

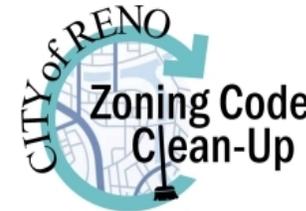
**C.2 – Title 18
(Zoning Code Clean-Up)**

TXT23-00005

December 11, 2024



C I T Y O F
RENO



Zoning Code Clean-Up (TXT23-00005)

- 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

- NABs 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 – **4 meetings**
- City Council - feedback
- NABs in October 2024



NOT in the Zoning Code Clean-Up



- Affordable Housing
- Accessory Dwelling Units (ADUs)
- Changes to Noise Ordinance
- Changes to Tree Protection Standards
- Updates to Sign Code
- Updates to Telecommunications Regulations



Protecting Neighborhoods



- Additional restrictions for more intense uses (loading docks, car wash, etc.)
- Increased residential adjacency buffer requirements (300' trigger, mobile home parks included)
- Additional setback requirements (1:1) for new buildings over 24' in height
- Increased screening requirements
- Light fixtures within 100' of residential zoning not to exceed 18' in height



Schools

- Consistent with Washoe County and City of Sparks school regulations
- Combined primary and secondary schools 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



Supporting Sustainable Development



- Added minimum landscape requirements and revamped screening standards to require more trees
- Prohibit sprinklers within 18-inches of streets
- Support multimodal transportation with regards to Traffic Impact Analysis requirements
- Incentivize solar by allowing for reduced parking



Industrial Development

- Additional review where intensive uses are allowed:
 - Indoor Manufacturing, Processing, Assembly
 - Warehouse/Distribution Center
- Additional screening requirements
- Updated outdoor storage requirements
- Require CUP for 24-hour use if within 300' of residential



Data Centers

- Added **Data Center** as a new use
 - Added a Definition
 - Limit number of dock doors
 - Added regulations on screening
 - Require a **Conditional Use Permit** for all Data Centers



Wild Horse Protection Standards

- Additional requirements and specificity added
- Boundary consistent with NV Department of Wildlife
- Memorializes requirements included in entitlements
- Better mitigate interface issues



Staff Recommended Change to Ordinance



- 18.02.603(g)(3)(a.) – Nonresidential and Mixed-Use Parking Requirements in WANP Overlay District
 - Change made to redlines to ensure the intended parking rate was utilized, comparable to previous code

Table 2-41 Nonresidential and Mixed-Use Parking Requirements in WANP Overlay District ³³	
Type of Use	Parking Requirement
Wells Avenue-Mixed-Use (WA-MU) restaurant, bar and retail uses:	These uses shall demonstrate compliance with the Downtown Parking District requirements in section 18.04.705(a)(1)(a). Table 4-6 Off-Street Parking Requirements. Provided parking shall not exceed the minimum required in Table 4-6 Off-Street Parking Requirements.
Wells Avenue-Mixed-Use (WA-MU) nonresidential uses excluding restaurant, bar and retail uses:	Building permits for the establishment of these uses shall demonstrate compliance with <u>Level 2 Parking District in the</u> Table 4-6 Off-Street Parking Requirements. A 50% reduction may be granted by the Administrator. Provided parking shall not exceed the minimum required <u>Level 2 Parking District</u> in Table 4-6 Off-Street Parking Requirements.
All uses	Parking for existing structures issued a building permit before April 1, <u>2017</u> shall be determined by the property owner.

Proposed Motion



- I move to refer to refer Bill No. _____ for a second reading and adoption, including the updated language for the Wells Avenue Neighborhood Plan parking verbiage, as proposed by staff.