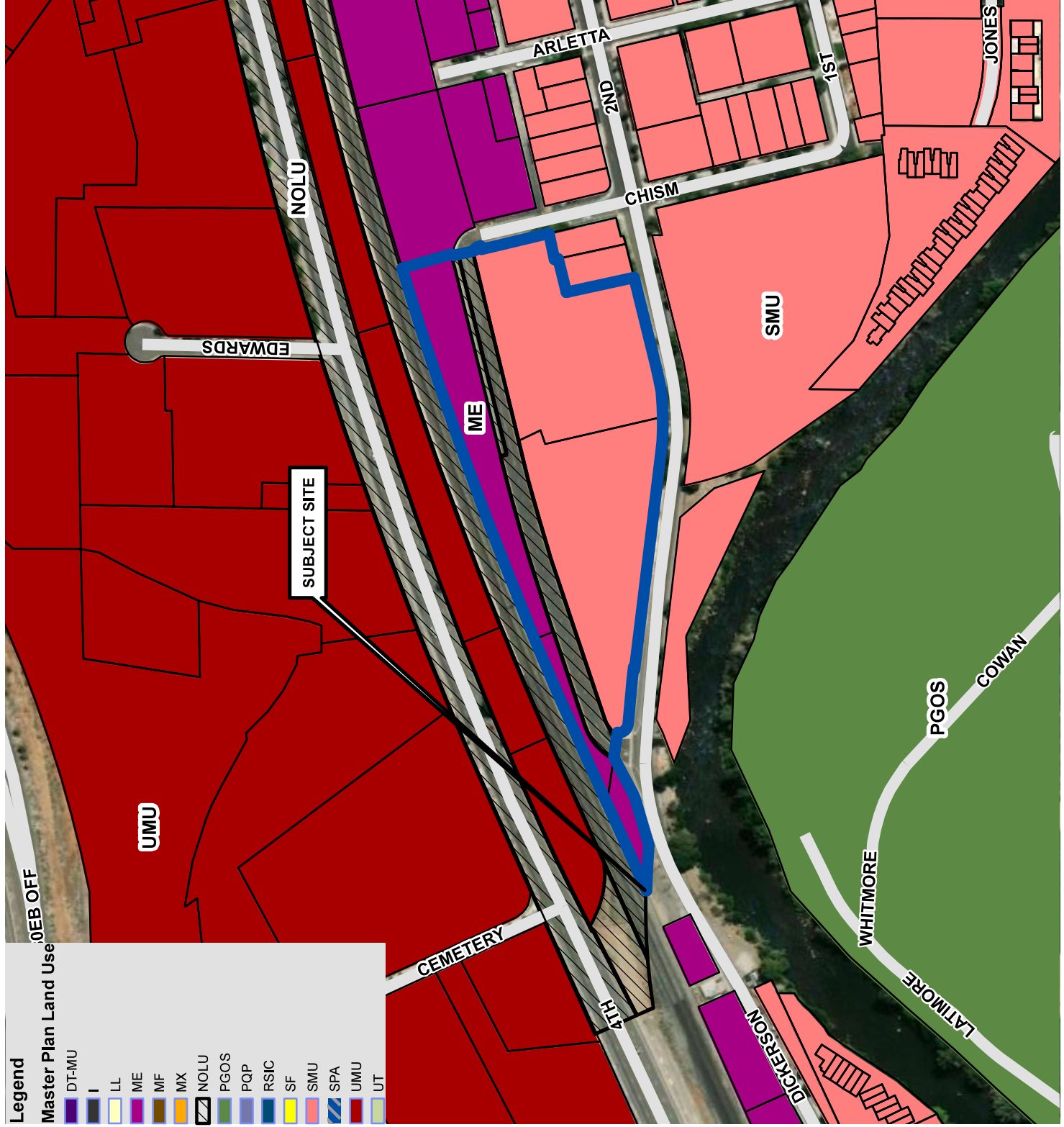
Development  
Services  
Department



The information herein  
is approximate and  
is intended for display  
purposes only.

Date: June 2024

Scale: 1 inch = 300 feet



## Legend

### Master Plan Land Use

- DT-MU
- I
- LL
- ME
- MF
- MX
- NOLU
- PGOS
- PQP
- RSIC
- SF
- SMU
- SPA
- UMU
- UT

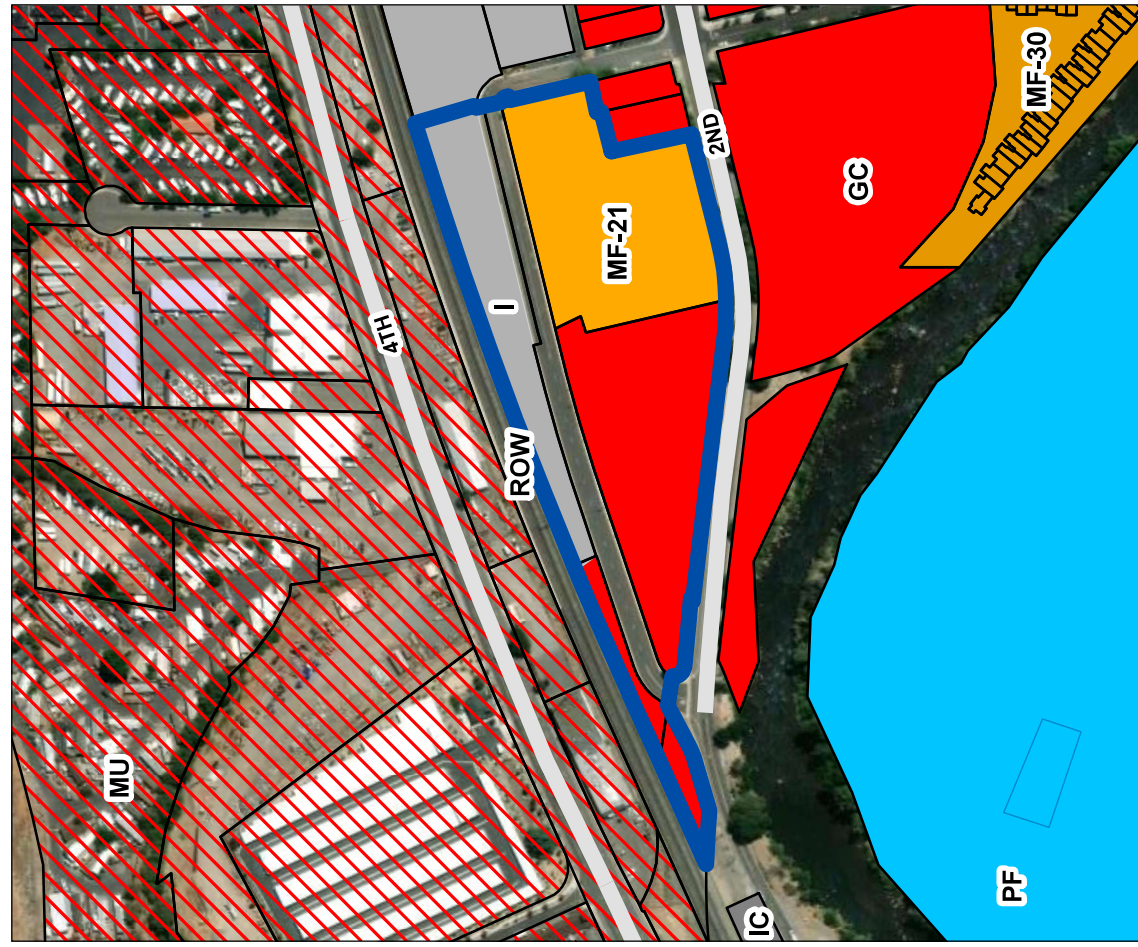


# ZONING MAP

LDC24-00052 (Chism Mobile Home Park ZMA & MPA)

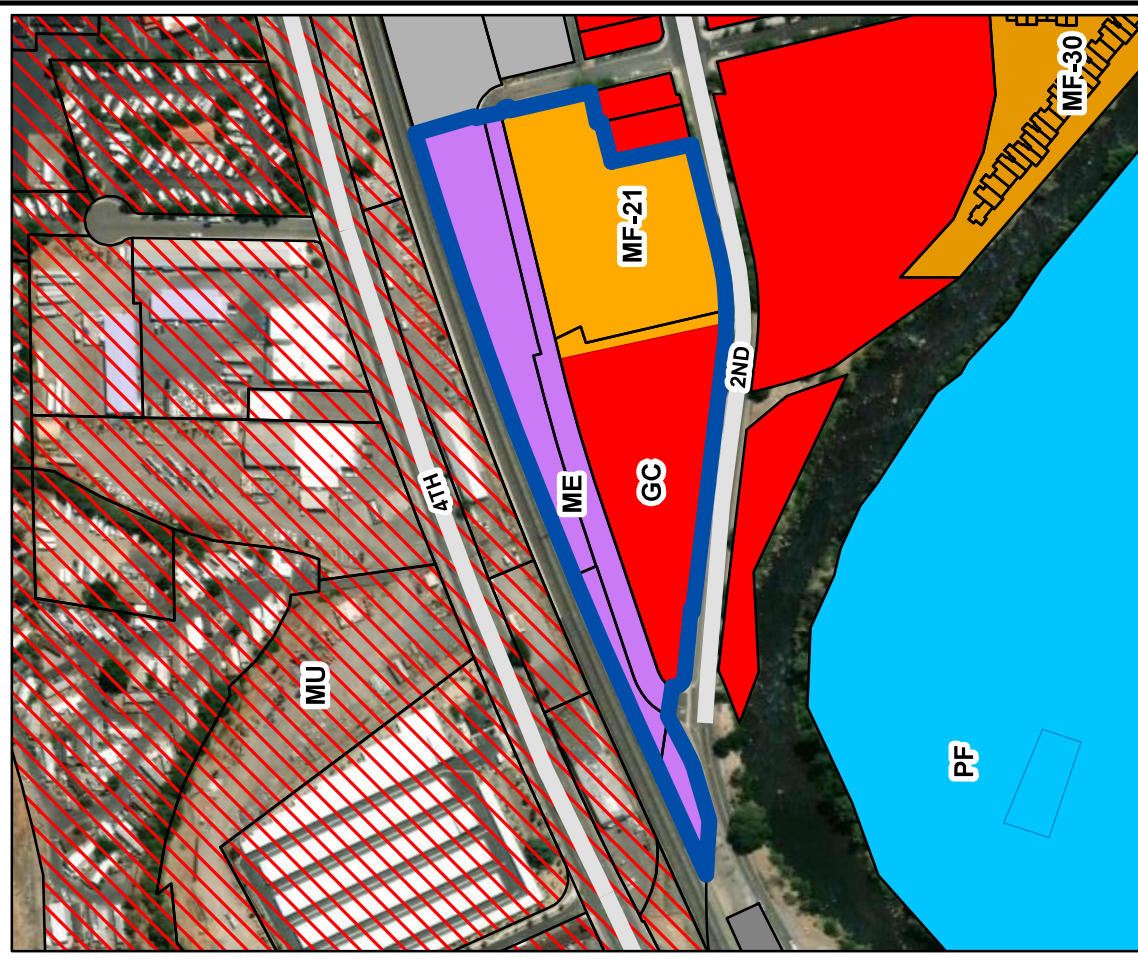
Existing Zoning: Multiple

Subject Site



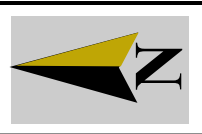
Proposed Zoning: Multiple

Subject Site



## Zoning Designations

MF-21	MU	I	PF
MF-30	GC	IC	ME

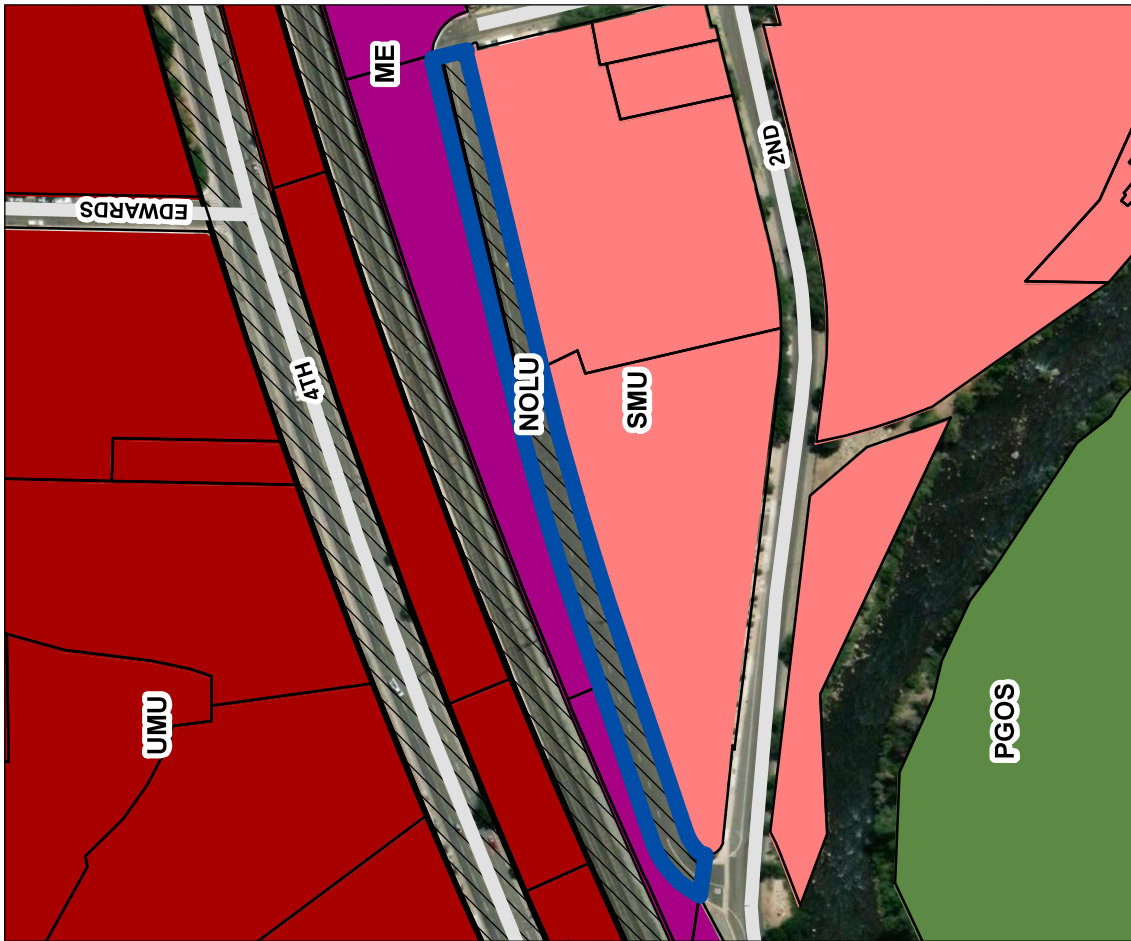


MASTER PLAN LAND USE COMPARISON

LDC24-00052 (Chism Mobile Home Park MPA & ZMA)

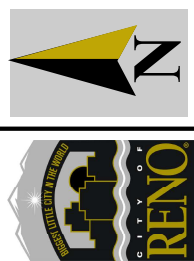
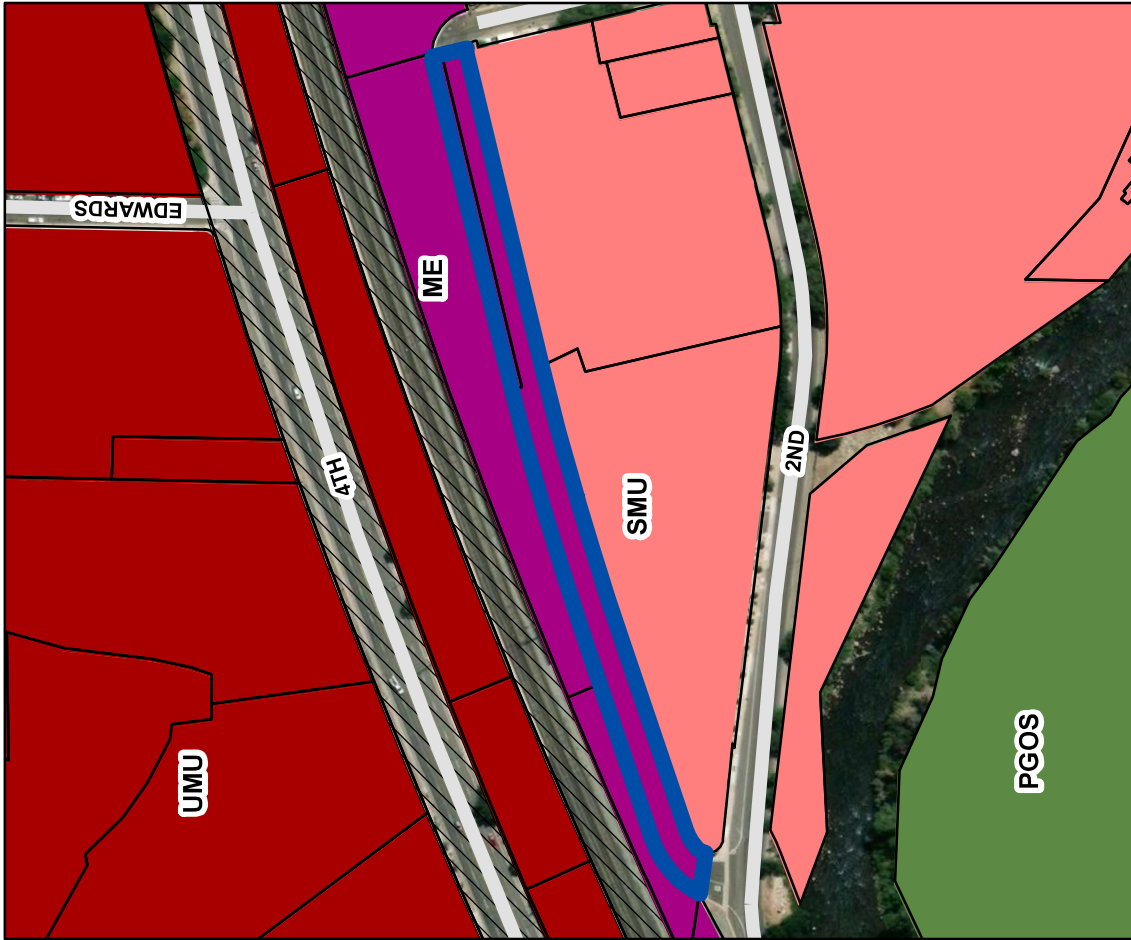
Existing MPLU: NOLU

Subject Area ▶

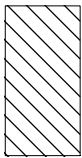


Proposed MPLU: ME

Subject Area ▶



Master Plan Land Use



NOLU



PGOS



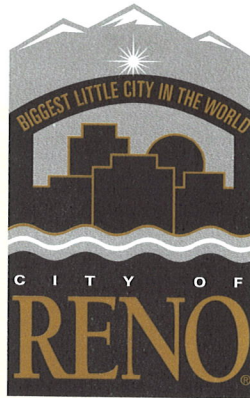
SMU



UMU



Mike Railey, Planning Manager  
Development Services Department  
P. O. Box 1900  
Reno, NV 89505  
(775) 393-1047



April 2, 2024

**Revised Letter**

TEC Civil Engineering Consultants  
9429 Double Diamond Parkway  
Reno, NV 89521

Re: Site Plan Review Case No. SPR24-00014 (Chism Mini Storage)  
APN: 010-610-02  
Ward: 1

Dear Applicant:

The Development Services Department has completed the review of your request for a site plan review to allow for the construction of a **164** unit mini-warehouse facility adjacent to residentially zoned property. The  $\pm 1.74$  acre site is located adjacent to the Union Pacific Railroad right-of-way,  $\pm 350$  feet north of the intersection of West 2nd Street and Chism Street. The site is zoned Industrial (I) and General Commercial (GC) and has a Master Plan designation of Mixed-Employment (ME). Based on the materials submitted, as modified in the conditions of approval, the project conforms to the findings as required by the Reno Municipal Code (RMC) 18.08.602(e), and is not expected to have an adverse impact on the area. The Administrator hereby approves the requested Site Plan Review (SPR), Case No. SPR24-00014, subject to the following conditions:

All conditions shall be met to the satisfaction of Development Services Staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City Codes in effect at the time the application is submitted shall prevail.
2. The owner or developer shall apply for a building permit for the entire project within 18 months of the date of approval of the site plan review application and maintain the validity of that permit, or the site plan review approval shall be null and void.
3. Prior to the issuance of any building permit and/or business license, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany

a narrative provided by the applicant that describes how the requested permit addresses each of the approved conditions of approval.

4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction/operations of the project/business. This approval letter shall be posted or made readily available upon demand by City staff.
5. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays or state holidays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. If the construction hours are varied for the pouring of concrete slabs or wall panels, a plan detailing the construction operations shall be submitted and approved to the satisfaction of the Administrator.

**Summary:** The ±1.74 acre project site is located north of Chism Street, ±350 feet north of its intersection with West Second Street (**Exhibit A**). The request includes two phases. The first phase consists of the development of a 164 unit mini-warehouse facility adjacent to residentially zoned property. Mini-warehouse uses are allowed by-right within the Industrial (I) zoning district but require a conditional use permit to be established within the General Commercial (GC) zoning district. The plans demonstrate that no part of the proposed mini-warehouse operations will occur on the small portion of the site zoned GC. The second phase consists of an open parking lot. It is intended that this parking lot will only be used as an overflow parking lot for large events at the adjacent banquet hall/event center. Key issues identified in this request are: 1) compatibility with surrounding uses; 2) site access and connectivity. These issues are adequately mitigated based on the project design and the included conditions of approval.

**Background:** The site is currently undeveloped. A parcel map application was submitted prior to the submission of this request to split the subject parcel into the desired size for the mini-warehouse development. Due to minimum lot size restrictions for the Industrial zoning district, the parcels could not be split as proposed. The applicants were required to adjust the size of the parcels to meet Reno Municipal Code (RMC) standards. These adjustments make the total size for the proposed project larger than the desired end result. Further boundary line adjustments are anticipated which will reduce the size of the subject parcel, and do not create concerns related to this request.

**Analysis:**

**Site Design and Compatibility:** Phase 1 of the project consists of 14 mini-warehouse buildings, with units ranging in size from 50 square feet (5x10) to 200 square feet (10x20). The majority of units are 100 square feet (10x10). The 12 buildings closest to the private access road, formerly Chism Street, are oriented in a way that the roll-up doors face each other and the associated drive

aisles to access these units are perpendicular to the road. There are two buildings located to the rear of the site which are oriented parallel to the road (**Exhibit B**). As conditioned, the mini-warehouse use is generally compatible with the existing land uses in the vicinity. Land uses surrounding the site consist of a mobile home park zoned Multi-Family Residential – 21 units per acre (MF-21) and a banquet hall/event center zoned General Commercial (GC) to the south, the Union Pacific Railroad to the north, a warehouse zoned Industrial (I) to the east and a vacant lot zoned GC to the west. Days and hours for construction are restricted to reduce construction related impacts on the adjacent residential use (**Condition No. 5**). As designed, the project provides a visual buffer between the residential use and the Union Pacific Railroad to the north. The project also proposes to gate off the private access road and limit access to patrons of the mini-warehouse business. This will reduce noise impacts by reducing traffic in the area.

The building design is required to meet minimum wall articulation and other design requirements pursuant to the Reno Municipal Code (RMC). Compliance with these requirements will be addressed during the review of the building permit.

Phase 2 of the project will consist of constructing an open parking lot (**Exhibit C**). As proposed, there will be 36 spaces. Site improvements required by RMC for a permanent open parking lot will be addressed during review of the building permit. The proposed open parking lot will be used as overflow parking for guests of The Elm Estate during large events. Access to the open parking lot will be controlled by the operators of The Elm Estate and not open to the general public. The subject parcel, private access road parcel, and the parcel containing The Elm Estate are under common ownership.

**Traffic, Access, and Circulation:** The proposed mini-warehouse facility will have a single entry on the east and a single exit on the west for vehicular ingress and egress. Traffic will flow in a one-way direction through the facility. A pedestrian gate will be installed near the entrance, with an accompanying sidewalk that connects to the external sidewalk network at the public right-of-way on Chism Street. Vehicular and pedestrian access points will be gated for security and will be accessed via a key code that is assigned to patrons and tracked by facility management. The emergency access point at the center of the site will have a manually controlled entry for fire department or other emergency services access only.

The portion of Chism Street that directly abuts the subject parcel was abandoned by the City of Reno in 2020 and subsequently acquired by the owner of the subject parcel in 2021. As this right-of-way is privately owned and does not allow access by the general public, it is understood that the project will include additional gated vehicular access located on the private access road. For Phase 1, the gated vehicular access will be located west of the entrance to the mini-warehouse facility and extend to the west end of the parcel that abuts the City of Reno right-of-way. During Phase 2 of the project, the western vehicular gate will be relocated to just west of the mini-warehouse facility exit. The vehicular gates will be solely located on private property and will not interfere with public access on West Second Street.



For a mini-warehouse use, RMC off-street parking standards require one space per 3,000 square feet of building area. The applicant has clarified that the proposed will be a fully autonomous facility with no on-site office/manager. All customer facing interactions and day-to-day business activities will be conducted at a sister facility offsite. Therefore, dedicated on-site parking spaces at this facility are unnecessary. Patrons will be able to park their vehicles in front of their respective units for loading and unloading. The applicant has also requested that the bicycle parking requirements be waived. RMC allows the Administrator to waive these requirements if deemed unnecessary. Since there will be no physical office or standard parking on-site, bicycle parking is impractical.

**Public Services:** All necessary utilities to serve the development (e.g. sewer, water, power, etc.) are in close proximity and can be readily extended to serve the subject site. The site will be served by Truckee Meadows Water Authority (TMWA) for water service and the Truckee Meadows Water Reclamation Facility (TMWRF) for sewer treatment. The applicant will be required to obtain will serve letters from service providers prior to the issuance of permits associated with this request.

**Master Plan Conformance:** The project site has a Master Plan land use designation of Mixed Employment (ME) and is located within the Central Neighborhood per the Structure Plan Framework of the Reno Master Plan. As proposed, and with the included conditions, the project is substantially in conformance with the ME Master Plan land use designation and the following applicable Master Plan goals and policies:

- 1.2C: Existing Businesses
- 1.2D: Employment Centers
- 2.2B: Underutilized Properties

**Public and Stakeholder Engagement:** The project was reviewed by various City divisions and partner agencies and no concerns were identified. A public notice was sent out to all property owners within 750 feet of the project. Staff received two inquiries regarding the scope of the project. One noted concern was the need for fencing and other security measures to discourage vagrant use of the property since it will not have an on-site office. The applicants have demonstrated that the site will be secured with wrought iron fencing to discourage such activities and will include security cameras that will be monitored remotely.

**Legal Requirements:**

RMC 18.08.304(e)	Approval Criteria Applicable to all Applications
RMC 18.08.602(e)	Site Plan Review - Findings

### **General Review Criteria and Considerations:**

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
  - a. Shall weigh competing plan goals, policies, and strategies; and
  - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

**Site Plan Review:** In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a site plan review permit:

General:

- a. The proposed design is compatible with surrounding development;
- b. The proposed design is consistent with applicable development standards;
- c. Public services and facilities are available to serve the project, or will be provided with development;
- d. The characteristics of the project as proposed and as may be conditioned are reasonably compatible with the types of development permitted in the surrounding area; and

- e. The approval will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
  - 1. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
  - 2. Any hazard to persons and property.

**Appeal of Administrative Decision:** This administrative decision may be appealed to the City Council by the applicant, the Mayor or a City Council Member, or any person who is "aggrieved" by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within ten business days starting on the day after written notice of the action is filed with the City Clerk. The City Clerk's Office is located on the 2<sup>nd</sup> floor of Reno City Hall located at One East First Street, Reno, NV.

This approval letter has not been issued in lieu of a permit. You are responsible for obtaining the appropriate permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,



Mike Railey, AICP, Planning Manager  
Development Services Department

SPR24-00014 (Chism Mini Storage) - HMT - Revised.docx

xc: G-4CE Chism Mobile Home Park LLC  
14180 Wild Quail Court  
Reno, NV 89511

Mikki Huntsman, City Clerk  
Bob Flores, Building and Safety Manager  
Michael Mischel, P.E., Engineering Manager

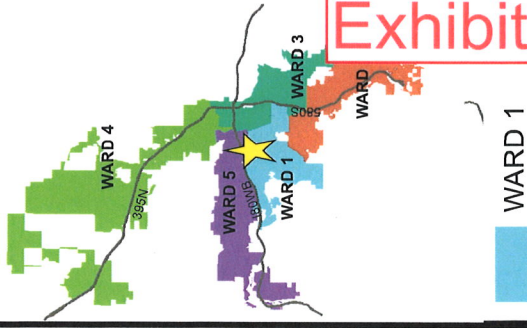


# AREA MAP

SPR24-00014

(Chism Mini Storage)

Subject Site ► 



The information hereon is approximate and is intended for display purposes only.  
Date: March 2024  
Scale: 1 inch = 650 feet



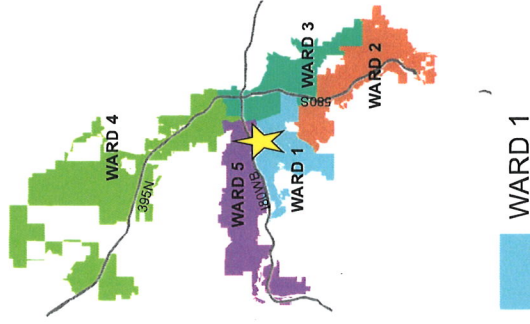


# VICINITY MAP

SPR24-00014

(Chism Mini Storage)

Subject Site ►



Development  
Services  
Department



The information hereon  
is approximate and  
is intended for display  
purposes only.  
Date: March 2024  
Scale: 1 inch = 350 feet





# ZONING MAP










SPR24-00014

(Chism Mini Storage)

ZONING = GC & I

Subject Site ► 

## Zoning Designations

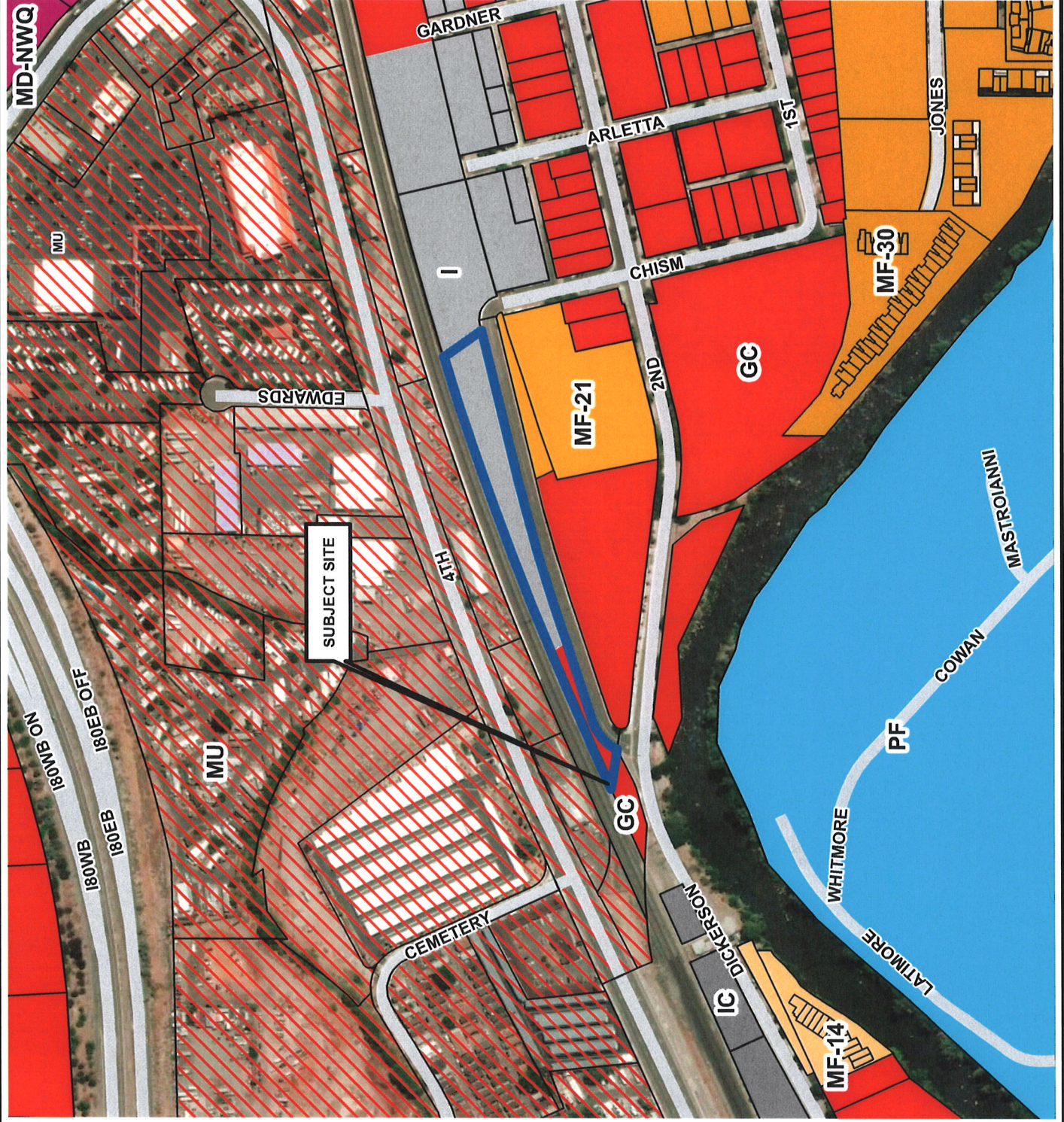
	MF-14
	MF-21
	MF-30
	MU
	GC
	MD-NWQ
	I
	IC
	PF

Development  
Services  
Department



The information hereon  
is approximate and  
is intended for display  
purposes only.

DATE: March 2024  
SCALE: 1 inch = 350 feet




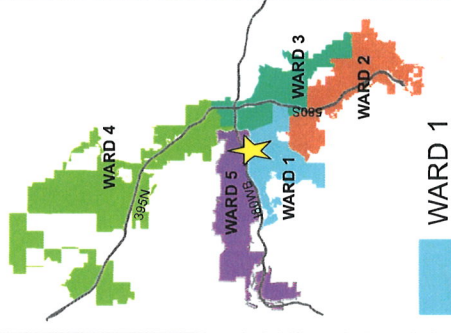


# MASTER PLAN MAP

SPR24-00014

(Chism Mini Storage)

Subject Site 

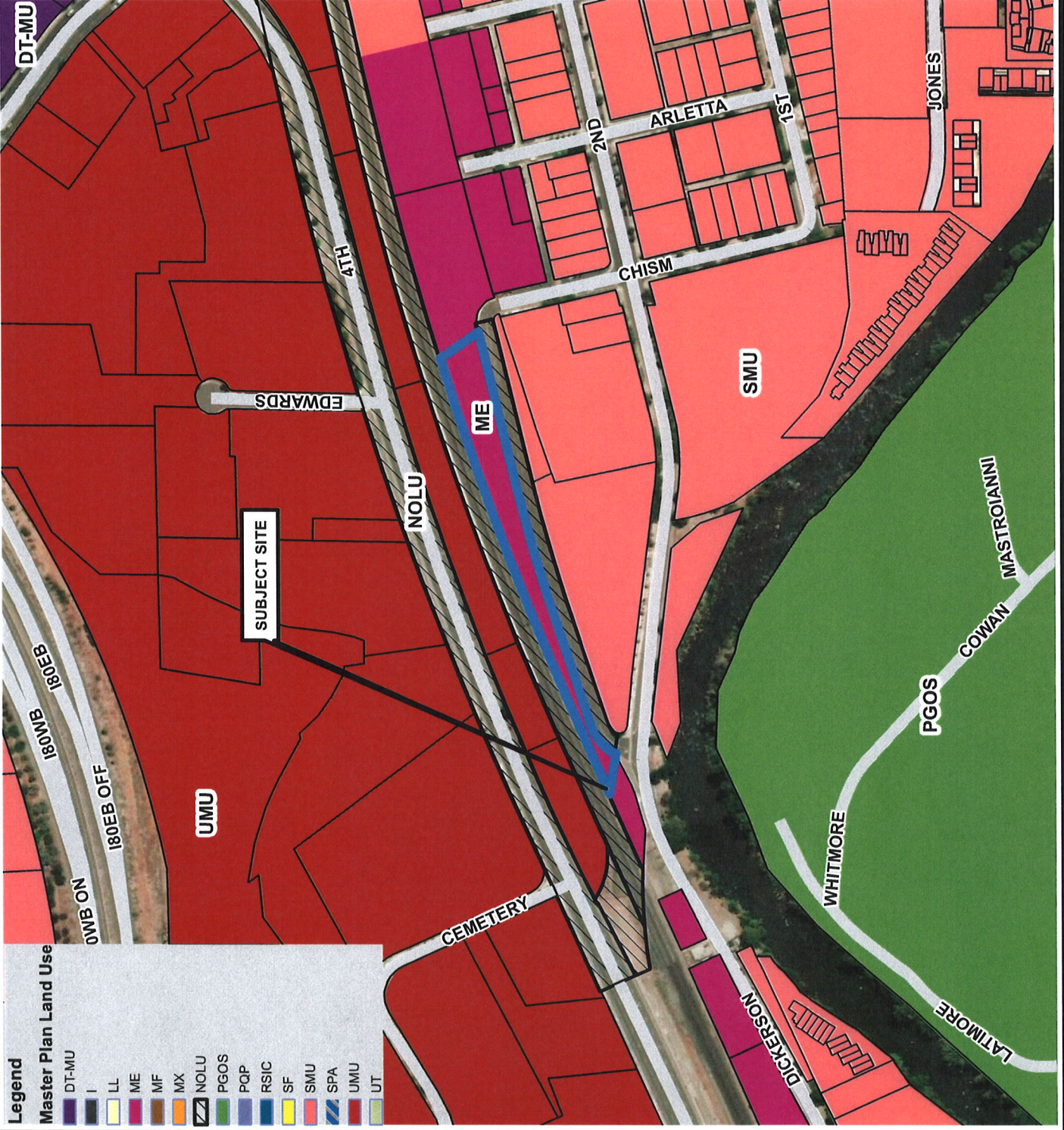


Development  
Services  
Department



The information hereon  
is approximate and  
is intended for display  
purposes only.

Date: March 2024  
Scale: 1 inch = 350 feet

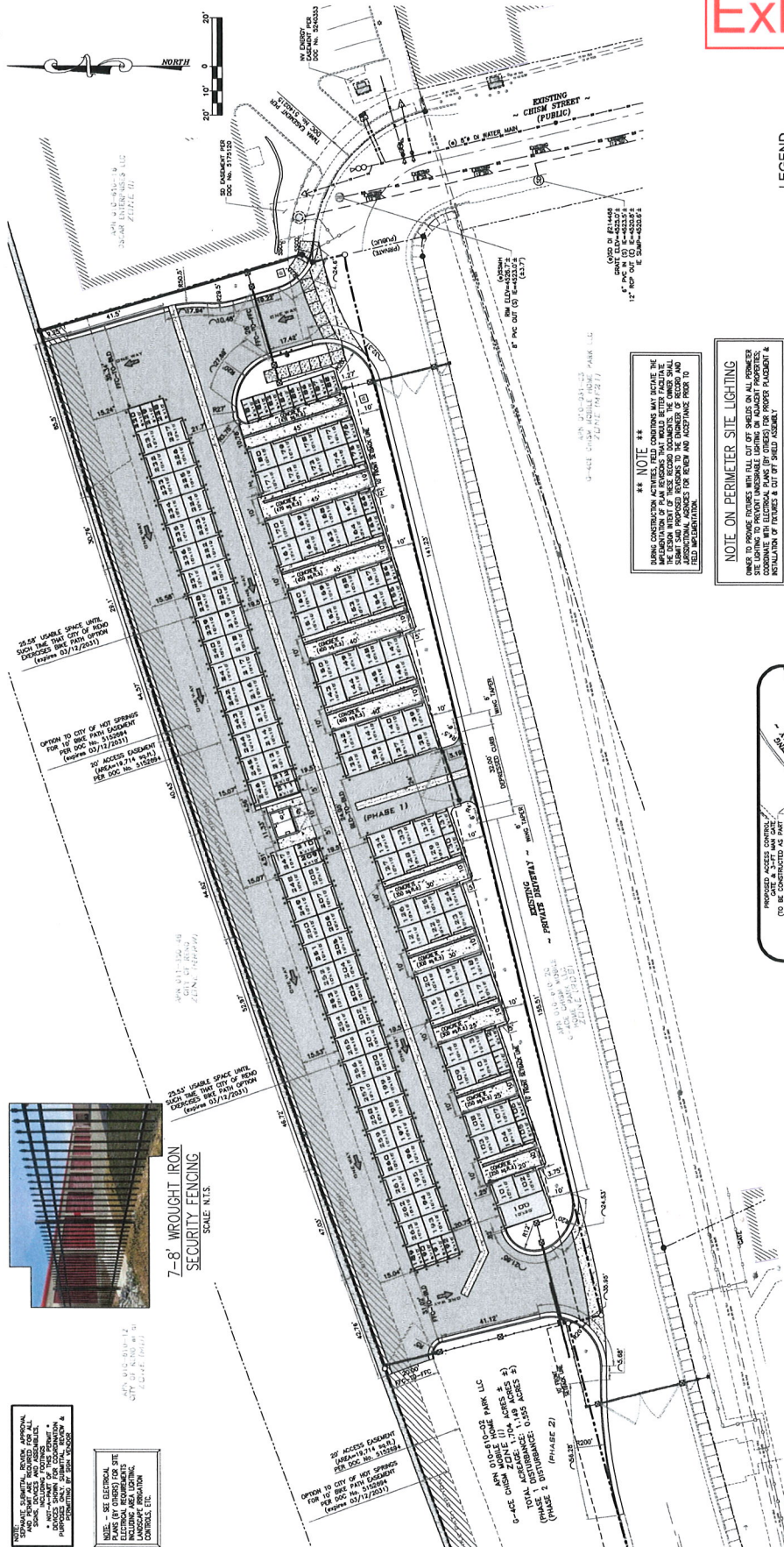


**Legend**

**Master Plan Land Use**

DT-MU	I	LL	ME	MF	MX	NOLU	PGOS	PQP	RSIC	SF	SMU	SPA	UMU	UT
-------	---	----	----	----	----	------	------	-----	------	----	-----	-----	-----	----





## LEGEND

- [illegible]

## NOTE ON PERIMETER SITE LIGHTING

**NOTE \*\***

DURING CONSTRUCTION ACTIVITIES, FIELD CONDITIONS MAY DICTATE THE IMPLEMENTATION OF PLAN REVISIONS THAT WOULD BETTER FACILITATE THE DESIGN INTENT OF THESE RECORD DOCUMENTS. THE OWNER SHALL SUBMIT SAID PROPOSED REVISIONS TO THE ENGINEER OF RECORD AND JURISDICTIONAL AGENCIES FOR REVIEW AND ACCEPTANCE PRIOR TO FIELD IMPLEMENTATION.

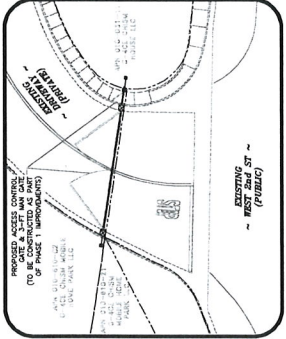
[illegible]

## GENERAL NOTES

- 1) IMPERMISSIBLE LITTLE DIMENSIONS ARE SHOWN TO BACK OF CURB OR STREET CORNERLINE UNLESS OTHERWISE INDICATED.
- 2) ALL SIDEWALK DIMENSIONS ARE SHOWN TO BACK OF CURB UNLESS OTHERWISE SHOWN.
- 3) ALL SLOPES AND STRENGTH TO CONFORM WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 4) ALL SAFETY CONTROL, & PROPERTY CORNER MONUMENTS ARE TO BE PROTECTED & MAINTAINED BY THE CONTRACTOR.
- 5) THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION STAKING WITH THE DIMENSIONS AND MONUMENTS ON THESE PLANS. THE OWNER WILL PROVIDE CORNER MARKS AS SHOWN HEREON.
- 6) THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES.

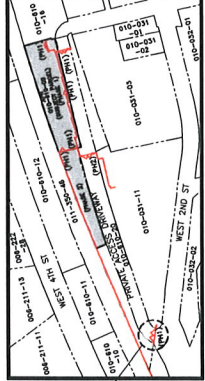
ENLARGEMENT DETAIL

SCALE: 1"=20'



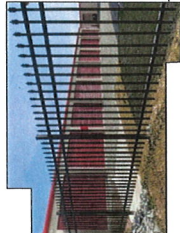
FENCING AND PRIVATE GATED ACCESS EXHIBIT

## PHASE 2)



## CONSTRUCTION HOURS

7AM-6PM MONDAY-FRIDAY  
6AM-6PM SATURDAY  
NO CONSTRUCTION WORK SUNDAY  
(EXCLUDING ANY DUST CONTROL & SHIPPED MEASURES)  
NIGHTTIME DELIVERIES AND ANY LOADING OR UNLOADING  
ACTIVITIES SHALL BE PROHIBITED BETWEEN THE HOURS  
10PM AND 6AM SEVEN DAYS A WEEK.



7-8' WROUGHT IRON  
SECURITY FENCING

**NOTE:**  
SEPARATE SUBMITTAL, REVIEW, APPROVAL  
AND PERMIT ARE REQUIRED FOR ALL  
SIGNS, DEVICES AND ASSEMBLIES,  
INCLUDING FOOTINGS  
\* NOT-A-PART OF THIS PERMIT \*  
DEVICES SHOWN FOR COORDINATION  
PURPOSES ONLY. SUBMITTAL, REVIEW &  
PERMITTING BY SIGN VENDOR

NOTE: - SEE ELECTRICAL PLANS (BY OTHERS) FOR SITE ELECTRICAL REQUIREMENTS INCLUDING AREA LIGHTING, LANDSCAPE IRRIGATION CONTROLS, ETC.





OWNERS CERTIFICATE:

- I, THE UNDERSIGNED OWNER OF THE AFFECTED PARCELS SHOWN ON THIS MAP, DO HEREBY STATE:
- THE OWNER HAS EXAMINED THE PLAT AND APPROVES THE RECOGNITION THEREOF.
  - THE OWNER AGREES TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENTS WHICH IS SHOWN.
  - THE PROVISIONS OF NRS 210.010 TO 210.030, INCLUSIVE.
  - THE PROVISIONS OF NRS 210.010 TO 210.030, INCLUSIVE.
  - ANY LIENS OR ENCUMBRANCES ON THE PARCELS HAVE BEEN RELEASED BY THE OWNER OF THE PARCELS.
  - THE BOUNDARY LINE OR TRANSFER OF LAND.

G-4CE CHISM MOBILE HOME PARK, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: KARE CALOON DATE: \_\_\_\_\_  
TITLE: MANAGER OF G-4CE MOBILE HOME PARK, LLC, A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }  
THIS INSTRUMENT WAS KNOWLEDGED BEFORE ME ON \_\_\_\_\_ 2024

BY AND ON BEHALF OF THE MANAGER OF G-4CE MOBILE HOME PARK, LLC, A NEVADA LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO KNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC (MY COMMISSION EXPIRES: \_\_\_\_\_)

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT G-4CE CHISM MOBILE HOME PARK, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS BEEN ADVISED OF THE EFFECTS OF THE PLAT AND THAT THE PLAT IS CORRECT AND THAT THE ONLY OWNER OF RECORD OF RECORD A SECURITY INTEREST IN THE PARCELS SHOWN ON THIS PLAT IS G-4CE CHISM MOBILE HOME PARK, LLC, A NEVADA LIMITED LIABILITY COMPANY. ANY PAID TAXES OF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF \_\_\_\_\_ 2024.

STEWART TITLE COMPANY

BY: NAME (PRINT) DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_

TAX CERTIFICATE:

APR 11 2024  
I, THE UNDERSIGNED, A COUNTY CLERK, HAVE ON THE DATE SHOWN, REVIEWED THE PLAT, SEARCHED THE RECORDS OF THE COUNTY CLERK, AND HAVE DETERMINED THAT THE PLAT IS CORRECT AND THAT THE ONLY OWNER OF RECORD A SECURITY INTEREST IN THE PARCELS SHOWN ON THIS PLAT IS G-4CE CHISM MOBILE HOME PARK, LLC, A NEVADA LIMITED LIABILITY COMPANY. ANY PAID TAXES OF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF \_\_\_\_\_ 2024.

WASHOE COUNTY TREASURER

BY: NAME (PRINT) DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_

SURVEYORS CERTIFICATE:

- I, JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR JAKE BERSON, CERTIFY THAT:
- I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
  - ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN IDENTIFIED BY MONUMENTS OR WILL BE, OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 624.340.
  - THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 210.010 TO 210.030, INCLUSIVE.
  - THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF G-4CE CHISM MOBILE HOME PARK, LLC, A NEVADA LIMITED LIABILITY CORPORATION.
  - THE LANDS SURVEYED WERE WITHIN THE SOUTHEAST 1/4 OF SECTION 10, T19N, R10E, M21E, AND THE SURVEY WAS COMPLETED ON MARCH 21, 2024.
  - THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE COVERING BODY GAVE ITS FINAL APPROVAL.
  - THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
  - NO NEW PARCELS ARE BEING CREATED AS A RESULT OF THIS LOT LINE ADJUSTMENT.

JUSTIN M. MOORE, P.L.S.  
NEVADA CERTIFICATE NO. 22286  
For Review  
04/02/2024 8:55:50 AM  
APR 2 2024  
JUSTIN M. MOORE  
P.L.S.  
NEVADA CERTIFICATE NO. 22286

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER SUPPLY, AND THE ENVIRONMENTAL HEALTH ASPECTS OF THE PROPOSED BOUNDARY LINE ADJUSTMENT. THE BOARD OF HEALTH HAS REVIEWED THE MAP AND THE PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FOR THE DISTRICT BOARD OF HEALTH

CITY OF RENO CERTIFICATE:

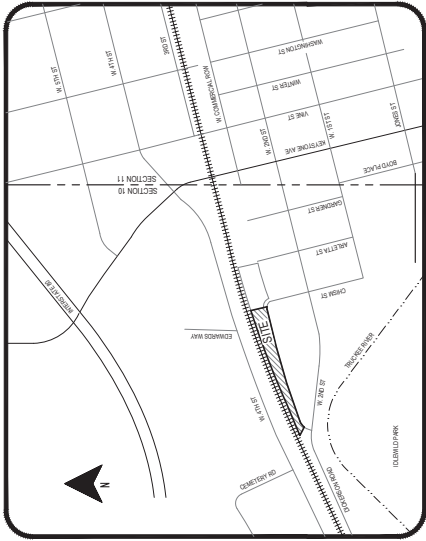
APPROVED AND ACCEPTED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF RENO, WASHOE COUNTY, NEVADA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR

COUNTY SURVEYOR CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCK AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 22286B. AND I HAVE FOUND NO TECHNICAL ERRORS OR INCONSISTENCIES.

BY: WAYNE HENDRICK, P.L.S.  
WASHOE COUNTY SURVEYOR NO. 20464  
WASHOE COUNTY SURVEYOR



VICINITY MAP  
NOT TO SCALE

NOTES:

- THIS RECORD OF SURVEY REPRESENTS THE RESULTS OF A BOUNDARY LINE ADJUSTMENT FILED IN THE OFFICE OF THE WASHOE COUNTY RECORDER, RECORDED \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_.
- ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH \_\_\_\_\_ AND CHAPTER 210.010 PARCELS LINE DEVELOPMENT.
- FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
- SUBJECT PROPERTIES LIE WITHIN FEMA FLOOD ZONE DESIGNATIONS SHOWN BY UNSHADED 'X' AS SHOWN ON FEMA FIRM MAP NO. 2013-03042L, EFFECTIVE DATE OF MARCH 16, 2003.
- NO ADDITIONAL PARCELS ARE CREATED AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT.
- SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.

REFERENCES:

- PARCEL MAP NO. 1777, RECORDED MARCH 13, 2024, AS FILE NO. 34682, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- RECORD OF SURVEY MAP NO. 3340, RECORDED APRIL 4, 2012, AS FILE NO. 410097, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

RECORD OF SURVEY

IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR  
G-4CE CHISM MOBILE HOME PARK, LLC.  
BEING AN ADJUSTMENT OF PARCELS 14 & 15, PARCEL 14 & 15

BEING AN ADJUSTMENT OF PARCELS 14 & 15, PARCEL 14 & 15  
BEING AN ADJUSTMENT OF PARCELS 14 & 15, PARCEL 14 & 15  
BEING AN ADJUSTMENT OF PARCELS 14 & 15, PARCEL 14 & 15  
BEING AN ADJUSTMENT OF PARCELS 14 & 15, PARCEL 14 & 15

CITY OF RENO WASHOE COUNTY STATE OF NEVADA

1311 N. MOORE ROAD  
SPARKS, NV 89411  
WWW.JKAE.com

JKAE  
SHEET 1  
OF 2



BASIS OF BEARINGS:

- 1) FIELD WORK WAS PERFORMED ON OCTOBER 20, 2023.
- 2) SUBJECT PARCELS ARE SUBJECT TO THE TERMS STATED WITHIN A SITE MONITORING AND ARTIFACT AGREEMENT RECORDED AS DOCUMENT #5119006, ON DECEMBER 18, 2020. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**BASIS OF ELEVATIONS:**

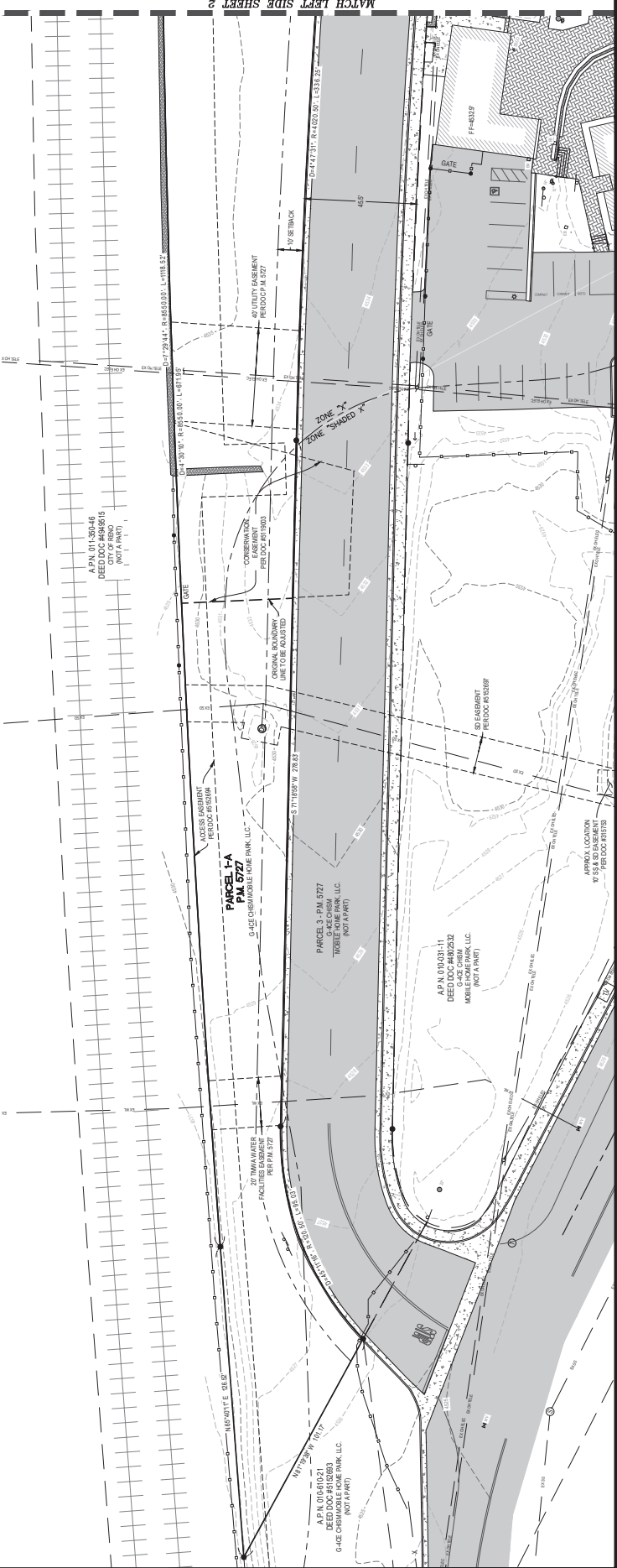
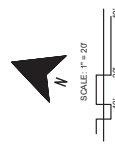
DATE: MAY 2008  
PROJECT BENCHMARK = CITY OF RENO BENCHMARK NO. 2736  
HAVING AN ELEVATION OF 4527.08'

**SITE INFORMATION:**

- PARCEL MAP NO. 5727, RECORDED MARCH 13, 2024, AS FILE NO. 54408233  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- FEIMA FIRM MAP NO. 32031C3039G, MAP REVISED DATE: MARCH 16, 2019,  
PANEL 3039 OF 3475, COMMUNITY CITY OF RENO.

LEGEND:

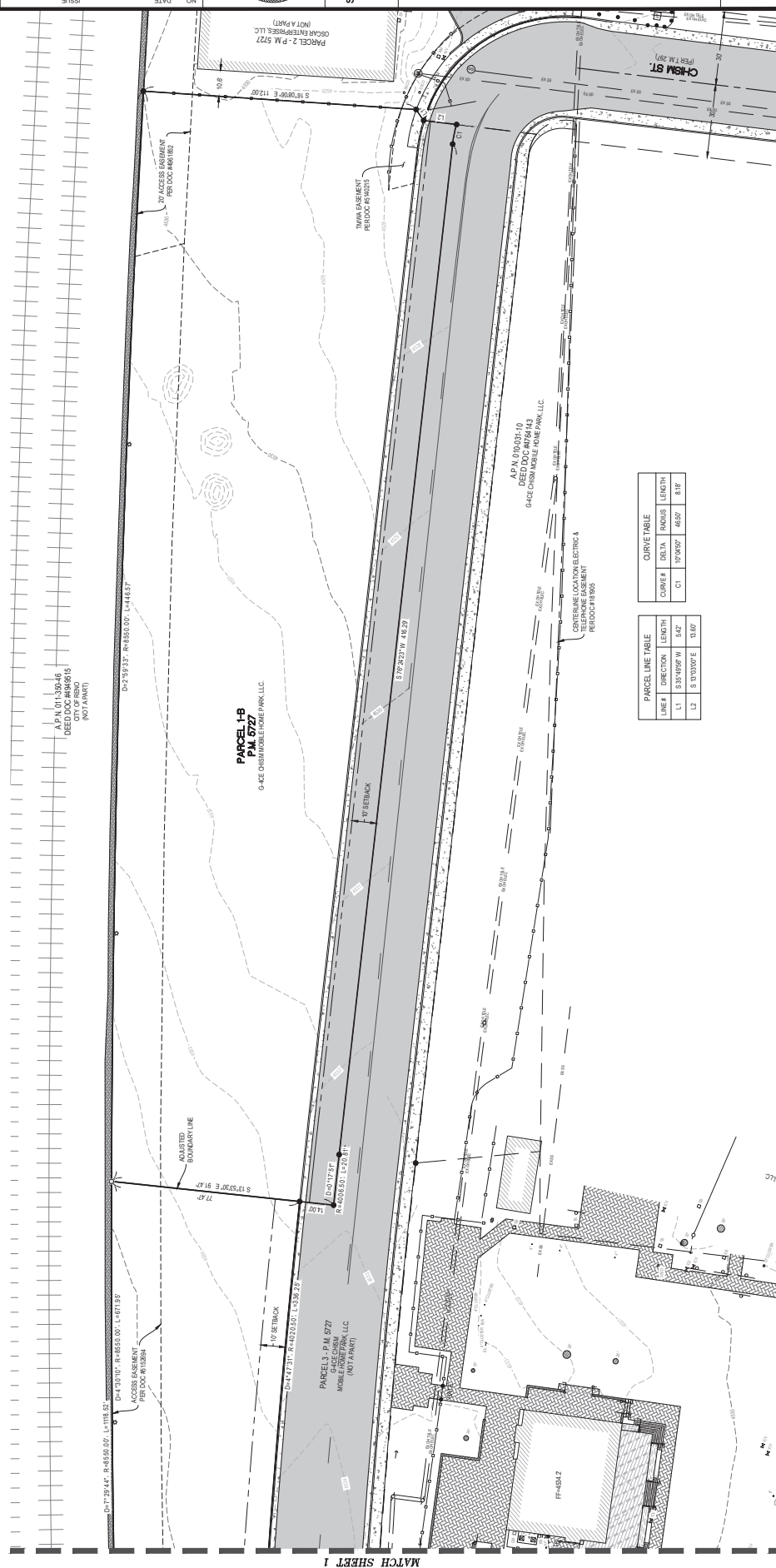
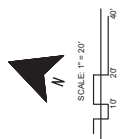
- [illegible]





LEGEND:

- | USE/SHORT/Parcel Number   | APN | TRA | NS | SF | P.U.I. | FF |
|---------------------------|-----|-----|----|----|--------|----|
| TRAC MAP                  | 174 |     |    |    |        |    |
| RECORD OF SURVEY MAP      |     |     |    |    |        |    |
| SOURCE TEXT               |     |     |    |    |        |    |
| PUBLIC UTILITY ASSESSMENT |     |     |    |    |        |    |
| FINISHED FLOOR ELEVATION  |     |     |    |    |        |    |
| CONCRETE                  |     |     |    |    |        |    |
| BUILDING                  |     |     |    |    |        |    |
| PAPER                     |     |     |    |    |        |    |
| ASPHALT PAVING            |     |     |    |    |        |    |



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	10°04'50"	46.50'	8.18'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 35°49'58" W	5.42'
L2	S 13°03'00" E	13.60'

**INITIAL REVIEW MEMORANDUM**

TO: Leah Piccotti, City of Reno

FROM: Chohnny Sousa, TMRPA

DATE: April 25, 2024

SUBJECT: **TMRPA initial review of the City of Reno case LDC24-00052 (Chism Mobile Home Park)**

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This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (LDC24-00052), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through the City of Reno, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as described in the materials provided by the City of Reno, is the following:

**Case Number LDC24-00052** (Chism Mobile Home Park) - For hearing, discussion, and possible action to:

- (1) A Master Plan amendment to establish a Master Plan Land Use Designation of Mixed-Employment (ME) on a ±1.18 acres; and,**
- (2) A zoning map amendment to;** a) establish a zoning district of Mixed Employment on a ±1.18 acres; b) rezone ±1.11 acres of General Commercial (GC) to Mixed Employment (ME); and c) rezone ±0.17 acres of General Commercial (GC) to Multi-Family Residential 21 units per acre (MF-21). The ±8.74 acre site is comprised of six parcels located south of the Union Pacific Railroad right-of-way and north of West 2nd Street. The site is within General Commercial (GC), Industrial (I), and Multi-Family Residential 21 units per acre (MF-21) zoning districts and has Master Plan Land Use Designations of Suburban Mixed-Use (SMU) and Mixed-Employment (ME).

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]



**Potential conformance issues**

TMRPA has not identified any potential conformance issues at this time

**Regional Plan policies for consideration in the analysis performed by the City of Reno**

RF 3 – Density Requirements and Nonresidential Standards

RF 11 – Compatibility Factors

PF 12 - Regional Utility Corridor Width and Setbacks

PF 1 – List of Facilities and Service Standards

RC 9 – Conformance Review Findings

**Data and information related to Regional Plan implementation**

Regional Land Designation: Tier 1

Regional Utility Corridor: Overhead Transmission Corridor traversing the site from north to south

Development Constraint Areas (DCA): None identified on site

**Request for comment from other local government and/or affected entities**

A portion of this parcel is within a Critical Source Water Protection Area (SWPA), please request comments from the Truckee Meadows Water Authority (TMWA) and Northern Nevada Public Health (NNPH)

**Other information for review**

None at this time

**TMRPA Staff Notes**

Correspondence with City of Reno staff clarified that they are processing a boundary line adjustment (BLA) concurrent with the ZMA and MPA. After the BLA is complete the parcel will be 1.03-acres but is currently 1.18-acres. The MPA will be applied to the full 1.18-acre parcel.

The subject site is a 1.03-acre former public roadway that was abandoned by the City of Reno in 2020 and has no defined zoning designation. The Applicant requests to create continuity between all the adjacent parcels that they own and apply consistent zoning, otherwise this parcel divides their parcels. City of Reno staff determined that the northern half of this parcel has a Master Plan land use designation of Mixed Employment, while the southern half has a Master Plan land use designation of Suburban Mixed-Use. To proceed with the zoning map amendment request of Mixed Employment (ME), a MPA is required to change the Suburban Mixed-Use land use portion of the parcel to Mixed Employment.

APNs: 010-610-02, **010-610-20**, 010-610-21, 010-031-03, 010-031-10, 010-031-11. The bolded text identifies the parcel requested for the MPA.

Important Meeting Dates: Ward 1 Neighborhood Advisory Board Meeting Date: May 13, 2024. Planning Commission Hearing Date: June 6, 2024

**TMRPA Initial Review Memo**  
**City of Reno, LDC24-00052**  
**Page 3**

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at [www.tmrpa.org](http://www.tmrpa.org).

**Table 3-1 Table of Allowed Uses**

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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		NC	PO	MU-MC	MU-RES		IC	MA	PGOS	PF	UT5	UT10	UT40	
RESIDENTIAL USES																																
Household Living																																
Dwelling, Duplex						C	C	P	P	P	P	P	P	P	P	P	P	P	M	M	M	P	P				P	P	P	P	18.03.302(a)(1)	
Dwelling, Fourplex						C	C	P	P	P	P	P	P	P	P	P	P	P	M	M	M	P	P				P	P	P	P	18.03.302(a)(1)	
Dwelling, Live/Work									P	P	P	P	P	P	P	P	P	P	M	M	M	P	P		P						18.03.302(a)(2)	
Dwelling, Multi-family						C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		M						18.03.302(a)(3)	
Dwelling, Single-Family Attached					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P					18.03.302(a)(4)	
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	C			P	P	P	P	P	18.03.302(a)(5)	
Dwelling, Triplex						C	C	P	P	P	P	P	P	P	P	P	P	P	C	C	C	P	P				P	P	P	P	18.03.302(a)(1)	
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P									18.03.302(a)(6)	
Manufactured or Mobile Home Park								C	C	C																						18.03.302(a)(7)
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P	P																			C	C	C	18.03.302(a)(8)



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	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		PO NC	MU-MC	MU-RES	IC	MA	PGOS		PF	UT5	UT10	UT40	
Group Living																															
Assisted Living Facility								P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P	P	P	P	P	P	P	P	P	P <sub>2</sub>	P	P								18.03.302(b)(1)	
Boarding or Rooming House				C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>		C <sub>4</sub>	C <sub>4</sub>	C		P	P		P	P	P	P	P		P	P								18.03.302(b)(2)	
Convent or Monastery Fraternity or Sorority House				P							P	P	P	P	P	P	M	P	P		P	P			C					18.03.302(b)(3)	
Group Home	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	C		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			P <sub>3</sub>					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	P			P <sub>3</sub>					18.03.302(b)(6)	
Transitional Living Facility																	C	C	C						P					18.03.302(b)(7)	
PUBLIC, INSTITUTIONAL, AND CIVIC USES																															
Community and Cultural Facilities																															
Cemetery or Mausoleum	C	C	C								P	P	P	P	P	P	P	P	P					P	P	C	M	M	M	18.03.303(a)(1)	

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	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		PO NC	MU-MC	MU-RES	IC I	MA	PGOS	PF	UT5		UT10	UT40	
Funeral Parlor																								P							
Library, Art Gallery, or Museum											P	P	P	P	P	P	P	P	P	P	P	P		P		C	P	C	C	P	
Major Government Facility																														C	
Minor Government Facility											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	P	C	C	C	
Prison or Custodial Institution																											C				
Private Club, Lodge, or Fraternal Organization												P	P	P	P	P	P	C						P							
Public Meal or Homeless Services Provider													C				C						C								
Public Park or Recreation Area	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	18.03.303(a)(3) 18.04.107
Religious Assembly			C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	C	P		P	C	C	C	C	18.03.303(a)(4)
Educational Facilities																															
Adult Education	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.303(b)(1)
Childcare Center	C	C	C	C					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	M	18.03.303(b)(2)

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		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		PO NC	MU-MC	MU-RES	I	IC	MA		PGOS	PF	UT5	UT10	UT40
College, University, or Seminary											P	P	P	P	P	P	P	P	P	P	P	P				P	P					18.04.107
		M	M	M	M	M	M	M	M			P	P	P	P	P	P	P	P	P		P	P				P	P	M	M	M	18.03.303(b)(3)
School, Primary																																18.03.303(b)(4)
School, Secondary		M	M	M	M	M	M				P	P	P	P	P	P	P	P	P	M		P	P			P	P	M	M	M	18.04.107	
School, Vocational or Trade											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	18.03.303(b)(5)	
18.04.107																																
Healthcare Facilities																																
Blood Plasma Donor Center																				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						C						
Medical Facility, Day Use											P	P	P	P	P	P	P	P	P	P	P	P	P			P						
COMMERCIAL USES																																
18.04.107																																
Agriculture, Animals, and Farming																																
Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility		C	C	C							P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	18.03.304(a)(1)		



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Farm																										P		P	P		18.03.304(a)(2)	
Stable, Commercial	C	C															P	P		P						P		M	M		18.03.304(a)(3)	
Urban Farm	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M		18.03.304(a)(4)
Food and Beverage																																
Bakery, Retail									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	2					
Bar, Lounge, or Tavern											P	P	P	P	P	P	P	P	C		P		P	P	P	P						
Commercial Kitchen											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		M	M	M		
Microbrewery, Distillery, or Winery											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						18.03.304(b)(1)
Restaurant									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						18.03.304(b)(2)
Lodging																																
Bed and Breakfast Inn	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P										18.03.304(c)(1)

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Hotel-Condominium											P	P	P	P	P	P	P	P	P		P	P	P	P		P <sub>4</sub>					18.03.304(c)(2)
Hotel											P	P	P	P	P	P	P	P	P	P	P				P <sub>4</sub>						18.03.304(c)(3)
Hotel with Nonrestricted Gaming											C				C		C	C								C <sub>4</sub>					18.03.304(c)(4)
Motel																	P									P <sub>4</sub>					18.03.304(c)(5)
Motel with Nonrestricted Gaming																		C													18.03.304(c)(6)
Office and Professional Services																															
Call Center												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Financial Institution										P		P	P	P	P	P	P	P	P	P	M		P	P	P	P	P	M			18.03.304(d)(1)
Laboratory													P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			18.03.304(d)(2)
Office, General										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			18.03.304(d)(3)
Recording Studio											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			

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Personal Services																															
Cleaners, Commercial												P	P	P	P	P	P	P	P	P	P	P		P						18.04.107	
Personal Service, General										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				18.03.304(e)(1)	
Tattoo Parlor, Body Painting, and Similar Uses																	P	P	P	P	P	P	P	P	P						
Wedding Chapel											P	P	P	P	P	P	P	P	P	P	P	P		P							
Recreation and Entertainment																															
Adult Business																								P	P	P					18.03.304(f)(1)
Amusement or Recreation, Inside										P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	C	P				18.03.304(f)(2)
Amusement or Recreation, Outside											M	M	M	M	M	M	M	M	C	C	M		C	C	C	C	C	C	C	C	18.04.107
Casino (see Hotel with Nonrestricted Gaming)																															
Convention Center											P	C	C	C	C	C	C														
Country Club, Private	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P		P							18.03.304(f)(3)



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Daytime Entertainment Venue									C	C	P	P	P	P	P	P	P	M	M		M		P	P	P	P	C	C				18.03.304(f)(4)	
Escort Service/Outcall											P									C							C						
Gun Range, Indoor																							C				C						
Live Entertainment											M	M	M	M	M	M	C	C	C	C	C		C	C	C	C	C	C	C	C	C	18.03.304(f)(5)	
Recreational Vehicle Park															C		C	C	C													18.03.304(f)(6)	
Sports Arena, Stadium, or Track											C	C	C	C	C	C	C	C	C		C		C	C	C	C	C	C				18.04.107	
Retail																																	
Building, Lumber, and Landscape Material Sales															P	P	P <sub>4</sub>	P	P	P	P		P	P	P	P	P						18.03.304(g)(1)
Cannabis Dispensary, Medical											P <sub>4</sub>		P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>				P <sub>4</sub>							18.03.304(g)(2)	
Cannabis Dispensary, Adult-use																	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>					P <sub>4</sub>							18.03.304(g)(3)
Convenience Store											P	P	P	P	P	P	P	P	P	P	P		P	M	P	P							
General Retail, less than 10,000 Square Feet										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							18.03.304(g)(4)

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General Retail, 10,000 Square Feet or more											P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P					18.03.304(g)(5)
Pawn Shop																	C 4	C 4	C 4	P	C 4				C 4							18.03.304(g)(6)
Plant Nursery or Garden Supply											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Transportation, Vehicles, and Equipment																																
Airport Operations and Facilities																										P						18.04.107
Auto Service and Repair													C 4				P 4	P 4			M			P	P	M	P					18.03.304(h)(1) 18.04.107
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental													C 4				C 4	C 4						P	P	C	P					18.03.304(h)(2)
Bus or Other Transportation Terminal											C	C	C				C	C	C				P	P		P	P	P				18.03.304(h)(3)
Car Wash													C				C	M		P			P	P		P						
Gas Station													C				C	M		P			P	P		P	P					18.03.304(h)(4) 18.04.107
Parking Lot, Open											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				18.03.304(h)(5)
Public Transit or School Bus Shelter	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				

**Table 3-1 Table of Allowed Uses**

P = permitted by right M = minor conditional use permit C = conditional 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 public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

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		PO NC	MU-MC	MU-RES	I	IC		MA	PGOS	PF	UT5	UT10	UT40
Truck Stop/Travel Plaza																		C					C	C	C						18.03.304(h)(6) 18.04.107
PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES																															
Communications and Broadcasting																															
Communication Facility, Equipment Only	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		M			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				18.03.305(a)(2)
Utilities																															
Utilities, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.305(b)(1)
Utilities, Minor	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	18.03.305(b)(2)
INDUSTRIAL USES																															
18.04.107																															
Manufacturing and Processing																															
Animal and Animal Byproduct Processing																							C					C	C	C	18.03.306(a)(1)
Cannabis Cultivation Facility, Adult-use												P	4										P	P	P	P					18.03.306(a)(2)



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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		PO NC	MU-MC	MU-RES	I	IC		MA	PGOS		PF	UT5	UT10	UT40	
Cannabis Cultivation Facility, Medical												P 4					P 4 4	P 4 4	P 4 4				P 4 4	P 4 4	P 4 4	P 4 4							18.03.306(a)(3)
Cannabis Independent Testing Laboratory, Adult-use												P 4 4	P 4 4	P 4 4			P 4 4	P 4 4	P 4 4	P 4 4	P 4 4		P 4 4	P 4 4	P 4 4	P 4 4							18.03.306(a)(4)
Cannabis Independent Testing Laboratory, Medical												P 4 4	P 4 4	P 4 4			P 4 4	P 4 4	P 4 4	P 4 4	P 4 4		P 4 4	P 4 4	P 4 4	P 4 4							18.03.306(a)(5)
Cannabis Production Facility, Adult-use												P 4					P 4 4	P 4 4	P 4 4				P 4 4	P 4 4	P 4 4	P 4 4							18.03.306(a)(6)
Cannabis Production Facility, Medical												P 4					P 4 4	P 4 4	P 4 4	P 4 4			P 4 4	P 4 4	P 4 4	P 4 4							18.03.306(a)(7)
Chemical Processing and/or Manufacture																							C C	C C		C							
Collection Station																			C				P P	P C		P 2	C C						
Crematorium												C C	C C	C C	C C		C C	C C	C C		C		P P	P C		P 2							18.03.306(a)(8)
Custom and Craft Manufacturing											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		C C	C C				
Food Processing or Wholesale Bakery												P	P P	P P	P P	P P	P P	P P	P		P		P P	P P		P P							
Hazardous Waste Facility											C C	C C	C C	C C	C C		C C	C C			C C		P 2 2 2	P 2 2 2		P 2 2 2							18.03.306(a)(9)

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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		PO NC	MU-MC	MU-RES	I	IC			MA	PGOS	PF	UT5	UT10
Indoor Manufacturing, Processing, Assembly, or Fabrication													P				P	P	P		P	P	P	P	P	P					C
Maintenance, Repair, or Renovation Business													P		P		P	P	P		P	P	P	P	P	P					
Outdoor Manufacturing, Processing, Assembly, or Fabrication																							C	C	C	C					
Printing and Publishing											P	P	P	P	P	P	P	P	P		P	P	P	P	P	P					
Resource and Extraction																															
Asphalt or Concrete Batch Plant																								C							C
Mining Operations																								C		C					C
Storage, Distribution, and Warehousing																															
Heavy Machinery and Equipment, Rental, Sales, and Service																		C <sub>4</sub>	C <sub>4</sub>					P	P	C <sub>4</sub>	P				18.03.306(b)(1)
Mini-warehouse									C	C	C	C	C	C	C		C	C	C		C		P	P	P	P <sub>2</sub>					18.03.306(b)(2)
Outdoor Storage																		C <sub>4</sub>	C		C		P	P	P	C <sub>4</sub>	P				18.03.306(b)(3)

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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		PO NC	MU-RES	MU-MC	I	IC		MA		PGOS	PF	UT5	UT10
Railroad Yard or Shop																	C						P	P		P					
Salvage or Reclamation of Products, Indoors																							P	P	C	P					
Septic Tank Services																							C							C	
Tow Yard																							P	P	C	P					18.03.306(b)(4)
Transfer Station																							C								18.03.306(b)(5)
Truck Terminal																							C	C	C	C					
Warehouse or Distribution Center												P 1					C	P 1					P	P	P 1	P	C				
Wholesale																	P	P	P				P	P	P	P					18.03.306(b)(6)
Wrecking Yard, Salvage Yard, or Junk Yard																							C			C					
ACCESSORY USES																															
Automated Teller Machine, Freestanding									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	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	18.03.405(a)



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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		PO NC	MU-MC	MU-RES	IC			MA	PGOS	PF	UT5	UT10	UT40	
Caretaker Quarters								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A				18.03.405(b)	
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(c)	
Childcare, In-Home (7-12 Children)	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M				M	A	A	A	A	18.03.405(d)	
Community Center, Private						A	A	A	A	A	A	A	A	A	A	A	A	A	A												18.03.405(e)	
Drive-Through Facility (Food Service)													C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>				M	A											18.03.405(f)	
Drive-Through Facility (Non-Food Service)													M	M	M		M	M	A													18.03.405(g)
Gaming Operation, Restricted											A		A	A	A			A	A	A	A						A					18.03.405(h)
Guest Quarters	A	A	A	A	A	A	A	A									A	A	A													18.03.405(i)
Helipad											M	A	M	A	M		M	M	M	M							A			M		18.03.405(j)
Home Occupation	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(k)
Outdoor Storage											A	A	A		A		A	A	A	A	A	A										18.03.405(l)
Retail Sales Associated with a Primary Use											A	A	A	A	A	A	A	A	A	A	A	A	A	A	A							18.03.405(m)

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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		PO NC	MU-MC	MU-RES	I	IC			MA	PGOS	PF	UT5	UT10	UT40
Satellite Dish	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(n)
Sidewalk Café									A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A						18.03.405(o)
Stable, Private	A	A	A	A																							A	A	A	A	A	18.03.405(p)
Utilities, Alternative Systems	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(q)
TEMPORARY USES																																
Asphalt or Concrete Batch Plant Carnival, Circus, Entertainment Event, Amusement Ride	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.503(a)
											P	P	P	P	P	P	P	P	P	P	P	P					P					18.03.503(b)
Christmas Tree Sales Lot and Similar Uses											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					18.03.503(d)
Garage Sale	P	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					18.03.503(f)
Real Estate Sales 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	18.03.503(g)

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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		
Stockpiling	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	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(i)
Vegetation Management	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(j)



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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	IC		MA	PGOS	PF	UT5	UT10	UT40	
RESIDENTIAL USES																																
Household Living																																
Dwelling, Duplex							C	C	P	P	P	P	P	P	P	P	P	P	M	M	P	P	P			P	P	P	P	P	18.03.302(a)(1)	
Dwelling, Fourplex							C	C	P	P	P	P	P	P	P	P	P	P	M	M	P	P	P			P	P	P	P	P	18.03.302(a)(1)	
Dwelling, Live/Work									P	P	P	P	P	P	P	P	P	P	M	M	P	P	P		P						18.03.302(a)(2)	
Dwelling, Multi-family							C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		M <sub>4</sub>						18.03.302(a)(3)	
Dwelling, Single-Family Attached					P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>1</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>			P <sub>3</sub>				18.03.302(a)(4)		
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	C	P			P	P	P	P	P	18.03.302(a)(5)	
Dwelling, Triplex							C	C	P	P	P	P	P	P	P	P	P	P	C	C	P	P	P			P	P	P	P	P	18.03.302(a)(1)	
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P								18.03.302(a)(6)	
Manufactured or Mobile Home Park								C	C	C																	C	C	C			18.03.302(a)(7)
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P													18.03.302(a)(8)	

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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	PO NC	MU-MC	MU-RES	IC	MA	PGOS	PF	UT5		UT10	UT40
Group Living																																
Assisted Living Facility									P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P	P	P	P	P	P	P	P	P	P <sub>2</sub>	P	P								18.03.302(b)(1)	
					C <sub>4</sub>	C <sub>4</sub>		C <sub>4</sub>	C <sub>4</sub>	C		P	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	P				C				18.03.302(b)(3)	
Fraternity or Sorority House										C	C	M	M	M	M	M	M	M	M			M	M									
Group Home	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	C	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	P				P <sub>3</sub>				18.03.302(b)(5)	
Single-Room-Occupancy										P <sub>3</sub>	P	P	P	P	P	P	P	P	P	P <sub>3</sub>		P	P				P <sub>3</sub>				18.03.302(b)(6)	
Transitional Living Facility																	C	C	C								P				18.03.302(b)(7)	
PUBLIC, INSTITUTIONAL, AND CIVIC USES																																
Community and Cultural Facilities																																
Cemetery or Mausoleum	C	C	C								P	P	P	P	P	P	P	P	P	P				P	P	C	M	M	M		18.03.303(a)(1)	

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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		IC		MA	PGOS		PF	UT5	UT10
Funeral Parlor														P	P	P	P	P	P	P		P					P					
Library, Art Gallery, or Museum											P	P	P	P	P	P	P	P	P	P		P	P				P	C	P	C	C	P
Major Government Facility																																C
Minor Government Facility											P	P	P	P	P	P	P	P	P	P		P	P				P	M	P	C	C	C
Prison or Custodial Institution																																
Private Club, Lodge, or Fraternal Organization									C	C	P	P	P	P	P	P	P	P	P	C							P		C			
Public Meal or Homeless Services Provider													C				C <sub>4</sub>															18.03.303(a)(2)
Public Park or Recreation Area	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	18.03.303(a)(3) 18.04.107
Religious Assembly			C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P								P	C	C	C	C	18.03.303(a)(4)
Educational Facilities																																
Adult Education	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.303(b)(1)
Childcare Center	C	C	C	C					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	18.03.303(b)(2)



### Table 3-1 Table of Allowed Uses

**P** = permitted by right **M** = minor conditional use permit **C** = conditional 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 enhanced administrative review

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[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

[illegible]

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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	IC			MA	PGOS	PF	UT5	UT10	UT40	
Farm																											P		P	P	P	18.03.304(a)(2)	
Stable, Commercial	C	C															P	P	P			P				P			M	M	M	18.03.304(a)(3)	
Urban Farm	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	18.03.304(a)(4)
Food and Beverage																																	
Bakery, Retail									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	2					
Bar, Lounge, or Tavern											P	P	P	P	P	P	P	P	C			P			P	P	P						
Commercial Kitchen											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			M	M	M	
Microbrewery, Distillery, or Winery											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(b)(1)
Restaurant									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(b)(2)
Lodging																																	
Bed and Breakfast Inn	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									18.03.304(c)(1)

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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	PO NC	MU-MC	MU-RES		IC		MA	PGOS	PF		UT5	UT10	UT40
Hotel-Condominium											P	P	P	P	P	P	P	P	P	P	P	P		P		P <sub>4</sub>						18.03.304(c)(2)
Hotel											P	P	P	P	P	P	P	P	P	P	P	P		P		P <sub>4</sub>						18.03.304(c)(3)
Hotel with Nonrestricted Gaming											C				C		C	C								C <sub>4</sub>						18.03.304(c)(4)
Motel																	P	P <sub>3</sub>								P <sub>4</sub>						18.03.304(c)(5)
Motel with Nonrestricted Gaming																		C														18.03.304(c)(6)
Office and Professional Services																																
Call Center												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Financial Institution										P	P	P	P	P	P	P	P	P	P	P	M			P	P	P	P	M				18.03.304(d)(1)
Laboratory												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				18.03.304(d)(2)
Office, General										P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P				18.03.304(d)(3)
Recording Studio											P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P			



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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	IC		MA	PGOS	PF	UT5	UT10	UT40		
Personal Services																																	
Cleaners, Commercial											P	P	P	P	P	P	P	P	P	P	P	P	P		P						18.04.107		
Personal Service, General										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				18.03.304(e)(1)		
Tattoo Parlor, Body Painting, and Similar Uses																	P	P	P					P	P	P							
Wedding Chapel											P	P	P	P	P	P	P	P	P						P								
Recreation and Entertainment																																	
Adult Business																									P <sub>4</sub>	P <sub>4</sub>						18.03.304(f)(1)	
Amusement or Recreation, Inside										P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	C	P			18.03.304(f)(2)		
Amusement or Recreation, Outside											M	M	M	M	M	M	M	M	C					C	C	C	C	C	C	C	18.04.107		
Casino (see Hotel with Nonrestricted Gaming)																																	
Convention Center											P	C	C	C	C	C																	
Country Club, Private	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P				P			P	P						18.03.304(f)(3)	

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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	IC			MA	PGOS	PF	UT5	UT10	UT40	
Daytime Entertainment Venue									C	C	P	P	P	P	P	P	P	M	M	M	M	M		P	P	P	C	C				18.03.304(f)(4)	
Escort Service/Outcall											P																C						
Gun Range, Indoor																			C					C			C						
Live Entertainment											M	M	M	M	M	M	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.304(f)(5)	
Recreational Vehicle Park															C		C	C	C	C												18.03.304(f)(6)	
Sports Arena, Stadium, or Track											C	C	C	C	C	C	C	C	C	C		C		C		C	C	C				18.04.107	
Retail																																	
Building, Lumber, and Landscape Material Sales															P	P <sub>4</sub>	P	P	P	P		P		P	P	P	P						18.03.304(g)(1)
Cannabis Dispensary, Medical											P <sub>4</sub>		P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>		P <sub>4</sub>				P <sub>4</sub>								18.03.304(g)(2)
Cannabis Dispensary, Adult-use																	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>			P <sub>4</sub>				P <sub>4</sub>							18.03.304(g)(3)
Convenience Store											P	P	P	P	P	P	P	P	C		P		M	P	P	P							
General Retail, less than 10,000 Square Feet										P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P						18.03.304(g)(4)

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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	PO NC	MU-RES MU-MC	IC	MA	PGOS		PF	UT5	UT10	UT40			
General Retail, 10,000 Square Feet or more											P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(g)(5)			
Pawn Shop																	C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>	P	C <sub>4</sub>	C <sub>4</sub>				18.03.304(g)(6)			
Plant Nursery or Garden Supply											P	P	P	P	P	P	P	P	P	P	P	P	P									
Transportation, Vehicles, and Equipment																																
Airport Operations and Facilities																								P					18.04.107			
Auto Service and Repair													C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	M				P	M	P				18.03.304(h)(1) 18.04.107			
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental													C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>				P	C	P				18.03.304(h)(2)			
Bus or Other Transportation Terminal											C	C	C	C	C	C	C	C	C				P	P	P	P			18.03.304(h)(3)			
Car Wash													C		C		C	M	P				P	P								
Gas Station													C		C		C	M	P				P	P					18.03.304(h)(4) 18.04.107			
Parking Lot, Open											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				18.03.304(h)(5)		
Public Transit or School Bus Shelter	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						



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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	PO NC	MU-MC	MU-RES	IC	MA	PGOS		PF	UT5	UT10	UT40		
Truck Stop/Travel Plaza																		C					C	C	C					18.03.304(h)(6) 18.04.107		
PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES																																
Communications and Broadcasting																																
Communication Facility, Equipment Only	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				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				18.03.305(a)(2)		
Utilities																																
Utilities, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.305(b)(1)		
Utilities, Minor	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	18.03.305(b)(2)		
INDUSTRIAL USES																																18.04.107
Manufacturing and Processing																																
Animal and Animal Byproduct Processing																							C				C	C	C	18.03.306(a)(1)		
Cannabis Cultivation Facility, Adult-use												P	4				P	4					P	4	P					18.03.306(a)(2)		

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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	PO NC	MU-MC	MU-RES		IC			MA	PGOS	PF	UT5	UT10	UT40		
Cannabis Cultivation Facility, Medical													P 4				P 4	P 4	P 4					P 4	P 4		P 4						18.03.306(a)(3)	
Cannabis Independent Testing Laboratory, Adult-use													P 4	P 4			P 4	P 4	P 4		P 4			P 4	P 4		P 4						18.03.306(a)(4)	
Cannabis Independent Testing Laboratory, Medical													P 4	P 4			P 4	P 4	P 4		P 4			P 4	P 4		P 4						18.03.306(a)(5)	
Cannabis Production Facility, Adult-use													P 4				P 4	P 4						P 4	P 4		P 4							18.03.306(a)(6)
Cannabis Production Facility, Medical													P 4				P 4	P 4	P 4					P 4	P 4		P 4							18.03.306(a)(7)
Chemical Processing and/or Manufacture																								C	C		C							
Collection Station																		C						P	P	C	P		C	C				
Crematorium												C	C		C	C	C	C	C		C			P	P	C	P							18.03.306(a)(8)
Custom and Craft Manufacturing												P	P	P	P	P	P	P	P		P	P		P	P	P	P		C	C	C			
Food Processing or Wholesale Bakery												P	P	P	P	P	P	P	P		P	P		P	P	P	P							
Hazardous Waste Facility											C	C	C	C	C	C	C	C			C	C		P	P	P	P							18.03.306(a)(9)

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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	PO NC	MU-MC	MU-RES		IC		MA	PGOS		PF	UT5	UT10	UT40	
Indoor Manufacturing, Processing, Assembly, or Fabrication													P				P	P			P			P	P		P				C		
Maintenance, Repair, or Renovation Business													P		P		P	P			P	P		P	P		P						
Outdoor Manufacturing, Processing, Assembly, or Fabrication																							C	C	C	C							
Printing and Publishing											P	P	P	P	P	P	P	P			P	P		P	P		P						
Resource and Extraction																																	
Asphalt or Concrete Batch Plant																								C								C	
Mining Operations																								C			C					C	
Storage, Distribution, and Warehousing																																	
Heavy Machinery and Equipment, Rental, Sales, and Service																	4	C	C					C	P	C	P						18.03.306(b)(1)
Mini-warehouse									C	C	C	C	C	C	C	C	C	C	C	C	C			P	P	P	P	2					18.03.306(b)(2)
Outdoor Storage																	4	C						P	P	C	P						18.03.306(b)(3)



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	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	PO	MU-MC	MU-RES	IC		MA		PGOS	PF	UT5	UT10	UT40
Railroad Yard or Shop																	C						P		P						
Salvage or Reclamation of Products, Indoors																							P	C	P						
Septic Tank Services																	C						C						C		
Tow Yard																	P	P					P	P <sub>4</sub>	P					18.03.306(b)(4)	
Transfer Station																	C						C							18.03.306(b)(5)	
Truck Terminal																	C	C					C	C	C						
Warehouse or Distribution Center													P <sub>1</sub>				C	P <sub>1</sub>					P	P <sub>1</sub>	P	C					
Wholesale																	P	P	P				P	P	P					18.03.306(b)(6)	
Wrecking Yard, Salvage Yard, or Junk Yard																							C		C						
ACCESSORY USES																															
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		
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	18.03.405(a)	

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	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			IC		MA	PGOS	PF	UT5	UT10	UT40	
Caretaker Quarters								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)	
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	A	A	A	18.03.405(c)	
Childcare, In-Home (7-12 Children)	M	M	M	M	M	M					M	M	M	M	M	M	M	M	M	M	M	M	M	M	M			M	A	A	A	A	18.03.405(d)	
Community Center, Private						A					A	A	A	A	A	A	A																18.03.405(e)	
Drive-Through Facility (Food Service)													C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>		C <sub>4</sub>	M <sub>4</sub>	M <sub>4</sub>						A <sub>1</sub>	A							18.03.405(f)	
Drive-Through Facility (Non-Food Service)													M	M	M		M	M	A		M				A <sub>1</sub>	A	A						18.03.405(g)	
Gaming Operation, Restricted													A	A	A		A	A	A	A	A	A			A <sub>1</sub>	A	A	A					18.03.405(h)	
Guest Quarters	A	A	A	A	A	A											A	A							A								18.03.405(i)	
Helipad											M	A	M	A	M		M	M	M						M	M	A	A			M		18.03.405(j)	
Home Occupation	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(k)
Outdoor Storage												A	A		A		A <sub>1</sub>	A <sub>1</sub>	A <sub>1</sub>	A					A	A							18.03.405(l)	
Retail Sales Associated with a Primary Use											A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A								18.03.405(m)

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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			IC		MA	PGOS	PF	UT5	UT10	UT40
Satellite Dish	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(n)
Sidewalk Café									A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A						18.03.405(o)
Stable, Private	A	A	A	A																								A	A	A	A	18.03.405(p)	
Utilities, Alternative Systems	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(q)
TEMPORARY USES																																	
Asphalt or Concrete Batch Plant Carnival, Circus, Entertainment Event, Amusement Ride	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.503(a)
											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					18.03.503(b)
Christmas Tree Sales Lot and Similar Uses											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					18.03.503(d)
Garage Sale	P	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					18.03.503(f)
Real Estate Sales 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	18.03.503(g)



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	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	IC			MA	PGOS	PF	UT5	UT10	UT40
Stockpiling	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	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(i)
Vegetation Management	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(j)

WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE:

- 1) THE OWNERS HAVE EXAMINED THE MAP AND KNOWLEDGE THE ACCURACY OF THE RECOGNITION THEREOF;
- 2) THE OWNERS HAVE AGREED TO THE RECOGNITION OF THE AFFECTED PARCELS AND TO THE RECOGNITION OF THE CONVEYING CLERK TO EXECUTE THE REQUIRED DOCUMENTS NECESSARY TO BRING THE MATTER INTO COMPLIANCE WITH THE PROVISIONS OF REG. 72.01 TO 72.06, INCLUSIVE;
- 3) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID;
- 4) ANY LONGEVITY WITH AN OUPDING ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE LONGEVITY ON THE TRANSFER OF LAND;
- 5)

G4CE CHISM MOBILE HOME PARK, LLC, A NEVADA LIMITED LIABILITY COMPANY  
G4CE CHISM HOUSE, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: KARI GALGON  
TITLE: MANAGER OF GACE MOBILE HOME PARK, LLC, A NEVADA LIMITED LIABILITY COMPANY  
MANAGER OF GACE MOBILE HOME PARK, LLC, A NEVADA LIMITED LIABILITY COMPANY  
DATE: \_\_\_\_\_

#### ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_ S.S. \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BY KARI GALCON AS THE MANAGER OF G-ACE CHISM MOBILE HOME PARK, LLC, A NEVADA LIMITED LIABILITY COMPANY, AND G-ACE CHISM HOUSE, LLC, A NEVADA LIMITED LIABILITY COMPANY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
MY COMMISSION EXPIRES

### REFERENCES:

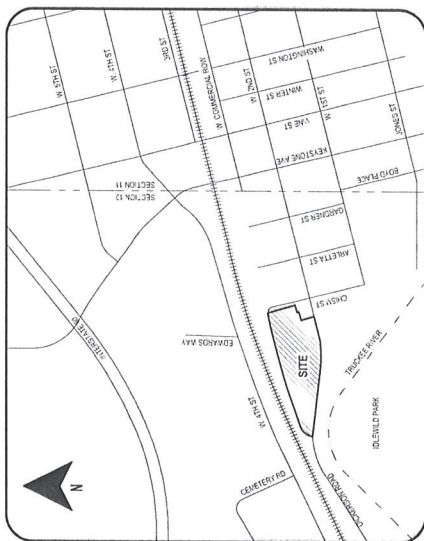
11. NEED DOCUMENT NO. 482031. RECORDED APRIL 4, 2018.  
OFFICIAL RECORD OF WASHCO COUNTY, NEVADA.
12. NEED DOCUMENT NO. 482432. RECORDED APRIL 4, 2018.  
OFFICIAL RECORD OF WASHCO COUNTY, NEVADA.
13. NEED DOCUMENT NO. 472595. RECORDED MAY 27, 2015.  
OFFICIAL RECORD OF WASHCO COUNTY, NEVADA.
14. RECORD OF SURVEY MAP NO. 1941. RECORDED APRIL 4, 2018.  
AS FILED IN 500233. OFFICIAL RECORD OF WASHCO COUNTY, NEVADA.
15. RECORD OF SURVEY MAP NO. 1946. RECORDED APRIL 4, 2012.  
AS FILED IN 500207. OFFICIAL RECORD OF WASHCO COUNTY, NEVADA.
16. PHASED MAP NO. 1737. RECORDED MARCH 13, 2014.  
AS FILED IN 504662. OFFICIAL RECORD OF WASHCO COUNTY, NEVADA.
17. INFO DOCUMENT NO. 504662. RECORDED MARCH 13, 2014.  
OFFICIAL RECORD OF WASHCO COUNTY, NEVADA.

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT GAGE CHEM MOBILE HOME PARK, INC., A NEVADA LIMITED LIABILITY COMPANY, AND GAGE CHEM MOBILE, L.L.C., A NEVADA LIMITED LIABILITY COMPANY ARE THE ONLY OWNERS OF RECORD IN AN INTEREST IN THE LAND DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW. THAT THERE ARE NO CLAIMS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS DUE ON SPECIAL

2024

ARTICLE 11



**VICINITY MAP**  
NOT TO SCALE

NOTES:

- THE RECORD OF SURVEY REPRESENTS THE RESULTS OF AN ADJUSTMENT MADE IN THE OFFICE OF THE MARSHAL COUNTY RECORDER. RECORD NO. 204 AS DOCUMENT NO. \_\_\_\_\_
- ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED IN THE ORDER IN ACCORDANCE WITH THE CHAPTER 28.00 PARAGRAPHS. FEE INCREASES SHALL BE INSTALLED AS PER THE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS. SUBJECT PROPERTIES LIE WITHIN FIRM A FLOOD ZONE DESIGNATIONS "SHADY X" AND "UNSHADY X" AS SHOWN ON TEAM SURVEY MAP NO. 201 DATED FEBRUARY 14, 2009.
- NO ADDITIONAL FINANCE ARE CREATED AS A RESULT OF THE BONDARY LINE ADJUSTMENT.
- SEPARATE DISPOSAL SHALL BE CONNECTION TO A PUBLIC SEWER SYSTEM.

## TAX CERTIFICATE:

912-031-02, 910-031-10, AND 010-031-11

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.E.S. 36-1A-265.

WASHOE COUNTY TREASURER

BY \_\_\_\_\_ NAME (PRINT)  
TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, JUSTIN L. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR ODYSSEY ENGINEERING INC., CERTIFY THAT:

(1) I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.

(2) ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED IN A DOCUMENT OF RECORD AS REQUIRED BY NRS 633.040.

- THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF SAS 28(2)(I) TO 28(2)(J) INCLUSIVE. THIS PLAN REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER THE INSTANCES OF GUJALDRAH MOBILE PHONE PARK, LLC AND GULSHAN MOBILE LLC WITH ANCHALAK LIMITED LIABILITY CORPORATION. THE LANDS SURVEYED ARE WITHIN THE SUBSECTION 14 OF SECTION 17, T14N, R10E, AND THE SURVEY WAS COMPLETED ON JANUARY 2, 2024.
- THE LANDS SURVEYED ARE SUBJECT TO ANY APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE CONVEYING INSTRUMENT WAS APPROVED.
- THE UNLAWFUL POSSESSION OR THE PLACEMENT OF THE CHARTERED SHIPWreck OCCUPY THE POSITIONS INDICATED AND ARE IN SUFFICIENT NUMBER AND DIVERSITY.
- NO OTHER PLANS ARE BEING GRANTED IN SAS 28(2)(I) AND 28(2)(J) IN CONJUNCTION.

For Review  
03/28/2024 11:10:48 AM



JUSTIN M. MOORE, P.L.S.  
EVIDA CERTIFICATE NO. 22362

## DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

DATE \_\_\_\_\_

## CITY OF RENO CERTIFICATE:

APPROVED AND ACCEPTED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF RENO WASHOE COUNTY, NEVADA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DATE \_\_\_\_\_

## COUNTY SURVEYOR CERTIFICATE:

HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON. PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WYANDOTTE COUNTY, NEVADA, AS DOCUMENT NO. 2233806 AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

## RECORD OF SURVEY

IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR  
G-4CE CHISM MOBILE HOME PARK, LLC.  
AND G-4CE CHISM HOUSE, LLC.

AND COTTON CROCKING, LLC;  
 AN ADJUSTMENT OF THOSE CERTAIN REAL PROPERTIES AS DESCRIBED  
 WITHIN DEED DOCUMENT NO.'S 4802531 & 4802532.  
 SITUATE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 10,  
 TOWNSHIP 26 NORTH, RANGE 40 EAST, N.M.

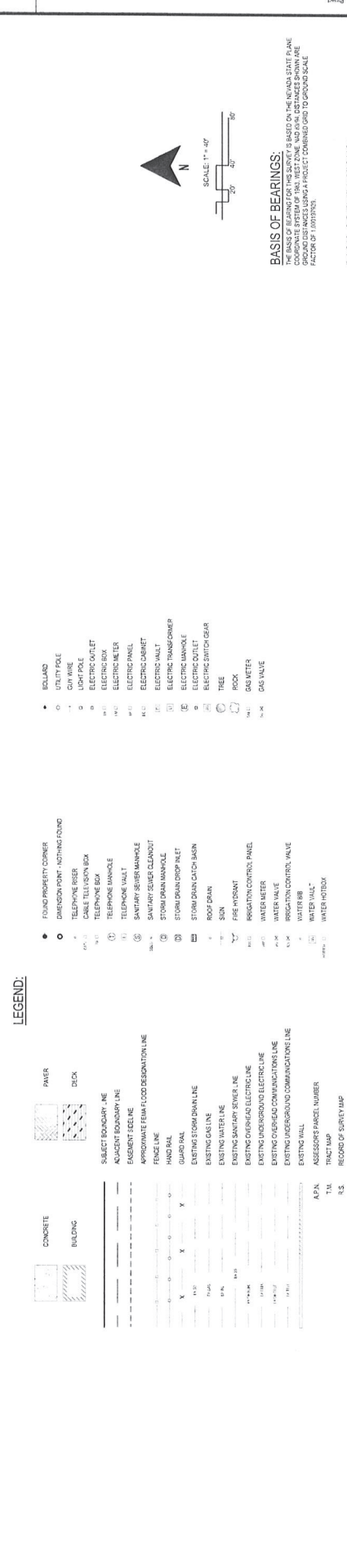
OF RENO  
TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.M.  
WASHOE COUNTY  
STATE OF NEVADA

JKAE

structure + interiors + engineering + sustainability







**BASIS OF ELEVATIONS**  
 DATUM: NAVD 88  
 PROJECT BENCHMARK = CITY OF RENO BENCHMARK  
 HAVING AN ELEVATION OF 4527.05'

**Table 3-1 Table of Allowed Uses**

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Group Living																																
Assisted Living Facility								P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	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				C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>		C <sub>4</sub>	C <sub>4</sub>	C		P	P	P	P	P	P	P	P	P	P	P	P									18.03.302(b)(2)
Convent or Monastery Fraternity or Sorority House				P							P	P	P	P	P	P	P	P	P	P		P	P					C				18.03.302(b)(3)
Group Home	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	C	18.03.302(b)(4)
Private Dorm								P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P	P	P	P	P	P	P	P	P			P	P					P <sub>3</sub>				18.03.302(b)(5)
Single-Room-Occupancy										P <sub>3</sub>	P	P	P	P	P	P	P	P	P	P <sub>3</sub>	P	P	P					P <sub>3</sub>				18.03.302(b)(6)
Transitional Living Facility																	C	C	C	C								P				18.03.302(b)(7)
PUBLIC, INSTITUTIONAL, AND CIVIC USES																																
Community and Cultural Facilities																																
Cemetery or Mausoleum	C	C	C								P	P	P	P	P	P	P	P	P	P						P	P	C	M	M	M	18.03.303(a)(1)



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Funeral Parlor																		P		P				P	P							
Library, Art Gallery, or Museum										P	P	P	P	P	P	P	P	P	P	P	P			P			C	P	C	C	P	
Major Government Facility																															C	
Minor Government Facility										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	P	C	C	C		
Prison or Custodial Institution																																
Private Club, Lodge, or Fraternal Organization											P	P	P	P	P	P	P	P		P	P						C					
Public Meal or Homeless Services Provider										C	P	P	P	P	P	P	C															18.03.303(a)(2)
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C															18.03.303(a)(3) 18.04.107
Religious Assembly			C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P											18.03.303(a)(4)
Educational Facilities																																
Adult Education	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.303(b)(1)
Childcare Center	C	C	C	C					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M		18.03.303(b)(2)

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College, University, or Seminary										P	P	P	P	P	P	P	P	P		P	P			P		P					18.04.107										
School, Primary	M	M	M	M	M	M	M	M		P	P	P	P	P	P	P	P	P		P	P			P		P	M	M	M	M	18.03.303(b)(3)										
School, Secondary	M	M	M	M	M	M	M			P	P	P	P	P	P	P	P	M		P	P			P	P	P	M	M	M	M	18.03.303(b)(4) 18.04.107										
School, Vocational or Trade										P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	M	M	M	M	18.03.303(b)(5) 18.04.107										
Healthcare Facilities																																18.04.107									
Blood Plasma Donor Center										P	P	P	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	P			C		C															
Medical Facility, Day Use										P	P	P	P	P	P	P	P	P	P	P	P			P		P															
COMMERCIAL USES																																									
Agriculture, Animals, and Farming																																18.04.107									
Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility	C	C	C							P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	M	18.03.304(a)(1)										

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Farm																										P	P	P	P	18.03.304(a)(2)		
Stable, Commercial	C	C														P	P	P		P					P			M	M	18.03.304(a)(3)		
Urban Farm	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	18.03.304(a)(4)	
Food and Beverage																																
Bakery, Retail									M	M	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P						
Bar, Lounge, or Tavern										P	P	P	P	P	P	P	P	P			P	P	P	P	P	P						
Commercial Kitchen										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		M	M	M		
Microbrewery, Distillery, or Winery										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(b)(1)	
Restaurant									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	P	M	P	P	P	P	P	P	P					18.03.304(b)(2)	
Lodging																																
Bed and Breakfast Inn	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	M	M	P	P									18.03.304(c)(1)



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 [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential									Mixed-Use										Employ.			Special				Use-Specific Standards					
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS		PO NC	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	P	P	P	P					18.03.304(c)(2)	
Hotel										P	P	P	P	P	P	P	P	P		P				P	P	P					18.03.304(c)(3)	
Hotel with Nonrestricted Gaming										C				C		C	C								C	C					18.03.304(c)(4)	
Motel																P	P	P							P	P					18.03.304(c)(5)	
Motel with Nonrestricted Gaming																	C														18.03.304(c)(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	P	P	P	M			P	P	P	P	M				18.03.304(d)(1)	
Laboratory												P	P	P	P	P	P	P		P		P	P	P	P	P	P				18.03.304(d)(2)	
Office, General									P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P	P				18.03.304(d)(3)	
Recording Studio										P	P	P	P	P	P	P	P	P		P		P	P	P	P	P	P					

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Zone Districts	Residential								Mixed-Use										Employ.		Special				Use-Specific Standards							
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS		PO NC	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40	
Personal Services																																
Cleaners, Commercial											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						18.04.107	
Personal Service, General									P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				18.03.304(e)(1)	
Tattoo Parlor, Body Painting, and Similar Uses																P	P	P	P	P		P	P	P	P							
Wedding Chapel										P	P	P	P	P	P	P	P	P	P	P	P				P							
Recreation and Entertainment																																
Adult Business																						P	P	P	P	P					18.03.304(f)(1)	
Amusement or Recreation, Inside									P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P				18.03.304(f)(2)	
Amusement or Recreation, Outside										M	M	M	M	M	M	M	C		M			C	C	C	C	C	C	C	C	C	18.04.107	
Casino (see Hotel with Nonrestricted Gaming)																																
Convention Center										P	C	C	C	C	C	C																
Country Club, Private	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P			P	P						18.03.304(f)(3)	

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Zone Districts	Residential								Mixed-Use										Employ.				Special				Use-Specific Standards				
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS		PO NC	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40
Daytime Entertainment Venue									C	C						P	P	P	M	M		P	P	P	P	C	C				18.03.304(f)(4)
Escort Service/Outcall																			C			C									
Gun Range, Indoor																							C			C					
Live Entertainment										M	M	M	M	M	M	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.304(f)(5)
Recreational Vehicle Park														C		C	C	C													18.03.304(f)(6)
Sports Arena, Stadium, or Track										C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C				18.04.107
Retail																															
Building, Lumber, and Landscape Material Sales														P		P	P	P	P	P	P	P	P	P	P	P					18.03.304(g)(1)
Cannabis Dispensary, Medical										P		P	P	P	P	P	P	P	P	P	P			P							18.03.304(g)(2)
Cannabis Dispensary, Adult-use																P	P	P	P	P	P			P							18.03.304(g)(3)
Convenience Store										P	P	P	P	P	P	P	P	P	C	P	P	P	M	P	P						
General Retail, less than 10,000 Square Feet									P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						18.03.304(g)(4)



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Zone Districts	Residential								Mixed-Use										Employ.				Special					Use-Specific Standards				
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS		PO NC	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40	
General Retail, 10,000 Square Feet or more										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						18.03.304(g)(5)	
Pawn Shop																C 4	C 4	C 4	P	C 4				C 4	C 4						18.03.304(g)(6)	
Plant Nursery or Garden Supply										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							
Transportation, Vehicles, and Equipment																																
Airport Operations and Facilities																									P						18.04.107	
Auto Service and Repair												C 4		C 4		P 4	P 4	P	M				P	P	M	P					18.03.304(h)(1) 18.04.107	
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental												C 4		C 4		C 4	C 4	C					P	P	C	P					18.03.304(h)(2)	
Bus or Other Transportation Terminal										C	C	C		C		C	C	C					P	P	P	P	P				18.03.304(h)(3)	
Car Wash												C		C		C	M	P					P	P	P	P						
Gas Station												C		C		C	M	P					P	P	P	P					18.03.304(h)(4) 18.04.107	
Parking Lot, Open										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(h)(5)
Public Transit or School Bus Shelter	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				

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Zone Districts	Residential								Mixed-Use								Employ.				Special				Use-Specific Standards						
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS		PO NC	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40
Truck Stop/Travel Plaza																	C					C	C		C						18.03.304(h)(6) 18.04.107
PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES																															
Communications and Broadcasting																															
Communication Facility, Equipment Only	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M				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				18.03.305(a)(2)
Utilities																															
Utilities, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.305(b)(1)
Utilities, Minor	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	18.03.305(b)(2)
INDUSTRIAL USES																															
Manufacturing and Processing																															
Animal and Animal Byproduct Processing																						C						C	C	C	18.03.306(a)(1)
Cannabis Cultivation Facility, Adult-use												P										P	P	P	P	P					18.03.306(a)(2)

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Zone Districts	Residential									Mixed-Use									Employ.				Special					Use-Specific Standards				
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS		PO NC	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40	
Cannabis Cultivation Facility, Medical												P 4				P 4 4	P 4 4	P 4 4				P 4 4	P 4 4	P 4 4	P 4 4	P 4 4						18.03.306(a)(3)
Cannabis Independent Testing Laboratory, Adult-use												P 4 4	P 4 4			P 4 4	P 4 4	P 4 4		P 4 4		P 4 4	P 4 4	P 4 4	P 4 4	P 4 4						18.03.306(a)(4)
Cannabis Independent Testing Laboratory, Medical												P 4 4	P 4 4			P 4 4	P 4 4	P 4 4		P 4 4		P 4 4	P 4 4	P 4 4	P 4 4	P 4 4						18.03.306(a)(5)
Cannabis Production Facility, Adult-use												P 4				P 4 4	P 4 4	P 4 4				P 4 4	P 4 4	P 4 4	P 4 4	P 4 4						18.03.306(a)(6)
Cannabis Production Facility, Medical												P 4				P 4 4	P 4 4	P 4 4				P 4 4	P 4 4	P 4 4	P 4 4	P 4 4						18.03.306(a)(7)
Chemical Processing and/or Manufacture																						C C	C C	C C	C C							
Collection Station																		C				P 4 4	P 4 4	P 4 4	P 2	C 2		C C				
Crematorium											C C	C C		C C	C C	C C	C C	C C		C		P 4 4	P 4 4	P 4 4	P 2	C 2						18.03.306(a)(8)
Custom and Craft Manufacturing										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			C C C			
Food Processing or Wholesale Bakery											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						
Hazardous Waste Facility										C C	C C	C C	C C	C C	C C	C C	C C		C C		C C	P 2 2	P 2 2	P 2 2	P 2 2	P P						18.03.306(a)(9)



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Zone Districts	Residential								Mixed-Use										Employ.			Special			Use-Specific Standards							
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS		PO NC	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40	
Indoor Manufacturing, Processing, Assembly, or Fabrication												P				P	P		P	P	P		P	P	P	P				C		
Maintenance, Repair, or Renovation Business												P		P		P	P	P	P	P	P		P	P	P	P						
Outdoor Manufacturing, Processing, Assembly, or Fabrication																						C	C	C	C							
Printing and Publishing										P	P	P	P	P	P	P	P	P		P	P	P	P	P	P							
Resource and Extraction																																
Asphalt or Concrete Batch Plant																							C							C		
Mining Operations																							C			C				C		
Storage, Distribution, and Warehousing																																
Heavy Machinery and Equipment, Rental, Sales, and Service																	C	C					P	P	C	P				18.03.306(b)(1)		
Mini-warehouse									C	C	C	C		C	C	C	C	C	C	C		P	P	P	P	2				18.03.306(b)(2)		
Outdoor Storage																	C			C		P	P	C	P					18.03.306(b)(3)		

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Zone Districts	Residential									Mixed-Use									Employ.			Special			Use-Specific Standards						
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF30	MD-ED	MD-UD	MD-ID	MD-NW	MD-PD	MU	MS		PO NC	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT5	UT10	UT40	
Railroad Yard or Shop															C						P			P		P					
Salvage or Reclamation of Products, Indoors																					P	P	C	P							
Septic Tank Services																					C							C			
Tow Yard																					P	P	C	P						18.03.306(b)(4)	
Transfer Station																					C									18.03.306(b)(5)	
Truck Terminal																					C	C	C	C							
Warehouse or Distribution Center											P <sub>1</sub>					C	P <sub>1</sub>				P	P	P	P	C						
Wholesale																P	P				P	P	P	P						18.03.306(b)(6)	
Wrecking Yard, Salvage Yard, or Junk Yard																					C			C							
ACCESSORY USES																															
Automated Teller Machine, Freestanding									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	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		18.03.405(a)

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Zone Districts	Residential								Mixed-Use										Employ.		Special				Use-Specific Standards										
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14		MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS		PO NC	MU-MC	MU-RES	I	IC		ME	MA	PGOS	PF	UT5	UT10	UT40			
Caretaker Quarters								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)		
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	A <sub>1</sub>	A	A	A	A		18.03.405(c)		
Childcare, In-Home (7-12 Children)	M	M	M	M	M	M		M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M			M	M	A	A	A	A		18.03.405(d)		
Community Center, Private						A	A	A	A	A	A	A	A	A	A	A	A	A	A														18.03.405(e)		
Drive-Through Facility (Food Service)													C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>		C <sub>4</sub>	M <sub>4</sub>	A					A	A <sub>1</sub>	A <sub>1</sub>							18.03.405(f)		
Drive-Through Facility (Non-Food Service)													M	M	M		M	M	A	A	M			A	A	A	A						18.03.405(g)		
Gaming Operation, Restricted											A		A	A	A			A	A	A	A			A	A	A	A	A						18.03.405(h)	
Guest Quarters	A	A	A	A	A	A	A	A	A								A	A	A						A									18.03.405(i)	
Helipad											M	A	M	A	M		M	M	M	M				M	M	M	A	A			M			18.03.405(j)	
Home Occupation	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(k)
Outdoor Storage											A	A	A		A		A <sub>1</sub>	A	A	A	A <sub>1</sub>													18.03.405(l)	
Retail Sales Associated with a Primary Use											A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A									18.03.405(m)



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Zone Districts	Residential								Mixed-Use										Employ.		Special				Use-Specific Standards												
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14		MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS		PO NC	MU-MC	MU-RES	I	IC		ME	MA	PGOS	PF	UT5	UT10	UT40					
Satellite Dish	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(n)					
Sidewalk Café									A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A						18.03.405(o)					
Stable, Private	A	A	A	A																							A	A	A	A	A	18.03.405(p)					
Utilities, Alternative Systems	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(q)					
TEMPORARY USES																																					
Asphalt or Concrete Batch Plant Carnival, Circus, Entertainment Event, Amusement Ride	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.503(a)					
											P	P	P	P	P	P	P	P	P	P	P	P				P						18.03.503(b)					
Christmas Tree Sales Lot and Similar Uses											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				18.03.503(d)					
Garage Sale	P	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				18.03.503(f)					
Real Estate Sales 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	18.03.503(g)					

**Table 3-1 Table of Allowed Uses**

P = permitted by right M = minor conditional use permit C = conditional 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 enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential								Mixed-Use								Employ.				Special					Use-Specific Standards					
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14		MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS		PO NC	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10
Stockpiling	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	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(i)
Vegetation Management	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(j)