
Administrative Interpretation

From Michelle Fournier <FournierM@reno.gov>

Date Thu 1/25/2024 3:40 PM

To Alex Woodley <WoodleyA@reno.gov>; Bob Flores <FloresB@reno.gov>; Calli Wilsey <WilseyC@reno.gov>; Catie Harrison <HarrisonC@reno.gov>; City Clerk <CityClerk@reno.gov>; Cindi Gil-Blanco <GilBlancoC@reno.gov>; Damien Kerwin <dkerwin@tmrpa.org>; Devon Reese <reeseD@reno.gov>; Donnie Borden <BordenD@reno.gov>; Doug Thornley <ThornleyD@reno.gov>; Dustin Waters <WatersD@reno.gov>; Elena Lipnisky <LipniskyL@reno.gov>; Frank Peralta <PeraltaF@reno.gov>; Hans Meyer <MeyerH@reno.gov>; Hillary Schieve <SchieveH@reno.gov>; James Pehrson <PehrsonJ@reno.gov>; Jenny Brekhuis <BrekhusJ@reno.gov>; Jeremy Smith <jsmith@tmrpa.org>; Kathleen Taylor <TaylorK@reno.gov>; Khalil Wilson <WilsonK@reno.gov>

 1 attachment (2 MB)

Administrative Interpretation - ADM24-00020 Data Center Definition and Standards - Mike Railey.pdf;

Good afternoon and happy Friday Eve.

Attached is an Administrative Interpretation for Data Center Definition and Standards.

Have a wonderful weekend.



Michelle Fournier

Management Assistant

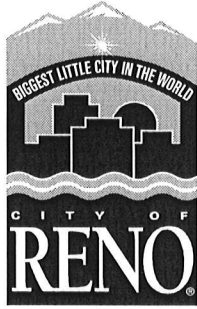
Development Services Department

775-334-2042 (o) or 775-433-8481 (c)

FournierM@Reno.Gov

1 E. First St., Reno, NV 89501

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ADMINISTRATIVE INTERPRETATION/DECISION

NO. ADM24-00020

DATE OF DECISION 1/25/2024

CODE SECTION Reno Municipal Code (RMC) Chapter 18.03 Article 2, Table 3-1 "Table of Allowed Uses", Chapter 18.09 Article 3 "Definitions of Use Categories and Use Types", Chapter 18.04 Table 4-6 "Off Street Parking Requirements"

INTERPRETATION To provide clarification for a use (data center) that is not identified in RMC. It is the interpretation of the Administrator that data center is a new and emerging use similar to a warehouse or distribution center, often with lesser impacts. The proposed use of data center will be permitted in the following districts with the approval of a conditional use permit (CUP): Mixed-Use Downtown – Innovation District (MD-ID), Mixed-Use Suburban (MS), Industrial (I), Industrial Commercial (IC), Mixed – Employment (ME), Mixed-Use Airport (MA), Mixed-Use Urban (MU), General Commercial (GC), and Public Facilities (PF). These allowances are similar to a warehouse or distribution center and trigger a discretionary review (CUP) based on their inherent need for 24-hour operations. There will be significantly less truck traffic, loading/unloading, and dock doors for a data center, as opposed to a warehouse or distribution center. Since data centers typically do not require many, if any, dock doors, an additional use standard limiting the number of dock doors to three per building has been added.

Parking for data center uses will be the same as a warehouse or distribution center, which is 1 parking space for every 3,300 square feet of building area. Although data centers typically require less parking than a warehouse, this is the most permissive parking ratio in

RMC Chapter 18.04 Table 4-6 and is seen as adequate to address the proposed use needs.

Lastly, the definition for the proposed use of a data center will be as follows: A facility used primarily for the storage, management, processing, and transmission of digital data, and which houses computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations. Such facilities may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations of a data center.

BACKGROUND The intent of this interpretation is to explicitly define and call out a new use that has been increasing throughout the community. In order to be sufficiently prepared to regulate and permit data centers throughout the City, the Administrator intends to address use specific standards and any requirements that may be appropriate. Data centers were not adequately captured in any of the existing uses listed in RMC. This interpretation intended to capture a new and emerging use so staff can appropriately regulate it.

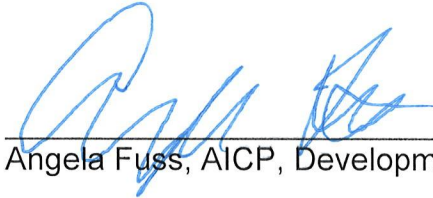
This interpretation shall supersede all previous interpretations of R.M.C. Title 18, Annexation and Land Development Code, concerning the above referenced code section and shall be in effect unless and until a subsequent interpretation concerning the above referenced code section is made by the Administrator, this decision is reversed by the Reno City Council, or the code section in question is modified.

Pursuant to R.M.C.18.08.502, the Administrator has the authority to interpret the zoning ordinance provisions within the reasonable exercise of discretion. Any person aggrieved by the decision of the Administrator who alleges that there is an error in the decision may appeal to the City Council within ten business days starting on the day after written notice of the action is filed with the City Clerk. The written notice of appeal must briefly specify the grounds of the appeal on the appropriate form and be accompanied by the necessary fees.

The City Clerk's Office is located on the 2nd floor of Reno City Hall at One East First Street, Reno, Nevada.

A handwritten signature in black ink, appearing to read "Mike Railey", followed by the letters "for" in a smaller, simpler script.

Mike Railey, AICP, Planning Manager

A handwritten signature in blue ink, appearing to read "Angela Fuss", followed by the word "for" in a smaller, simpler script.

Angela Fuss, AICP, Development Services Assistant Director, Department Approval