

- 5.4 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC25-00010 (Security Circle Yard Zoning Map Amendment)** - A request has been made for a zoning map amendment from the Mixed-Use Suburban (MS) zoning district to the Mixed Employment (ME) zoning district. The ±2.2-acre site occupies two parcels located on the northeast corner of the intersection at North Virginia Street and Security Circle (7705 & 7725 Security Circle). The subject site has a Master Plan land use designation of Mixed-Employment (ME). [Ward]

**PLANNING COMMISSION
STAFF REPORT**

Date: November 21, 2024

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council) Case No. LDC25-00010 (Security Circle Yard Zoning Map Amendment) - A request has been made for a zoning map amendment from the Mixed-Use Suburban (MS) zoning district to the Mixed Employment (ME) zoning district. The ±2.2-acre site occupies two parcels located on the northeast corner of the intersection at North Virginia Street and Security Circle (7705 & 7725 Security Circle). The subject site has a Master Plan land use designation of Mixed-Employment (ME).

From: Daniel Martoma, Associate Planner Specialist

Ward #: 4

Case No.: LDC24-00010 (Security Circle Yard Zoning Map Amendment)

Applicant: Gerald John Lyons III

APNs: 082-491-10 & 082-491-11

Request: **Zoning Map Amendment:** From the Mixed-Use Suburban (MS) zoning district to the Mixed-Employment (MU) zoning district

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

Proposed Motion: Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.

Summary: The ±2.2-acre site occupies two parcels located on the northeast corner of the intersection of North Virginia Street and Security Circle. This is a request for a zoning map amendment from Mixed-Use Suburban (MS) to Mixed-Employment (ME). The requested amendment is shown in the provided zoning comparison display map (**Exhibit B**). The current MS zoning district does not conform to the Mixed-Employment (ME) Master Plan land use designation. The proposed change to ME zoning will bring the two parcels into conformance with the ME Master Plan land use designation. Key issues related to this request include: 1)

compatibility of the proposed zoning with surrounding zoning districts; and 2) conformance with the Master Plan. The proposed ME zoning is compatible with the surrounding uses and is adjacent to properties that are anticipated to be zoned ME in the future. Staff can make all of the findings and recommends approval of the zoning map amendment.

Background: Prior to the Zoning Code RENOvation update, the subject site was zoned Mixed Use/North Virginia Transit Corridor (MU/NVTC). This zoning designation was translated to the Mixed-Use Suburban (MS) zoning district as part of the update. Consequently, there remains land use inconsistencies between the City’s zoning map and Master Plan. Where applicable, zoning map amendments are offered at no cost to encourage the reconciliation of zoning inconsistencies with the Master Plan.

Discussion: The subject site’s zoning of MS does not currently conform to the subject site’s designated Master Plan land use of Mixed-Employment (ME). The subject site and its adjacent properties were assigned the ME Master Plan land use designation through the adoption of the *ReImagine Reno* Master Plan. Among the “Employment Land Uses” categories of the Master Plan, ME is specifically designed to provide for concentrated areas of employment and supporting uses, such as small-scale commercial uses. Opportunities for light manufacturing, processing, wholesaling, flex space as well as support services (e.g. small-scale retail) are afforded under the Master Plan land use designation of ME.

Land Use Compatibility: The proposed zone change from MS to ME zoning is consistent with the planned zoning and compatible with the existing land uses of the properties in the immediate vicinity. Current zoning and land uses of the properties immediately surrounding the subject site are summarized in the table below:

Adjacent Properties		
	Zoning	Use
North	MS	Food Distribution Center (now vacant)
East	MS	Auto Service and Repair
South	MS	Convenience Store; Adult-use Cannabis Cultivation Facility (now vacant); Heavy Machinery & Equipment, Rental, Sales, & Service
West	MF-14	Single-family residences; Multi-family residences

As illustrated in the table above, most of the properties proximal to the subject site have a zoning of MS with the exception being the residential properties located to the west. It should be noted that the properties to the west and the properties to the south are separated from the subject site by Virginia Street and Security Circle, respectively. The zone change from MS to ME will result in differences in the allowed uses for the subject property (**Exhibit C**). As noted, except for the residential use types allowed, both the MS zoning district and the ME zoning district generally allow similar use types with minor distinctions between them.

Development Standards: Development standards for the subject site’s existing MS zoning and the proposed ME zoning are noted in the table below:

Zoning District	MS	ME
Setbacks – Front/Side/Rear	10’ / *0’ or 5’ / *0’ or 5’	10’ / **0’ or 10’ / **0’ or 10’
Building Separation	10’ between principal buildings	10’ between principal buildings
Height	***N/A	****55’
Stories	N/A	4’
Lot Width, Minimum	50’	N/A
FAR, Maximum	N/A	N/A
<p>* The building shall be either placed on the property line or set back a minimum of 5 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 5 feet.</p> <p>** The building shall be either placed on the property line or set back a minimum of 10 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 10 feet.</p> <p>*** Site plan review required for buildings greater than 55’.</p> <p>**** One foot of additional step back is required adjacent to streets and residentially zoned property for each one foot above the height of 35 feet.</p>		

Master Plan Conformance: The subject site has a Master Plan land use designation of Mixed-Use Employment (ME) and is located along a Suburban Corridor within the Industrial/Logistics Employment Areas per the Structure Plan Framework of the Reno Master Plan. The proposed zoning map change to ME is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- GP 2.2B: Underutilized Properties
- C-SC.17: Infill and Redevelopment
- EA-ILA.1: Overall Mix

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies, and no noted concerns were identified at the time this report was prepared. The application was reviewed at the Ward 4 Neighborhood Advisory Board (NAB) meeting on October 17, 2024. A courtesy notice was sent out to surrounding property owners, and no comments were received. Any future comments will be forwarded to the Planning Commission as they are received.

Findings:

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.

Rezoning (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 Section 278.250(2) (included 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 and 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 and, in counties whose population is 700,000 or more, the protection of historic neighborhoods;
- n. To promote systems which use solar or wind energy; and
- 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 the Master Plan.

Attachments:

Exhibit A – Case Maps

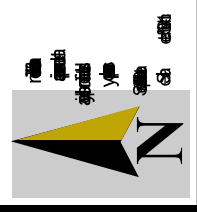
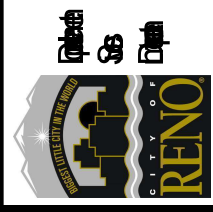
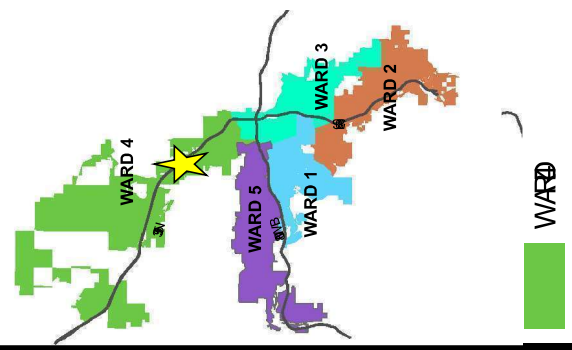
Exhibit B – Zoning Comparison Map

Exhibit C – Comparison of Allowed Uses

AREA MAP



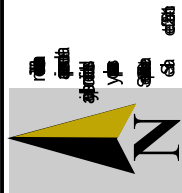
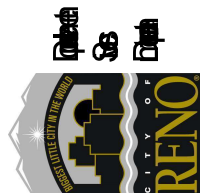
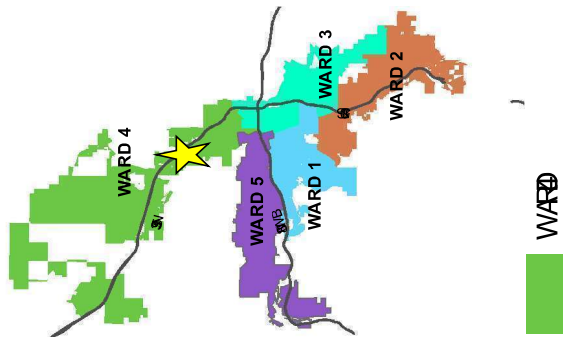
(Security Circle Yard
Zoning Map Amendment)



VICINITY MAP



(Security Circle Yard
Zoning Map Amendment)



ZONING MAP

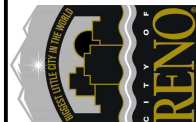
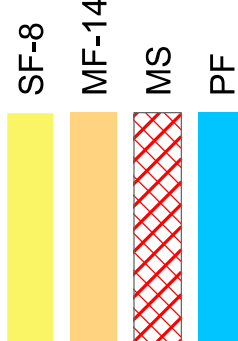
LDC25-00010

ZONING = MS

(Security Circle Yard
Zoning Map Amendment)

Subject Site ▶ 

Zoning Designations



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

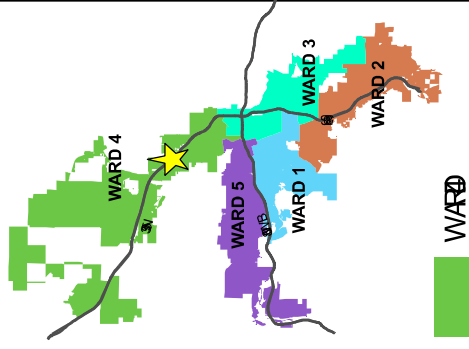
DATE: September 2024
SCALE: 1 inch = 250 feet



MASTER PLAN MAP

LDC25-00010

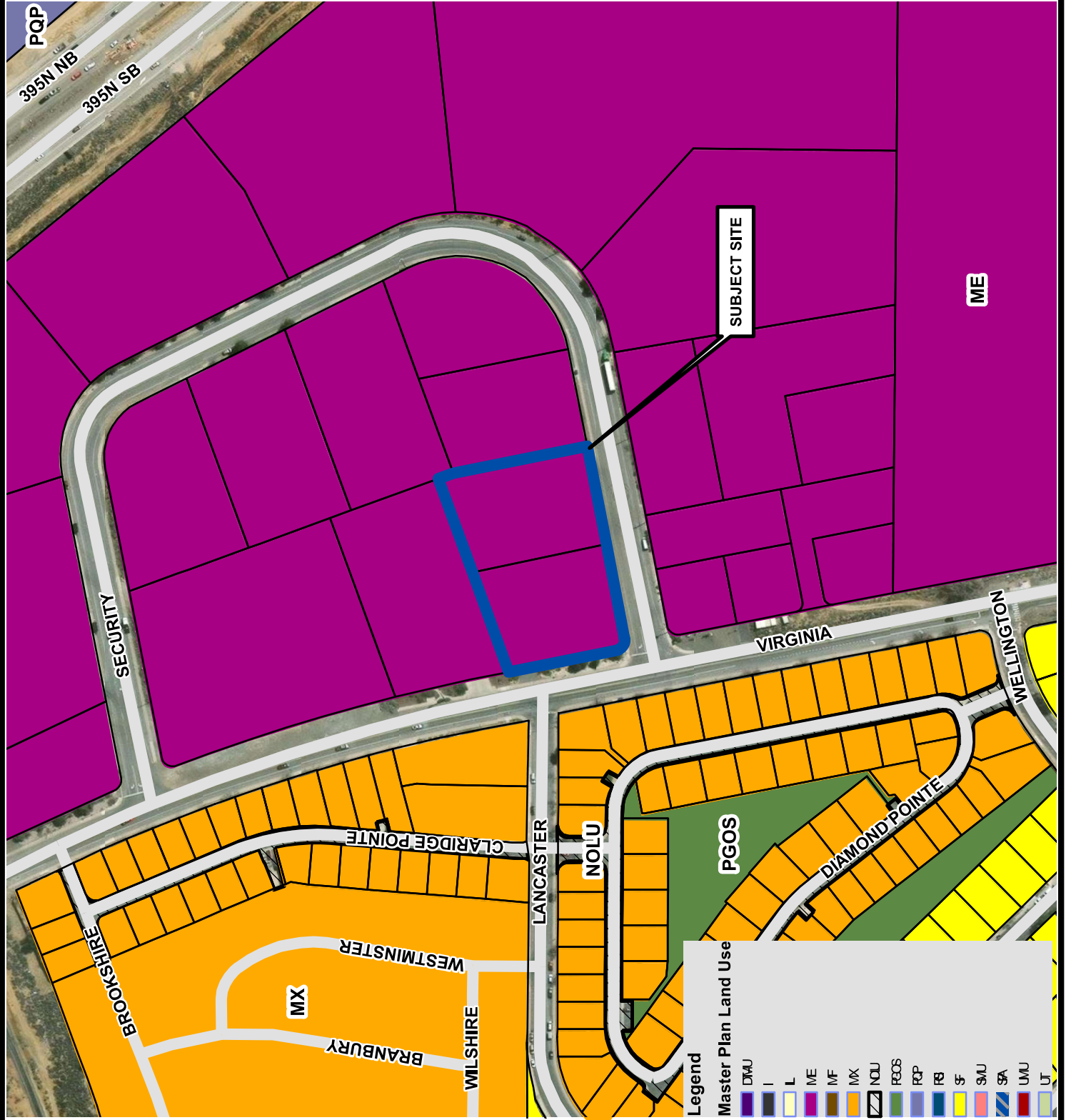
Sealed
Zoning Ordinance



Development
Services
Department



This map is an
approximate
indication
purposely
prepared
for
informational
purposes only.



Legend


Master Plan Land Use

DMU	I	L	ME	NF	NK	NLU	PGOS	PGP	RG	SF	SMU	SPA	UMU	U
-----	---	---	----	----	----	-----	------	-----	----	----	-----	-----	-----	---

ZONING MAP


LDC25-00010 (Security Circle Yard Zoning Map Amendment)

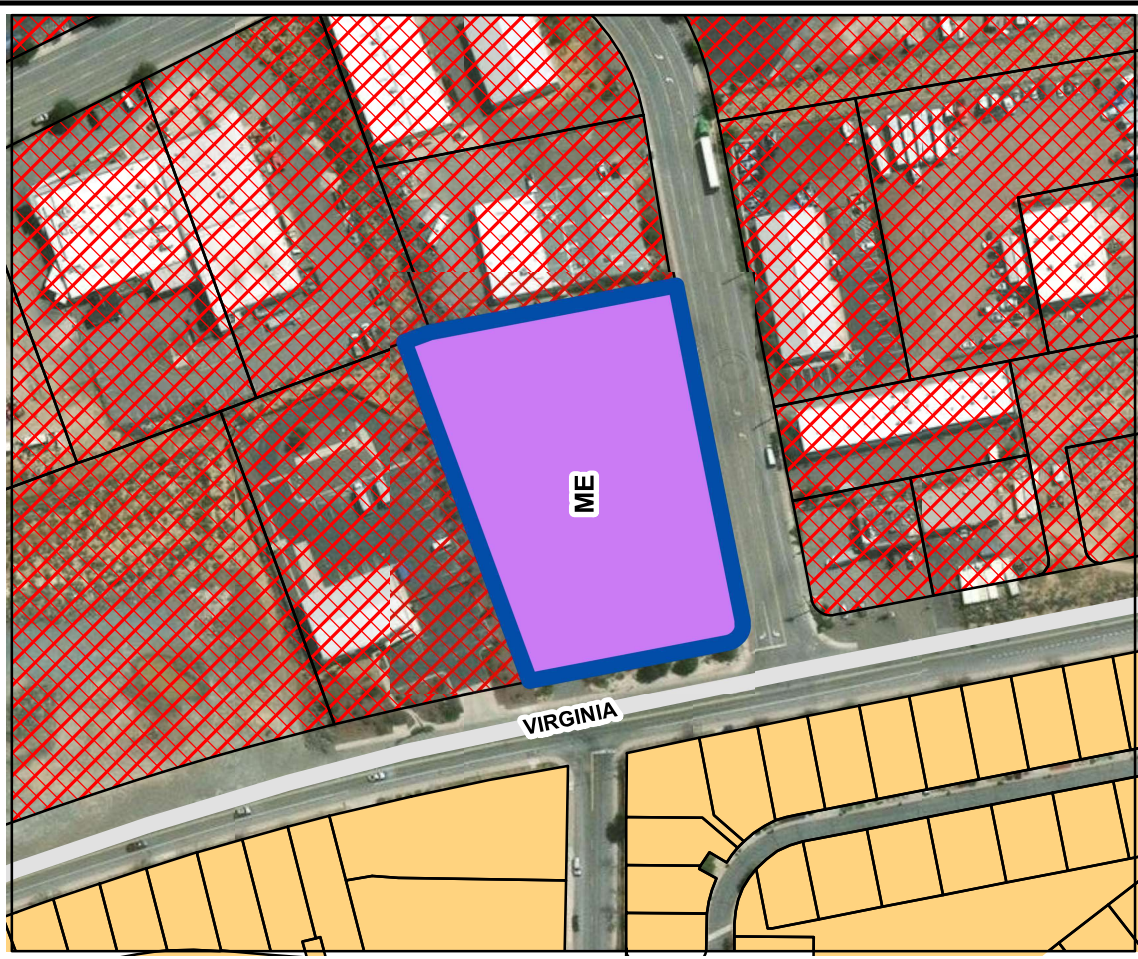
Existing Zoning: MS

Subject Site 



Proposed Zoning: ME

Subject Site 



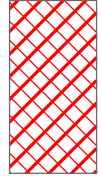
Zoning Designations



ME



MF-14



MS

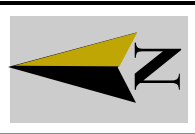


Table 3-1 Table of Allowed Uses

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	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC		ME	MA	PGOS	PF	UT5	UT10	UT40	
RESIDENTIAL USES																																		
Household Living																																		
Dwelling, Duplex							C	C	C	P	P	P	P	P	P	P	P	P	P	M	M	M	P	P	P				P	P	P	P	18.03.302(a)(1)	
Dwelling, Fourplex							C	C	C	P	P	P	P	P	P	P	P	P	P	M	M	M	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										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									18.03.302(a)(3)	
Dwelling, Single-Family Attached										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				P	C	P				P	P	P	P	18.03.302(a)(5)	
Dwelling, Triplex																																		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															18.03.302(a)(6)	
Manufactured or Mobile Home Park										C	C																				C	C	C	18.03.302(a)(7)
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P	P																								18.03.302(a)(8)

Table 3-1 Table of Allowed Uses

Zone Districts	Residential									Mixed-Use									Employ.			Special				Use-Specific Standards									
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC		ME	MA	PGOS	PF	UT5	UT10	UT40		
Group Living																																			
Assisted Living Facility									P ₃	P ₃	P ₃	P	P	P	P	P	P	P	P	P ₂		P	P											18.03.302(b)(1)	
Boarding or Rooming House				C ₄	C ₄	C ₄		C ₄	C ₄	C ₄		F			F	F	F	F	F	F														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													
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	P	C			18.03.302(b)(4)	
Private Dorm									P ₃	P ₃																			P ₃					18.03.302(b)(5)	
Single-Room-Occupancy										P ₃	P	P	P	P	P	P	P	P	P	P ₃									P ₃					18.03.302(b)(6)	
Transitional Living Facility																	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)		

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									Emplov.			Special					Use-Specific Standards																																				
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40																														
Zone Districts																											P	P																																			
	Funeral Parlor																P	P	P	P	P	P	P				P																																				
	Library, Art Gallery, or Museum																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	M	P	C	C	C																															
	Prison or Custodial Institution																																																														
	Private Club, Lodge, or Fraternal Organization																P	P	P	P	C	P				P																																					
	Public Meal or Homeless Services Provider																	C							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	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	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	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	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

[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	GC	NC	PO	MU-MC	MU-RES	I	IC		ME	MA	PGOS	PF	UT5	UT10	UT40				
College, University, or Seminary											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				M	M	M	18.03.303(b)(3)				
School, Primary	M	M	M	M	M	M	M				P	P	P	P	P	P	P	P	M							P	P		P	M	M	M	18.03.303(b)(4)				
School, Secondary	M	M	M	M	M	M	M				P	P	P	P	P	P	P	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	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							18.03.303(c)(1)				
Hospital, Acute and Overnight Care											P	P	P	P	P	P	P	P	P							C											
Medical Facility, Day Use											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				M	M	M	18.03.304(a)(1)				

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	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40				
Farm																												P	P	P	P	P	18.03.304(a)(2)				
Stable, Commercial	C	C															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	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	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	M	P			P	P	P	P									
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	P	P	M		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	M	P													18.03.304(c)(1)		

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	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT5	UT10	UT40				
Hotel-Condominium											P	P	P	P	P	P	P	P				P		P	P		P	4					18.03.304(c)(2)				
Hotel											P	P	P	P	P	P	P	P	P			P					P	4					18.03.304(c)(3)				
Hotel with Nonrestricted Gaming											C				C		C	C									C	4					18.03.304(c)(4)				
Motel																	P	P	3								P	4					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									
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				18.03.304(d)(2)				
Office, General											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								

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	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40				
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	P									
Wedding Chapel											P	P	P	P	P	P	P	P	P							P											
Recreation and Entertainment																																					
Adult Business																									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	M	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						18.03.304(f)(3)				

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	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40
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																						
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	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	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						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	M	P						
General Retail, less than 10,000 Square Feet										P	P	P	P	P	P	P	P	P	P	P					P	P	P						18.03.304(g)(4)

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	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40				
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)				
																	C 4	C 4	C 4			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	P										
Transportation, Vehicles, and Equipment																																					
Airport Operations and Facilities																												P					18.04.107				
Auto Service and Repair												C 4	C 4	C 4	C 4	C 4	P 4	P	P	M				P	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 4	C 4	C	C					P	P	P	C	P						18.03.304(h)(2)			
Bus or Other Transportation Terminal											C	C	C	C	C	C	C	C	C	C				P	P	P	P	P	P					18.03.304(h)(3)			
Car Wash													C		C	C	C	M	P					P	P	P	P	P									
Gas Station													C		C	C	C	M	P					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							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	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

[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	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40			
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	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	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	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	4	P	4				18.03.306(a)(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

[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	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40
Cannabis Cultivation Facility, Medical													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					18.03.306(a)(4)
Cannabis Independent Testing Laboratory, Medical													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					18.03.306(a)(6)
Cannabis Production Facility, Medical													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	2		C	C		
Crematorium													C	C			C	C		C					P	P	C	2					18.03.306(a)(8)
Custom and Craft Manufacturing													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						
Hazardous Waste Facility												C	C	C	C		C	C							P	2	P	2					18.03.306(a)(9)

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	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT5	UT10	UT40				
Indoor Manufacturing, Processing, Assembly, or Fabrication													P			P	P	P				P		P	P	P	P	P				C					
													P			P	P	P				P		P	P	P	P										
														P		P	P	P				P		P	P	P	P										
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					P	P	C	P					18.03.306(b)(1)					
Mini-warehouse																	C	C	C	C	C	C		P	P	P	P					18.03.306(b)(2)					
Outdoor Storage																		C				C		P	P	C	P					18.03.306(b)(3)					

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									Emplov.				Special					Use-Specific Standards						
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT5	UT10	UT40	
Railroad Yard or Shop																	C							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	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	A					
Ball Court	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(a)		

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	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT5	UT10	UT40	
Caretaker Quarters									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	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	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 ₄	C ₄	C ₄	C ₄	C ₄	M	A						A	A ₁	A							18.03.405(f)
Drive-Through Facility (Non-Food Service)													M	M	M		M	M	A		M				A	A	A							18.03.405(g)
Gaming Operation, Restricted											A		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							18.03.405(i)
Helipad											M	A	M	A	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	A	A	A	18.03.405(k)
Outdoor Storage											A	A	A		A		A ₁	A ₁	A ₁	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)

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	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40
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	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	A	18.03.405(q)
TEMPORARY USES																																		
Asphalt or Concrete Batch Plant		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)
Carnival, Circus, Entertainment Event, Amusement Ride											P	P	P	P	P	P	P	P	P	P										P				18.03.503(b)
Christmas Tree Sales Lot and Similar Uses											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(c)
Construction Field Office		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(d)
Garage Sale		P	P	P	P	P	P	P	P	P																								18.03.503(e)
Parking Lot, Open											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(f)
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)

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	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40
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	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	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	P	18.03.503(j)

LDC25-00010

(Security Circle Yard ZMA)

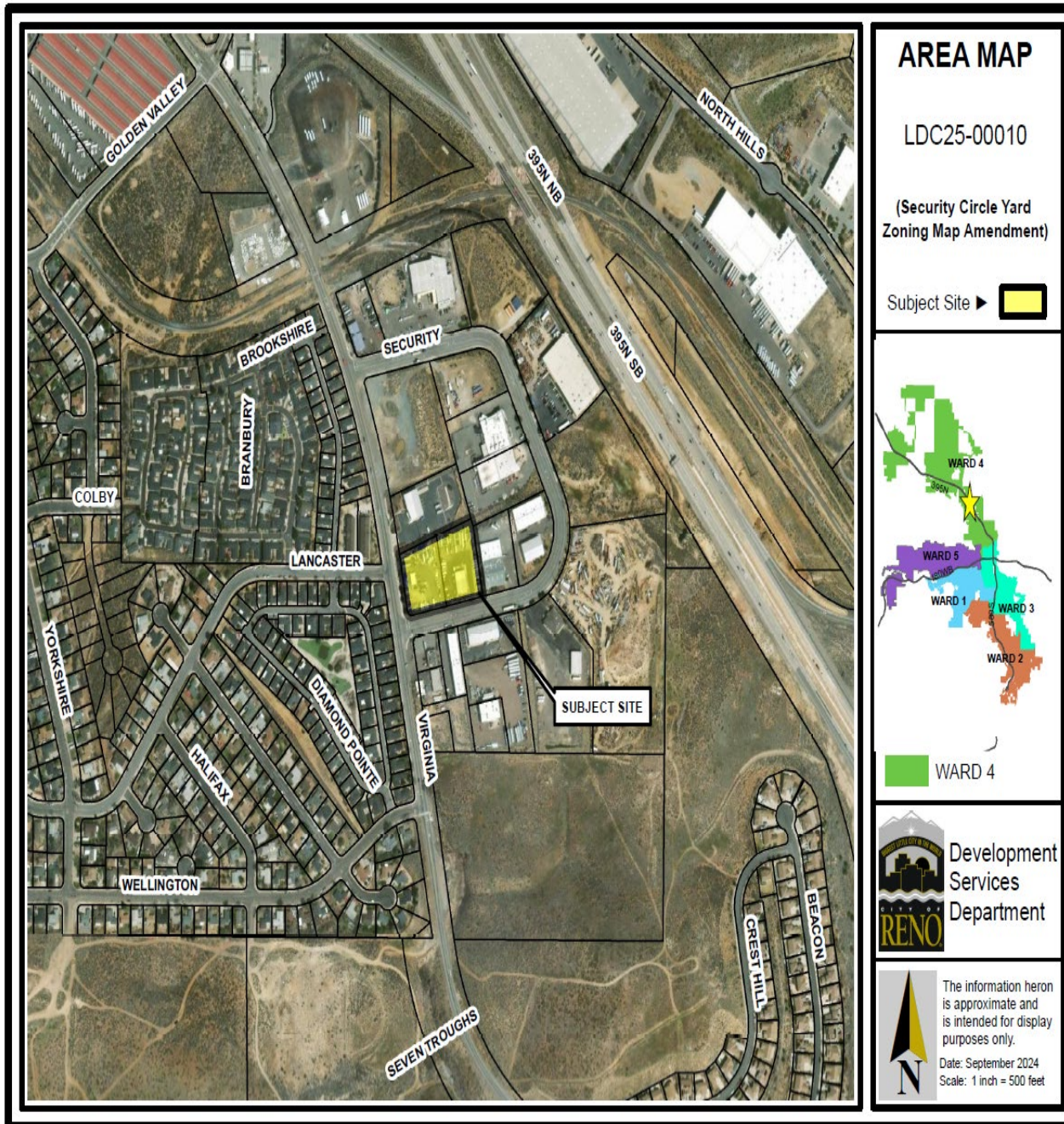
Reno Planning Commission

November 21, 2024



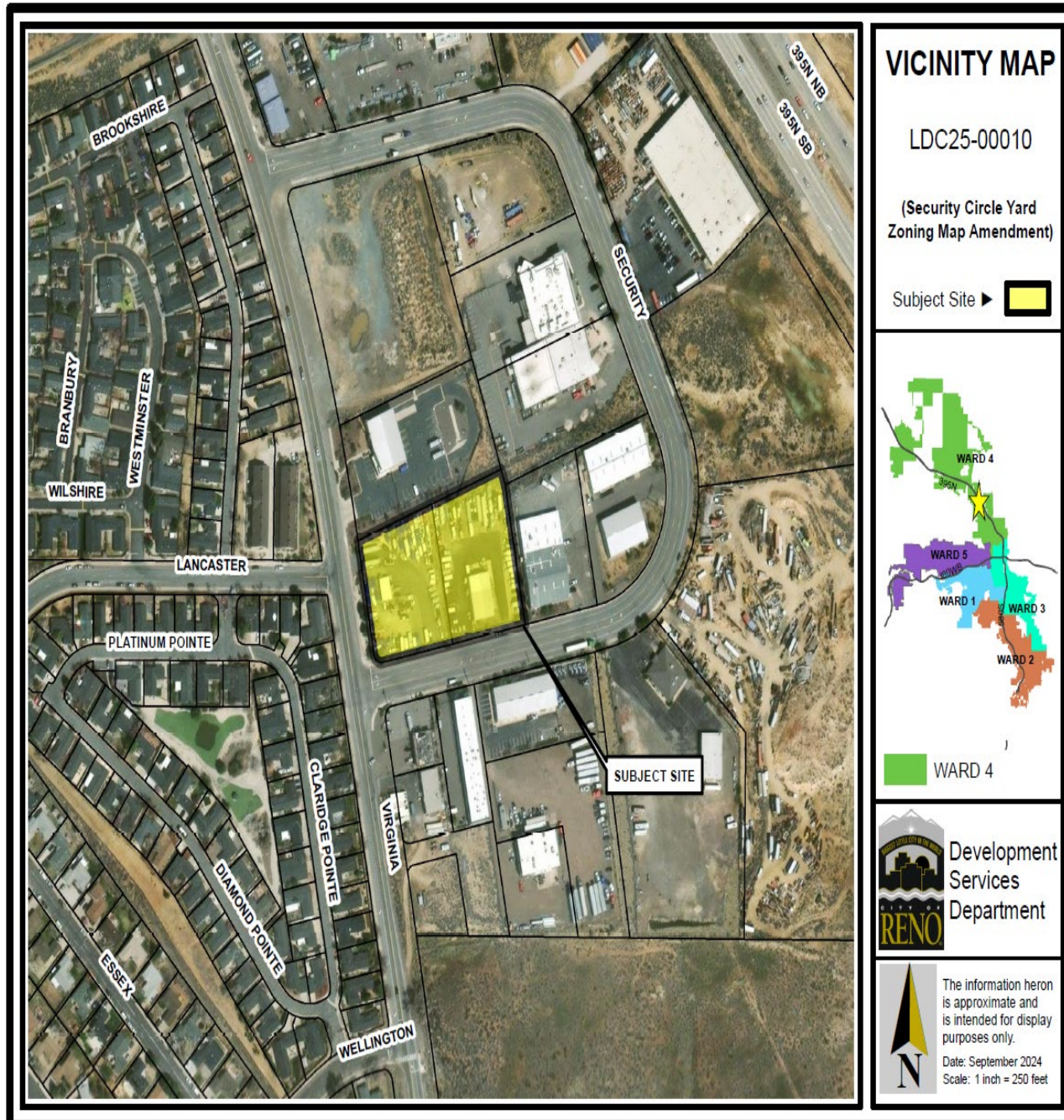
Project Information

- **Site size:** ±2.2 acres
- Two parcels
(7705 & 7725 Security Cir)
- **Request:** Zoning Map Amendment from MS to ME to bring into Master Plan conformance
- Outdoor storage of operable vehicles

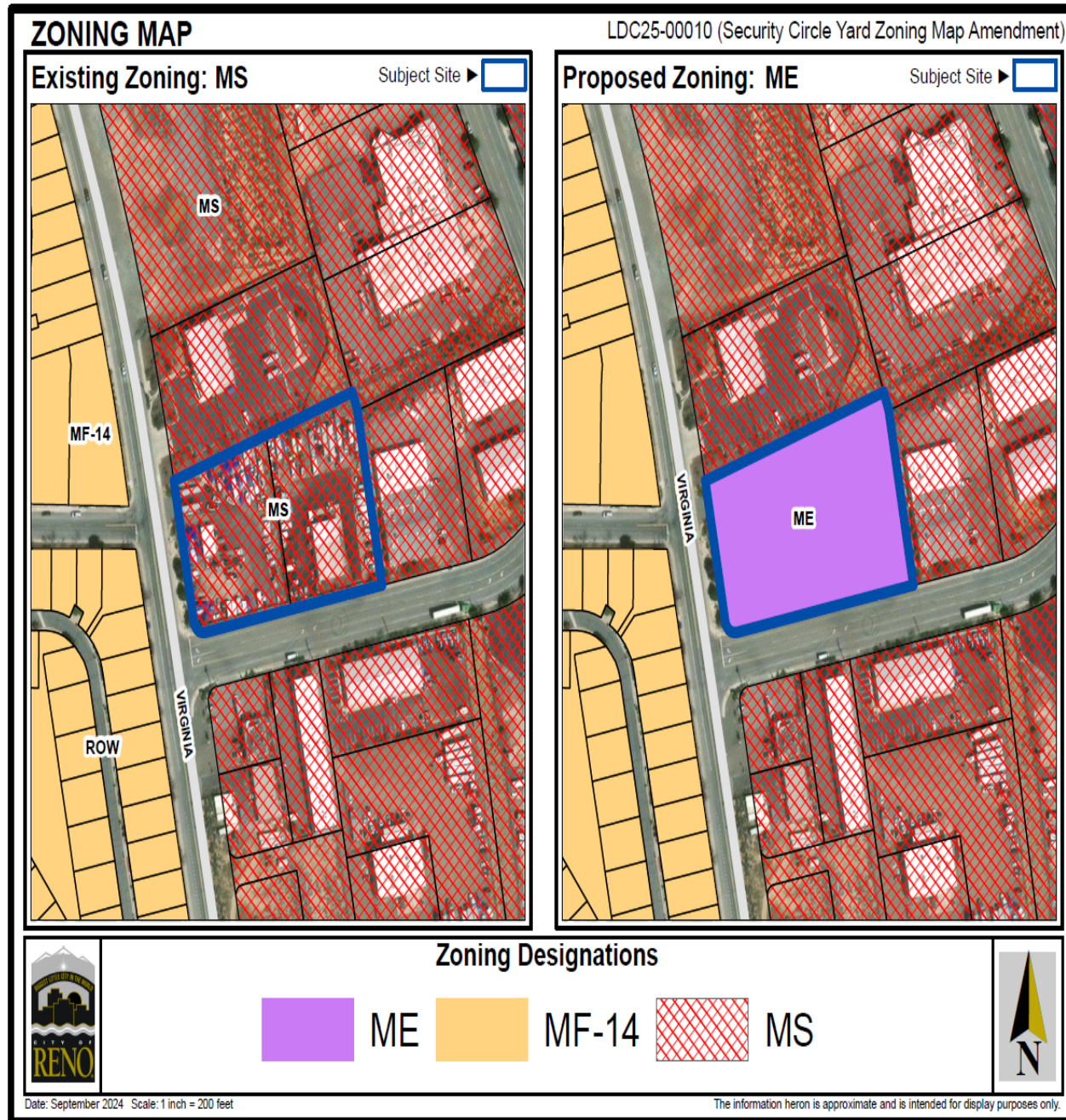


Key Issues

- Zoning compatibility
- Master Plan conformance



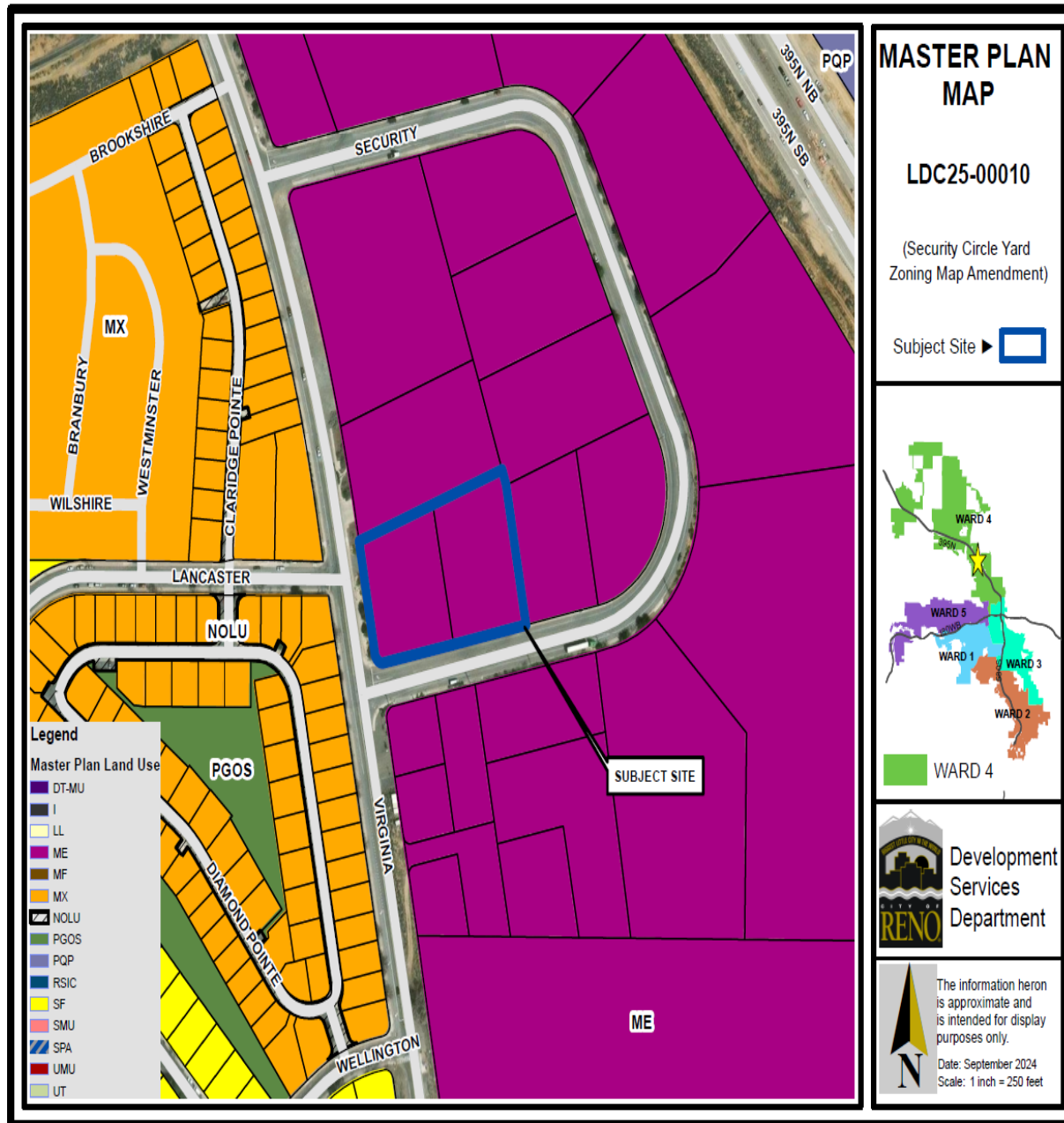
Zoning District



- Mixed-Use Suburban (MS)
- Does not conform with Master Plan designation
- Proposed change to Mixed Employment (ME)

Master Plan Land Use

- Mixed-Employment (ME)
- GP 2.2B: Underutilized Properties
- C-SC.17: Infill and Redevelopment
- EA-ILA.1: Overall Mix



Comparison of Use Types

Comparison of Use Types Between MS and ME zoning districts		
Use Types	Mixed-Use Suburban (MS)	Mixed Employment (ME)
Residential	Most Types Allowed	Limited Types Allowed
Public, Institutional, & Civic	Most Types Allowed	Most Types Allowed
Commercial	Most Types Allowed	Most Types Allowed
Public & Quasi-Public Utilities & Services	Most Types Allowed	Most Types Allowed
Industrial	Many Geographically Restricted or Conditionally Allowed	Many Geographically Restricted or Conditionally Allowed
Accessory	Allowed or Conditionally Allowed	Allowed or Conditionally Allowed
Temporary	Most Types Allowed	Most Types Allowed

Development Standards

PROPOSED ZONING

Zoning District	MS	ME
Setbacks – Front/Side/Rear	10' / *0' or 5' / *0' or 5'	10' / **0' or 10' / **0' or 10'
Building Separation	10' between principal buildings	10' between principal buildings
Height	***N/A	****55'
Stories	N/A	4'
Lot Width, Minimum	50'	N/A
FAR, Maximum	N/A	N/A

* The building shall be either placed on the property line or set back a minimum of 5 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 5 feet.

** The building shall be either placed on the property line or set back a minimum of 10 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 10 feet.

*** Site plan review required for buildings greater than 55'.

**** One foot of additional step back is required adjacent to streets and residentially zoned property for each one foot above the height of 35 feet.

Zoning Map Amendment Recommended Findings

ZMA Findings	Analysis	Staff Review
Conforms with state law NRS Section 278.250(2)	Conforms to all requirements listed in NRS and current RMC zoning regulations	✓ Yes
Conforms with Master Plan	Conforming zone and the following Guiding Principles: <ul style="list-style-type: none">• GP 2.2B: Underutilized Properties• C-SC.17: Infill & Redevelopment• EA-ILA.1: Overall Mix	✓ Yes

Recommended Motion

Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.