

Zoning Code Clean-Up

TXT23-00005 (Title 18 Zoning Code Clean-Up)



Zoning Code Clean-Up

- Updated grammatical errors
- Cleaned-up inconsistencies
- Clarified items that have been interpreted differently
- Tightened up restrictions to protect residential neighborhoods
- Simplified regulations that became confusing to administer
- Reflect change from the 2023 Legislative Session



Public Outreach Process

- NAB's in June 2023
- Technical Advisory Committee – **7 meetings**
- Historic Resource Commission – **2 meetings**
- Smaller meetings (NAIOP, Landscape architects, WCSD, etc.)
- Stakeholders – **9 meetings**
- Planning Commission – **3 meetings**



Tattoo Parlors

- Feedback from public/Planning Commission to allow tattoo parlors in more zoning districts
- Propose aligning with similar communities to identify them as “Personal Service”
- Consistent with beauty salons, psychic, weight reduction centers, self-serve laundry, etc.
- Currently allowed in MU, MS, GC, MU-MC, I, IC, ME, MA
- Add them to MF-30, Mixed-Use Downtown, NC, PO, PF



Tree Protection Standards

- Update purpose statement
- Identify where tree protection standards apply (all trees with 2 ½ inch caliper)
- Identify where tree protection standards are exempt
 - Single-family and duplex
 - Defensible space planning
 - Safety threat (overhead power lines)
 - Public nuisance trees
 - Trees on the prohibited tree species list
- Examples of how to calculate tree credits
- Added language that specifies protected trees shall not be damaged



Changes to School Standards

- Consistent with Washoe County and City of Sparks school regulations
- Combined primary and secondary into one category
- Added language that City will ask for a study that identifies driveways, circulation, parking, crosswalks, flashers, etc.
- All schools with **over 400 students** require a Conditional Use Permit



Protection of Neighborhoods

- Added additional use restrictions for more intense uses (loading docks, car wash, etc.)
- Increased residential adjacency buffer requirements (300' trigger)
- Added more compatibility requirements
- Additional setback requirements (1:1) for new buildings over 24' in height



Wild horse Protection Standards

- Identify the Virginia Range wild horse area
- Add language that return gates are to be installed so lost horses can be put back
- Specifies that pre-construction trenching must include temporary fencing
- Specifies that cattle guards installed before fencing/gates need horse protections
- Specifies that fencing wire needs to have visible flags
- **Don't Feed the Horses** signs shall be installed



Feedback on Downtown Noise

- No current regulation on noise in downtown Reno
- Issues
 - Outdoor concerts
 - Live entertainment
 - People
 - Cars/stereos
 - Motorcycles



Next Steps



- Collecting feedback
- Reno Planning Commission
- Reno City Council



Sustainability

- Updated tree protection standards to promote preservation and ensure consistency
- Added requirements for paving to reduce track out
- Added minimum landscape requirements for districts that were missing
- Prohibit sprinklers within 18-inches from ROW
- Revamped screening standards to require more trees

