

Timestamp	Full Name/ Nombre Completo	Contact Email/ Correo electrónico	Contact Phone Number/ Teléfono de contacto	Project Comments/ Comentarios del proyecto
9/25/2023 14:36:23	Darius Fiore	dfiore98@gmail.com	7756360340	Restrictive zoning laws about affordable housing, transitional housing, and homeless shelters are bad for the community and the city as a whole. Hold the city manager and council accountable for their neglect of the CAC buildings and put money into repairing and updating the facilities to assist our homeless neighbors and the community. The benefits are clear, don't let greed and hate run this city. I support removing restrictive language around homeless services from Title 18.03.303. We need to support houseless people in transition.
9/26/2023 11:43:45	Deborah Achtenberg	achten@unr.edu	775-225-4597	In addition, allowing the CAC to deteriorate was wrong. We need to clarify Title 18 and stop letting developers' interests trump the need to provide support for all our citizens.
10/31/2023 14:49:08	Karen Porter	vallektz@gmail.com	8313323593	Against ADU Proposals change to Title 18 Are you kidding us right now? Parking is crazy the way it is and removing parking mandates will only make things worse. We aren't a big city like those others you are referring to. We live in a small area and are not spread out like LA and those big cities. You are asking us residents to make sacrifices so developers can cash in on this ridiculous idea. We are Reno, the biggest little city in Nevada. Not Las Vegas who has the flat ground and the areas to take on projects like this. Leave Reno alone, we just want to get along with our neighbors. Changing the rules to accommodate these ridiculous ideas are going to cause major anger issues that is going to cause other issues of their own. Take this approach to a different city we are not set up for this. Think of the infrastructure issues it's going to cause that are already present and we are already dealing with multiplied by thousand!. Common, think rationally not with a bank account in mind. The freeways and roads already suck with what we have at the present time. Zoning in Midtown Commercial district from the last round of zoning code updates are overly specific, counterproductive, and often conflicting with themselves.
10/31/2023 18:26:27	Rob	rlkktst1@yahoo.com	7759720000	These standards often get harder with denser structures (18.04.1005.d.3.e). This is an arbitrary penalty on dense development, contrary to the stated goals of encouraging density and walkability (18.04.1005.d.2). I request that they are simplified to make development of housing easier, considering our regions housing affordability/scarcity crisis.
11/4/2023 11:37:29	Andrew Samuelsen	andrew.samuelsen@gmail	775-721-2242	The zoning code, for example, in this area requires "utilizing dormers." There are numerous small architectural requirements that are difficult to include from a development standpoint and are vastly less important than streamlining housing production. This collection of architectural requirements are ineffective and produce ugly, expensive, random looking buildings with a smattering of styles. Please remove section 18.04.1005.d.3.e entirely, or add an item like "alternative design element(s) as approved by administrator." I have a document to submit but I don't see a way to attach the file. As a result I will email it to Grace Mackedon at Mackedon@Reno.gov
11/6/2023 8:37:52	Art Rangel AICP	arangel@rangelmc.net	213-300-5171	

				<p>Please revise Article 18 to add noise standards that measure the C scale or C weighted decibels.</p> <p>Also given that so many residents already live downtown and so many more residents will be living downtown as a number of condo and apartments are being built, isn't it time to revise the zoning code to take into account that downtown has a large residential community and businesses should have to be more respectful of that changing nature of the downtown? I'm aware of the term "residential adjacency." Does that term need to be adjusted? Dropped? Re-defined?</p>
11/6/2023 12:07:35	Eric Lerude	ewlerude@gmail.com	775 336-8528	<p>Thank you for your time and consideration.</p> <p>I live in the Montage on Sierra St and would like to see noise level ordinances instituted. As the city seeks to revitalize downtown, it is important to create an urban environment which welcomes residents. I have lived in large cities which dealt with nuisance noise from bars in an effective manner. Ordinances and procedures to address transgressions are essential to creating a stable residential population.</p>
11/10/2023 15:30:50	Magali Rivera	Magalirivera11@gmail.com		<p>Regarding section 18.04.903a3 - Thank you for removing sub-sections c and d which limited the ability for residents to install a secondary driveway if they meet the requirements of 28 feet between driveways. Please make permanent the redline removals of c and d. Thank you, Bryan Harvey - Reno resident.</p>
11/22/2023 8:48:49	Bryan Harvey	harv57@gmail.com	281-513-1144	

For the record: Public Comment for City of Reno Zoning Code Clean-up

Submitted by Art Rangel, AICP

255 N. Sierra St. Reno Nevada

November 6, 2023

The notice for the “City of Reno Zoning Code Clean-up” read as follows:

Dear Community Stakeholder,

You are receiving this e-mail as a community stakeholder who might be interested in learning about the proposed changes to the Title 18 Zoning Code. In terms of background information, the City of Reno adopted a new Title 18 Zoning Code in 2021. Since the adoption, City staff has kept a list of items that need to be updated or modified. This clean-up list is limited to portions of the zoning code that include the following:

- Regulations that are difficult to administer because they are unclear
- Regulations that are inconsistent or conflict with one another
- Grammatical errors
- Typographical errors

We will be hosting six separate meetings over the next few weeks to learn about the proposed changes. All six meetings will provide the same information and have been provided to give the public the most flexibility to attend whichever meeting best fits with their schedule.

Residents living in Downtown Reno are here to speak primarily to:

- Regulations that are difficult to administer because they are unclear
- Regulations that are inconsistent or conflict with one another
- Regulations that are outdated and no longer adequately meet their original intent or best practices, and now need modification.

Commentary: Portions of the Land Development code as currently written do not meet the goals, policies, objectives, and programs of the Reno Master Plan as required by NRS 278.0284 which provides for consistency between the master plan and local ordinances. The Land Use Code as written treats high density residential uses in different zoning districts differently which adds to the likelihood of confusion and inconsistent application.

As an example:

Reno Master Plan policy 3.1B: HOUSING OPTIONS in GP 3: Thriving Downtown and University District

“Encourage a variety of housing options at diverse price points to support a more diversified workforce and composition of residents in Downtown—including professionals, service workers, entrepreneurs, students, and retirees among others.”

Commentary: The Montage, Arlington Towers, Riverwalk, Palladio and Belvedere are high-rise condos which are predominantly residential uses. Many new apartments have been built in downtown Reno and many more are in the pipeline. All of these residential units are currently in Downtown Mixed-use Districts and are consistent with Reno Master Plan polity 3.1B, yet these residential units are not offered the same protection as residential units in the MF-14, MF-21 or MF-30 zones.

Residential Adjacency is applied to other residential zones but not to residential uses in the Mixed-Use Districts.

Article 14 Residential Adjacency

18.04.1401 Purpose

The purpose of this article is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when mixed-use and nonresidential development is located near residential zoning districts.

Commentary: The purpose of this article is clearly to encourage and help protect residential uses. High-rise condos and new apartment buildings allowed and encouraged to be built in the downtown area are clearly residential uses. As a result, residential adjacency standards meet the purpose and intent of this Article.

We draw your attention to the following within the City's Development Code:

18.01.304 Relationship to Master Plan

The adoption of this Title is consistent with, compatible with, and furthers the goals, policies, objectives, and programs of the Master Plan. No regulatory decision by an appointed or elected official or any city employee shall be made with respect to any zoning action or use of property under this Title that is not in substantial compliance with the Master Plan as officially adopted or amended.

Commentary: Residents in downtown Reno are suffering from excessive noise throughout the night and into the early morning hours. This noise is emanating from out-of-control bars in the downtown area. Under the existing Reno zoning code bars, lounges or taverns are allowed by right in the mixed use districts.

For the above-mentioned reasons we respectfully request that the "City of Reno Zoning Code Clean-up" include properties within the Mixed Use Districts that are predominately residential be considered under Article 14 Residential Adjacency as it relates to noise and that Table 3.1 "Table of Allowed Uses" be amended to require a CUP for bar, lounge or tavern in the mixed use districts when adjacent to predominately residential properties.

18.03.206 Table of Allowed Uses

Table 3-1 Table of Allowed Uses
 P = permitted by-right; M = minor conditional use permit; required A = accessory use permitted by-right; Blank = use prohibited
 [P/A] = permitted by-right except when the use-specific standards require enhanced administrative review, public hearing, or specifically listed geographic locations where the use is allowed.
 [P/A]2 = permitted by-right except when the use-specific standards require enhanced administrative review or public hearing.
 [P/A]3 = permitted by-right except when the use-specific standards require enhanced administrative review or public hearing.
 [P/A]C/A/A = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone	Employment														Special				Use-Specific Standards														
	Mixed-Use/Urban Corridor																																
Districts	LRR-1	LRR-2	LRR-5	SF-3	SF-5	SF-8	SF-11	MF-14	MF-21	MF-30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	IC	ME	MA	PGOS	PF	UT-5	UT-10	UT-40		
RESIDENTIAL USES																																	
Household Living																																	
Dwelling	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	18.03.3 02(a)(1)
Dwelling, Duplex	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	18.03.3 02(a)(1)
Dwelling, Duplex, Triplex	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	18.03.3 02(a)(1)
Dwelling, Fourplex	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	18.03.3 02(a)(1)
Dwelling, Live/Work																																	18.03.3 02(a)(2)
Dwelling, Multi-family																																	18.03.3 02(a)(3)
Dwelling, Single-Family	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	18.03.3 02(a)(4)	

Summary of Comments on 638331567461030000

Page: 1

 Number: 1 Author: kyle.chisholm Subject: Sticky Note Date: 11/17/2023 10:56:31 AM
Recommend allowing multifamily, specifically affordable housing in PF. WCSD is exploring partnering with developers or local agencies to add affordable housing stock, specifically for WCSD teachers and staff where needs are. Maybe this could be allowed under Article XV "Housing" with a CUP.

~~b.a.~~ When the facility is located adjacent to a collector or arterial, Pprimary access to the facility shall be by means of a collector or arterial street.

(b) **Educational Facilities**

(1) **Adult Education**

1. **MA District** Enrollment is limited to a maximum of ~~200-300~~ students per school.

(2) **Childcare Center** All childcare centers and facilities, including accessory in-home childcare uses, shall comply with the following standards, as applicable:

a. **All Districts**

1. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The Administrator shall approve layout of driveways, circulation patterns, and parking ~~s~~ prior to the issuance of any building permits.
2. Where structures or play areas are adjacent to residentially zoned property:
 - [a] A six-foot high ~~fence-block wall~~ shall be installed along the common property line, with an additional buffer of plant materials along the play area.
 - [b] The building entrance and access shall be oriented away from residential uses on local streets.
 - [c] Outdoor play shall be limited to daylight hours.
 - [d] Outdoor lighting shall be designed to not shine directly onto any abutting residential property.

(3) **School, Primary**

- a. Pick-up and drop-off areas for vehicles shall be provided on site.
- b. Building heights are ~~non-restricted~~ nonrestricted.
- c. In all yards located adjacent to residentially zoned property, buildings shall be setback one foot for every foot in building height. Each elevation will determine the amount of setback, for example, a 25-foot front facing elevation will require a 25-foot setback in the front, a 30-foot side elevation will require a 30-foot setback on that side, and that same building that has a rear facing elevation adjacent to a zoning other than residential will have no setback requirement.
- d. Up to 20 percent of the site shall be landscaped, as determined by the Administrator, based on community character and site specifics such as slope and soil quality.
- ~~e.~~ The site shall be designed so that all discharging or loading of passengers from a vehicle accomplished on the site. The Administrator shall approve layout of driveways, circulation patterns, queuing plan, crosswalk, traffic safety flashers, and parking prior to the issuance of any building permits. 1
- ~~e.~~ Up to three mobile classroom units shall be allowed without the requirement of a site plan review for proximity to residentially zoned property provided that the following conditions are met: 2
 1. ~~Architectural elements of the mobile classroom, including color, shall complement the existing school building(s).~~
 2. ~~Paved access shall be provided to each mobile classroom unit.~~

Page: 2

Number: 1 Author: kyle.chisholm Subject: Sticky Note Date: 11/17/2023 11:01:43 AM

WCSD is opposed to this code addition as written. The first line should be struck completely as it is not feasible to have "ALL" discharging or loading of passengers accomplished on-site. There are already queuing standards that WCSD has to demonstrate prior to permit issuance. Also, the second line leaves too much discretion on WCSD site design to the Administrator and specific standards such as MUTCD, Public Work Design Manual, and any required traffic study should be referenced. Also, the language that the Administrator can make a determination prior to "building permit" is not acceptable as any off-site or on-site improvement standards need to be known well before permit submittal.

Number: 2 Author: kyle.chisholm Subject: Sticky Note Date: 11/17/2023 11:03:01 AM

WCSD agrees with removing these standards for mobile units, which are a necessary component for WCSD's ability to accommodative growth and enrollments in the region.

~~3. Existing landscaping shall not be removed or otherwise displaced by any mobile classroom unit.~~

~~4. If a site plan review would have otherwise been required, the mobile classroom(s) shall be removed within five years. Alternatively, the installation of the mobile classrooms can be reviewed through the site plan review process.~~

(4) **School, Secondary**

a. **Generally**

1. Building heights are non~~+~~restricted.

2. ~~_____~~—In all yards located adjacent to residentially zoned property, buildings shall be setback one foot for every foot in building height. Each elevation will determine the amount of setback, for example, a 25-foot front facing elevation will require a 25-foot setback in the front, a 30-foot side elevation will require a 30-foot setback on that side, and that same building that has a rear facing elevation adjacent to a zoning other than residential will have no setback requirement.

3. Up to 20 percent of the site shall be landscaped as determined by the Administrator, based on community character and site specifics such as slope and soil quality.

4. Shall be located on a collector street or greater.

5. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The Administrator shall approve layout of driveways, circulation patterns, queuing plan, and parking prior to the issuance of any building permits.

b. **MA District**

1. Enrollment is limited to a maximum of ~~200-300~~ students per school.

(5) **School, Vocational or Trade**

1. **MA District** Enrollment is limited to a maximum of ~~200-300~~ students per school.

(c) **Healthcare Facilities**

(1) **Blood Plasma Donor Center** An enclosed waiting room that is screened from the street shall be provided. May be indoor or obscured in an outdoor courtyard.

18.03.304 Commercial Uses

(a) **Agriculture, Animals, and Farming**

(1) **Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility**

a. **LLR-2.5, LLR-1, LLR-.5, UT-5, UT-10, and UT-40 Districts**

1. Shall have a minimum lot size of two and one-half acres.

2. ~~Outside pens may not be closer than 150 feet to residentially zoned property~~Outdoor facilities and activities, including outdoor runs, shall require approval of a conditional use permit.

3. A four-foot tall, 25-foot wide landscaped berm shall be provided on any property line in common with a residentially zoned property.

Number: 1 Author: kyle.chisholm Subject: Sticky Note Date: 11/17/2023 11:04:40 AM

WCSD is opposed to this code addition as written. The first line should be struck completely as it is not feasible to have "ALL" discharging or loading of passengers accomplished on-site. There are already queuing standards that WCSD has to demonstrate prior to permit issuance. Also, the second line leaves too much discretion on WCSD site design to the Administrator and specific standards such as MUTCD, Public Work Design Manual, and any required traffic study should be referenced. Also, the language that the Administrator can make a determination prior to "building permit" is not acceptable as any off-site or on-site improvement standards need to be well known before permit submittal.

18.04.141~~23~~ Loading Activities

- (a) Off-street loading areas shall not be located within 30 feet of an adjacent residential district unless no other feasible options are available, and the project is designed to mitigate impacts on adjacent properties.
- (b) Service and loading areas shall be screened from residential districts pursuant to subsection 18.04.808(c), Screening of Outdoor Service Areas, Utilities, and Equipment.
- (c) Loading facilities for large tractor trailers (not including package delivery services such as Federal Express or UPS) shall be designed to not directly face residentially zoned property. In the event that tractor trailer loading facilities are located adjacent to residentially zoned property, the loading bay(s) and truck loading space(s) shall be fully screened from adjacent residentially zoned property with a building or a solid wall not less than 14 feet in height matching the primary building materials and colors.

Article 15 Housing

18.04.1501 Purpose

The purpose of this this article is to promote the development and maintenance of affordable housing.

18.04.1502 Applicability

All new residential and mixed-use development shall be constructed in conformance with this article and other applicable City codes. This section also applies to existing development that adds new units.

18.04.1503 Incentives for Affordable Housing

- (a) **Minimum Affordability Guidelines** The minimum requirements for rental and homeowner units to qualify as "affordable" are defined by the U.S. Department of Housing and Urban Development.

(b) **Exemption from Entitlement Review** Projects providing affordable housing with an average total gross income not exceeding 60 percent of the AMI shall be exempt from all minor conditional use permit, conditional use permit, site plan review, and major site plan review application requirements. Requests for entitlements listed under Article 8 "Flexibility and Relief" are not exempted.

(c) **Expedited Building Permit Processing** For any project providing affordable housing with an average total gross income not exceeding 60 percent of the AMI, the Development Services Department shall prioritize the review permits and related plans.

(cb) **Density Bonus Incentives**

- (1) **Density Bonus for Units Meeting Affordability Guidelines** Projects may earn bonus density for including affordable housing if they comply with the following standards:
 - a. Projects can receive a density bonus if the development includes affordable units meeting the standards in subsection b., below, and if the development complies with the following:
 - 1. Affordable and bonus units have to be comparable and representative of the overall complex; and
 - 2. Public transportation, including flex ride or other RTC transit programs, -must be located within one-quarter mile of the project boundaries.

 Number: 1 Author: kyle.chisholm Subject: Sticky Note Date: 11/17/2023 11:05:53 AM

Consider adding a provision where affordable housing is allowed in PF with some standards.

Restaurant

A retail business licensed to serve food and beverages for on-premises consumption and which uses a kitchen on the premises for food preparation with a minimum gross floor area of 200 square feet. Includes cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e., pizza), and similar uses.

Restaurant with Alcohol Service

A retail business licensed to serve food and alcoholic beverages for on-premises consumption. May include a lounge area where customers wait to be seated for a meal.

Retail

Uses involving the sale, lease, or rent of new or used products directly to the final consumer for whatever purpose but not specifically or exclusively for the purpose of resale. Accessory uses may include offices, parking, storage of goods, assembly, repackaging, or repair of goods for on-site sale.

Salvage or Reclamation of Products, Indoors

Reclamation of products means a facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment not listed elsewhere in this chapter. Scrap or discarded materials includes, but is not limited to, metal, paper, rags, tires, bottles, or inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment, and appliances. This definition includes facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products; glass, metal cans, and other products, to return the products to a condition in which they may again be used for production.

School, Primary

An educational institution at which attendance satisfies the compulsory education laws of the State of Nevada. A facility or area for kindergarten and elementary education supported by a public, church, or parish organization.

**School, Secondary**

An educational institution at which attendance satisfies the compulsory education laws of the State of Nevada. A facility or area for secondary education supported by a public, church, or parish organization.

School, Vocational or Trade

A business operating for profit and offering instruction and training in a service or art, such as a secretarial school, barber college, commercial art school; or offering instruction and training in a trade such as welding, brick laying, machinery operation, and other similar manual trades. For purposes of this Title, this use differs from business schools in that large equipment and outdoor activities are associated with vocational/trade schools.

Septic Tank Services

A facility which provides installation, maintenance, and cleaning services for septic tanks.

Single-Room-Occupancy

A commercial residential hotel providing sleeping and living facilities that may rent on a weekly or monthly basis as a primary residence. Cooking and sanitary facilities shall be provided within the unit. Does not include any building, structure, or property in which persons are housed or detained under legal restraint or hospitalized or otherwise under medical, nursing, or psychiatric care.

Sports Arena, Stadium, or Track

A facility where sports such as football, baseball, soccer, or track are played.

Stable, Commercial

Barns and equestrian facilities to house horses and provide riding classes or equestrian activities to the public.

Stable, Private

A stable to house horses for the private use of the owner.

Storage, Distribution, and Warehousing

Uses in this category are engaged in the storage or movement of goods for themselves or other businesses. Goods

Number: 1 Author: kyle.chisholm Subject: Sticky Note Date: 11/17/2023 11:16:10 AM

The three school definitions don't align with NRS 394.045. Please consider combining primary and secondary schools to include all Public K-12, vocational/trade and pre-K schools. There is high probability that WCSD will consider options future K-8 or other combinations with the ongoing Facility Modernization Plan (FMP). The current definitions are vague in regards to K-8, Middle, and Public vs Private. Private schools are separately defined in NRS 394.103. Also, vocational/trade schools can be Public whereas the current definition lists them as for-profit. Consider modified language as follows:

School, Primary, Secondary, Vocational/Trade:

"An educational institution at which attendance satisfies the compulsory requirements of the State of Nevada. A facility or area for kindergarten, elementary, middle, high school, vocational/trade, or any combination thereof."

City of Reno Zoning Code Clean-Up - public comments

Gary Cecil <garycecil621@msn.com>

Sun 11/5/2023 1:55 PM

To: Grace Mackedon <MackedonG@reno.gov>

Cc: Lance Ferrato <FerratoL@reno.gov>

 3 attachments (2 MB)

C Scale Admin Code Excerpts from other US Cities.pdf; Public Comments - Request to Clean-Up Section 18.04.1408 Noise.pdf; RATIONALE TO AMEND RMC TITLE 18 -NOISE Sections.pdf;

Hi Grace:

As Lance recommended, I am attaching three files for your (Development Services) attention regarding our request to amend section 18.04.1408 Noise to include "C" scale noise standards.

- Public Comments - Request to Clean-Up Section 18.04.1408 Noise
- Rationale to Amend Title 18 "Noise" Section
- C Scale Admin Code Excerpts from other US Cities.

In short, the current RMC regulations surrounding "noise", are outdated; they no longer adequately meet their original intent to control excessive noise such that it is not objectionable to residents, and so needs modification.

I will be in attendance at the November 8 meeting at JWood Raw Elementary School to add in-person comments to these documents.

Kind Regards,
Gary Cecil
916-607-9556

From: Lance Ferrato <FerratoL@reno.gov>
Sent: Thursday, October 19, 2023 3:58 PM
To: Gary Cecil <garycecil621@msn.com>
Subject: Re: City of Reno Zoning Code Clean-Up

Hi Gary,

I don't think it would hurt to share your comments with Grace/Planning. Since it's a bit of a new concept, it's probably best heard in multiple settings.

Lance



Lance Ferrato

([He/Him/His](#))

Director

Business Licensing

775-399-3337 (c)

FerratoL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Gary Cecil <garycecil621@msn.com>
Sent: Thursday, October 19, 2023 12:20 PM
To: Lance Ferrato <FerratoL@reno.gov>
Subject: Fw: City of Reno Zoning Code Clean-Up

I know you must be incredibly busy, Lance, but may I please ask one question about Grace's email below?

Regarding our request to incorporate "C" Scale noise standards into the RMC, should I also make public comment at one of the Zoning Code Clean-up stakeholder meetings?

From a prior conversation with you, I gleaned that there are elements of "noise control" in both titles 5 and 18. However, I wanted to check if it would be appropriate (or necessary) to make a separate set of public comments; I certainly don't want to make anything more complicated than it needs to be.

Kind Regards,
Gary

From: Grace Mackedon <MackedonG@reno.gov>
Sent: Thursday, October 19, 2023 9:21 AM
Subject: City of Reno Zoning Code Clean-Up

Dear Community Stakeholder,

You are receiving this e-mail as a community stakeholder who might be interested in learning about the proposed changes to the Title 18 Zoning Code. In terms of background information, the City of Reno adopted a new Title 18 Zoning Code in 2021. Since the adoption, City staff has kept a list of items that need to be updated or modified. This clean-up list is limited to portions of the zoning code that include the following:

- Regulations that are difficult to administer because they are unclear
- Regulations that are inconsistent or conflict with one another
- Grammatical errors
- Typographical errors

We will be hosting six separate meetings over the next few weeks to learn about the proposed changes. All six meetings will provide the same information and have been provided to give the public the most flexibility to attend whichever meeting best fits with their schedule.

- Stakeholder Meeting #1: October 23rd 6:00 p.m. - 7:30 p.m. at City Hall 1 E 1st St Reno, NV 89501
- Stakeholder Meeting #2: October 30th 8:30 a.m. – 10:00 a.m. at McKinley Arts and Culture Conference Room 925 Riverside Dr. Reno, NV 89503
- Stakeholder Meeting #3: October 30th 6:00 p.m. – 7:30 p.m. at O’Brien Middle School 5000 Silver Lake Blvd Reno, NV 89506
- Stakeholder Meeting #4: November 2nd 11:45 a.m. – 1:15 p.m. [Virtual](#) (be sure to pre-register in advance)
- Stakeholder Meeting #5: November 6th 12:00 p.m. – 1:30 p.m. [Virtual](#) (be sure to pre-register in advance)
- Stakeholder Meeting #6: November 8th 5:30 p.m. – 7: 00 p.m. at JWood Raw Elementary School 10600 Green Pasture Dr. Reno, NV 89521

You can also view the proposed changes and provide your feedback here: [Public Comment Form](#)
Link to the proposed redline changes: [Zoning Code Clean-Up \(version 10 17 2023\)](#)

Further information about the Zoning Code Clean-Up and other changes to the Zoning Code can be found on the City webpage: <https://www.reno.gov/government/departments/development-services/zoning-code/zoning-code-clean-up>



Grace Mackedon

(She/Her/Hers)

Senior Management Analyst
Development Services
775-657-4691 (o) or 775-741-3004(c)
MackedonG@Reno.Gov
1 E. First St., Reno, NV 89501

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Re: City of Reno Zoning Code Clean-Up

Bob Lissner <rlissner@gmail.com>

Tue 10/24/2023 9:15 PM

To: Grace Mackedon <MackedonG@reno.gov>

Grace-

We have no issues with the update, and are happy to see it reflecting how times have changed.

I may show up at one more public meeting to watch, maybe a couple comments on points brought up by others, but no issues.

You can count on our support at planning commission, and will testify if you want us to.

Bob

Robert Lissner
4790 Caughlin Parkway PMB 519
Reno NV 89519
775-750-5537 call or text

On Thu, Oct 19, 2023 at 9:21 AM Grace Mackedon <MackedonG@reno.gov> wrote:

Dear Community Stakeholder,

You are receiving this e-mail as a community stakeholder who might be interested in learning about the proposed changes to the Title 18 Zoning Code. In terms of background information, the City of Reno adopted a new Title 18 Zoning Code in 2021. Since the adoption, City staff has kept a list of items that need to be updated or modified. This clean-up list is limited to portions of the zoning code that include the following:

- Regulations that are difficult to administer because they are unclear
- Regulations that are inconsistent or conflict with one another
- Grammatical errors
- Typographical errors

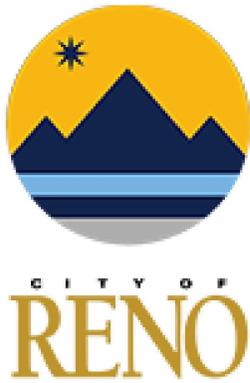
We will be hosting six separate meetings over the next few weeks to learn about the proposed changes. All six meetings will provide the same information and have been provided to give the public the most flexibility to attend whichever meeting best fits with their schedule.

- Stakeholder Meeting #1: October 23rd 6:00 p.m. - 7:30 p.m. at City Hall 1 E 1st St Reno, NV 89501
- Stakeholder Meeting #2: October 30th 8:30 a.m. – 10:00 a.m. at McKinley Arts and Culture Conference Room 925 Riverside Dr. Reno, NV 89503
- Stakeholder Meeting #3: October 30th 6:00 p.m. – 7:30 p.m. at O'Brien Middle School 5000 Silver Lake Blvd Reno, NV 89506
- Stakeholder Meeting #4: November 2nd 11:45 a.m. – 1:15 p.m. [Virtual](#) (be sure to pre-register in advance)

- Stakeholder Meeting #5: November 6th 12:00 p.m. – 1:30 p.m. [Virtual](#) (be sure to pre-register in advance)
- Stakeholder Meeting #6: November 8th 5:30 p.m. – 7: 00 p.m. at JWood Raw Elementary School 10600 Green Pasture Dr. Reno, NV 89521

You can also view the proposed changes and provide your feedback here: [Public Comment Form](#)
Link to the proposed redline changes: [Zoning Code Clean-Up \(version 10 17 2023\)](#)

Further information about the Zoning Code Clean-Up and other changes to the Zoning Code can be found on the City webpage: <https://www.reno.gov/government/departments/development-services/zoning-code/zoning-code-clean-up>



Grace Mackedon

(She/Her/Hers)

Senior Management Analyst

Development Services

775-657-4691 (o) or 775-741-3004(c)

MackedonG@Reno.Gov

1 E. First St., Reno, NV 89501

[Reno.Gov](https://www.reno.gov) | Connect with us: 

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RE: City of Reno Zoning Code Clean-Up

Robert Gelu <robert@summitnv.com>

Wed 11/22/2023 9:44 AM

To: Grace Mackedon <MackedonG@reno.gov>; Angela Fuss <FussA@reno.gov>

Cc: Mike Railey <RaileyM@reno.gov>

Hi Angela and Grace,

I have a comment on the redlines for the “Lot and Building Setback Standards” regarding the elimination of the line item for the 20’ min. for Street Facing Garage.

I discussed it with Mike Railey this morning and he agrees.

If the front setback is 20’ or more (30’) there is no need for this line item in the table.

If the front setback is 10’, 12’ or 15’ (and even 18’ where a car or small SUV will fit but a full size 4 door pickup truck will not) for Single Family or Multifamily Residential (w/ individual garages) the line item for the 20’ min setback to the street facing garage is needed because otherwise we create a driveway that is too short to fit a car on it but will be used for parking and will create problems. I see this every day in my neighborhood.

Please also take a look at how you want to address the planning intent for the Downtown Districts and MU/MS/PO/C ? where a 20’ driveway may not be needed at the entrance of a the multi car garage of a high rise building/hotel (queuing in front of the gate/barrier could happen inside the garage building) but may be a good idea to include where there may be smaller buildings/homes with individual garages, whether residential or commercial.

If you have any questions, please let me know.

Thank you and have a Happy Thanksgiving!

Robert Gelu, P.E.

Engineering Project Manager

Direct Line: (775) 787-4331



From: Grace Mackedon <MackedonG@reno.gov>

Sent: Wednesday, November 22, 2023 06:22

Subject: City of Reno Zoning Code Clean-Up

Dear City of Reno Stakeholder,

The City of Reno is currently in the process of updating the Title 18 - Zoning Code. This update is limited to clean-up items that include the following:

- Regulations that are difficult to administer because they are unclear

- Regulations that are inconsistent or conflict with one another
- Grammatical errors
- Typographical errors
- Updates based on the 2023 Legislative Session

We held six stakeholder meetings in October/November and are offering an additional three meetings, for anyone that missed the earlier meetings. This will be the same information previously provided.

You are encouraged to review the proposed redline changes here: [Reno Zoning Code Redline Edits \(ver. 10-17-2023\)](#)

Provide your feedback and comments here: [Reno Zoning Code Public Comment Form](#)

You will need to pre-register for these virtual meetings:

Monday December 4 at 12:00 pm:

https://us06web.zoom.us/webinar/register/WN_5AH0BbnpT9CMEOnuF-6zUQ

Monday December 4 at 5:30 pm:

https://us06web.zoom.us/webinar/register/WN_7s0lYuoOQmOziuV_wpsm0g

Monday December 11 at 12:00 pm:

https://us06web.zoom.us/webinar/register/WN_O-EdsKdSTSGo32nwR4djEg

Separate from the Zoning Code Clean-Up, City Council will also be giving direction to staff at a City Council meeting on Wednesday, December 6th on a number of different housing initiatives that could impact the Zoning Code. If you are interesting in learning more, be sure to tune in for that meeting.

Grace Mackedon

[\(She/Her/Hers\)](#)



Senior Management Analyst

Development Services

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Reno.Gov | Connect with us:    


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Full Name/ Nombre Completo	Contact Email/ Correo electrónico	Contact Phone Number/ Teléfono de contacto	Project Comments/ Comentarios del proyecto
Darius Fiore	dfiore98@gmail.	7756360340	Restrictive zoning laws about affordable housing, transitional housing, and homeless shelters are bad for the community and the city as a whole. Hold the city manager and council accountable for their neglect of the CAC buildings and put money into repairing and updating the facilities to assist our homeless neighbors and the community. The benefits are clear, don't let greed and hate run this city.
Deborah Achtenberg	achten@unr.edu	775-225-4597	I support removing restrictive language around homeless services from Title 18.03.303. We need to support houseless people in transition.
Karen Porter	vallektz@gmail.c	8313323593	In addition, allowing the CAC to deteriorate was wrong. We need to clarify Title 18 and stop letting developers' interests trump the need to provide support for all our citizens.
Rob	rlkkt1@yahoo.	7759720000	Against ADU Proposals change to Title 18 Are you kidding us right now? Parking is crazy the way it is and removing parking mandates will only make things worse. We aren't a big city like those others you are referring to. We live in a small area and are not spread out like LA and those big cities. You are asking us residents to make sacrifices so developers can cash in on this ridiculous idea. We are Reno, the biggest little city in Nevada. Not Las Vegas who has the flat ground and the areas to take on projects like this. Leave Reno alone, we just want to get along with our neighbors. Changing the rules to accommodate these ridiculous ideas are going to cause major anger issues that is going to cause other issues of their own. Take this approach to a different city we are not set up for this. Think of the infrastructure issues it's going to cause that are already present and we are already dealing with multiplied by thousand!. Common, think rationally not with a bank account in mind. The freeways and roads already suck with what we have at the present
			Zoning in Midtown Commercial district from the last round of zoning code updates are overly specific, counterproductive, and often conflicting with themselves. These standards often get harder with denser structures (18.04.1005.d.3.e). This is an arbitrary penalty on dense development, contrary to the stated goals of encouraging density and walkability (18.04.1005.d.2).
Andrew Samuelsen	andrew.samuels	775-721-2242	I request that they are simplified to make development of housing easier, considering our regions housing affordability/scarcity crisis. The zoning code, for example, in this area requires "utilizing dormers." There are numerous small architectural requirements that are difficult to include from a development standpoint and are vastly less important than streamlining housing production. This collection of architectural requirements are ineffective and produce ugly, expensive, random looking buildings with a smattering of styles.
			Please remove section 18.04.1005.d.3.e entirely, or add an item like "alternative design element(s) as

Art Rangel	arangel@rangel	213-300-5171	I have a document to submit but I don't see a way to attach the file. As a result I will email it to Grace Mackedon at Mackedon@Reno.gov
AICP			Please revise Article 18 to add noise standards that measure the C scale or C weighted decibels.
			Also given that so many residents already live downtown and so many more residents will be living downtown as a number of condo and apartments are being built, isn't it time to revise the zoning code to take into account that downtown has a large residential community and businesses should have to be more respectful of that changing nature of the downtown? I'm aware of the term "residential adjacency." Does that term need to be adjusted? Dropped? Re-defined?
Eric Lerude	ewlerude@gmail	775 336-8528	Thank you for your time and consideration.
			I live in the Montage on Sierra St and would like to see noise level ordinances instituted. As the city seeks to revitalize downtown, it is important to create an urban environment which welcomes residents. I have lived in large cities which dealt with nuisance noise from bars in an effective manner. Ordinances and procedures to address transgressions are essential to creating a stable residential population.
Magali Rivera	Magalirivera11@gmail.com		Regarding section 18.04.903a3 - Thank you for removing sub-sections c and d which limited the ability for residents to install a secondary driveway if they meet the requirements of 28 feet between driveways. Please make permanent the redline removals of c and d. Thank you, Bryan Harvey - Reno
Bryan Harvey	harv57@gmail.c	281-513-1144	Section 18.04.904 pertaining to where RV's can be parked is an overreach. A homeowner should not be restricted on their ability to buy and then store and RV based on how far their front building line extends.
Gavin Fisher	gavinf@nevada.	7026307198	This is an arbitrary requirement and does not improve public safety.
			Will you be going through all 581 pages of changes? There seems to be typographical errors; how will those be corrected? Ex in the industrial building changes it appears you want to change to 45 feet from 55 feet. The first 5 is underlined and not crossed out (pg 52).
Sue Smith	Sue@argentnev	7757429509	It appears that these are actual changes that are more than corrections.
			I am in support of the proposed incentives for affordable housing. Housing cost is negatively effecting so many people in our community. Helping alleviate this should be one of our top priorities.
			I am opposed to increased residential adjacency requirements and compatibility requirements, as well as additional setback requirements from residential uses. New infill projects should be encouraged, not made less feasible by increased restrictions.
Audrey De La Cruz	audrey@cwxcarcl	775-287-2563	Further, I do not think that adding new restrictions in the code matches with the concept of "Zoning Code Clean-up". Many entities who will be affected by these changes will not have this process on their radar as the process is being presented by the City as being about fixing typos or providing clarity rather than adding new restrictions on development.
Anna Farb	anna.r.farb@gmail.com		Regarding the Tree Protection section 18.04.105, and the Professional preparation (page 289), the code clean-up adds civil engineers to the list of who can complete a plan. The American Society of Landscape Architects Northern Nevada Chapter has heard complaints from city staff regarding the poor quality of some of the plans that are being submitted. Please look into this issue.

Robert Lissner	rlissner@gmail.com	7757505537	Would it be possible to combine the density and affordable bonuses? Seems like too much.
Ron Bell	ronbellrealtor@h	775-750-5256	Similar to my thoughts on ADUs, any of these new types of units approved need to have a provision for no short term rentals/air b n b et al. Otherwise just a hall pass for Californians to build more units for short term rentals. Short term rentals are a huge part of the rental shortage.
Jake Coming	jakecoming@gm	9494123958	Jacobs Entertainment needs to get moving with their master plan, they are dragging their feet moving forward and the people of this city continue to suffer for it.
Kristi Twyeffort	Ktwyeffort@gma	7757412956	I agree with the 4 changes proposed. Let's grease the wheels for more affordable housing and missing middle housing so local Reno folks can stay and thrive in our community. Thanks for the presentation and clarification provided in the discussion!
			It's clear that Reno must try something new to deal with the lack of affordable housing. I am in support of the efforts that the Development Department is making to attract more developers to build affordable housing. I have absolutely no problem with more affordable housing being built in Downtown where I live.
			I also recognize that some City residents in some neighborhoods will be upset by the prospect of affordable housing units being built in their living areas. There will be the usual objections that the nature of the neighborhood will be changed and that property values will go down. I also recognize that, to Development staff and developers, these residents are likely seen as impediments to the development process. Further that the current opportunities entitlement reviews afford such residents to give their public input and to remain informed about potential developments in their neighborhoods are too time-consuming, especially at a time when the Nevada Assembly mandates that the City of Reno take new steps to address the need for affordable housing.
			However, these same residents have a reasonable expectation that the City of Reno does keep them informed and that they will have opportunities to publicly express their views, no matter that those views may not be appreciated. The administrative code itself is a document that provides protections for existing residents so that unreasonable development is not unbridled. I therefore respectfully ask the Council to allow further public discussions about the proposal to remove ALL the elements of the Entitlement Review process.
Gary Cecil	garycecil621@m	9166079556	My opinion is that it would be to the benefit of all stakeholders to consider alternative ways to shorten the time taken by the permitting process, but not remove all the equitable steps to both notify residents of proposed affordable housing development and curtail their opportunity to discuss any concerns publicly. Please don't throw the baby out with the bathwater and totally decimate the Entitlement Review process. Let the City, Developers AND Residents work together to create more affordable housing while retaining some reasonable protections for existing residents. I would freely give of my

Ron M. Aryel	ron@renocenter	81676933583	<p>It is important we change our attitude about how to use zoning to help the entire community. We need to get rid of outdated, closed-minded thinking, often based on a misunderstanding of property values and racist policy, which claims that single family home zoning "protects" the neighborhood, or that constructing multifamily housing on a few floors must be disallowed to "protect the character" of the neighborhood. These are false premises. Multifamily housing, even multi-floor housing, built properly, can reflect a neighborhood that otherwise has single-family homes, can uphold property values and does not stress local streets, especially if infrastructure needs are addressed and the city invests in public transit integrated with biking infrastructure. There are many specific neighborhoods in many cities that saw an increase in housing density without any loss of property values. There is also a basic ethical consideration: Buying a home in a neighborhood because you like the view of the mountains does not guarantee that the view will be there 20 years after you buy the home. Putting people in housing outranks your desire for a view, and it is your responsibility to adapt. Without an increase in density, Reno will continue to see more sprawl and more environmentally destructive practices. Another consideration is parking: Cities like Austin TX have eliminated parking requirements entirely. Parking requirements encourage more driving, which defeats the goal of livable, walkable</p> <p>I am supportive of all the changes and believe that they will bring Reno's zoning code in line with other jurisdictions, offer flexibility to developers to increase supply, and provide options to renters and homeowners alike.</p>
Justin Haghighi	justin@haghighi,	3109700000	<p>For the City's sake, I hope that these minor changes have an impact in the next several years. The gravity of the housing crisis requires swift and decisive action--leadership--as demonstrated by other places all over the country. If the housing crisis continues to worsen, and the city fails to make a dent in solving the problem, a higher level of government like the state legislature will make the decisions for it. This may involve a loss of discretionary power for the Council.</p>
Catherine	carlsoncroke@yahoo.com		<p>I am opposed to proposed changes to residential zoning and incentives for developers to increase the number of units (which I believe is called "infilling") in established neighborhoods in order to alleviate a city housing issue. I feel this will negatively impact the character and feel of these neighborhoods and undermine property values. Everywhere I drive in town there are multi story buildings in progress. More cars on the road! More draw on our resources. How will we manage drought? Air quality? These are already problems for Reno. New projects must be evaluated more stringently, not the opposite. For example, I live within 2 blocks of a school. My street has issues with extreme congestion during school drop off, pick up and sporting events. Increasing the population density surrounding the school will exacerbate the traffic and change the nature of the community. Multi-family buildings should not be approved for neighborhoods like mine. I chose my neighborhood for the modest, single-family homes occupied by young families as well as seniors. The environment is settled where neighbors know each other. I feel infilling my neighborhood will ultimately deflate my property values and negatively impact my</p>

		7758462155	<p>Yes people that work in Reno should be able to afford housing. Now many people work 60 or more hours a week to pay for rent . With tent bring extremely high the same individual can not save for buying a home. Not everyone wants to live in a small expensive crowded apartment building. Having a place to raise a family, to enjoy and be proud of their accomplishments by having a home is very important to many. The cost of building is high but developers and owners of rentals are making a huge profit at the expense of the working poor. There needs to be a review of landlords as many people are living in substandard conditions due to housing that is cheaply constructed just for the owner to bring in</p>
Gail Matyas George A Graham	Gmatyas@gm george@parkref	9172929200	<p>Parking, parking, parking.....You can't increase density in Reno's urban core (Wells District) so long as overlay districts have parking requirements that limit unit count.</p>
Tucker monticelli	monticelli20@ya	7753383881	<p>I really enjoyed the meeting held on the 19th, I watched it on YouTube. I had two questions that came up in my mind as I watched. The first is about the missing middle, the graph shows that we have single family zoned housing as well as larger apartment complex high-rise and middle rise housing. But Reno as a city has far less high-rise living space than most other cities around the United States. And I wonder if maybe relooking at height requirements is something that we can look into for affordability? It seems that all new apartment complex buildings are five-over-ones stick built and there's not a lot of actual high-rise housing going up at all. The second thing I saw was about the duplexes which I love the examples given and I thought they were very sleek and look like they could fit right into the Reno aesthetic, but I don't understand how that helps Affordability? It seems to me like developers would sell those units for just as much as a single family dwelling if not more because of the prime location of midtown or downtown. It also seems like these units are usually bought out by people immigrating to Reno from California or elsewhere with higher disposable incomes, then those that can be produced locally. I'm not sure if there's any answers for that, but it seems like the rent or even mortgage prices of housing in Reno doesn't match the ability for Reno residents to make up that kind of salary. I don't know how this will be addressed other than some sort of rent control.</p>

			<p>Thank you Angela for your presentation. Your presentation was informative. However, density bonuses and bypassing entitlements favor the developers but nothing supports the current homeowners in these neighborhoods. Why have so many luxury apartments been approved yet the main issue is housing for those that are not on government subsidies. Nothing being proposed helps those Reno residents. Also, just because you have had a small number of projects in the past, once developers have the flexibility you propose giving them, all vacant lots in all neighborhoods are in jeopardy of being bought up and zoned where traffic is currently an issue. Market rate apartments are not subsidized and even though there were 12 projects in the last 3 years that used density bonus created 60 additional units you increase the population and additional vehicles/parking issues. Density bonus is not based on cost of rent but size of unit but you did not mention whether there is a required increase in parking with the smaller units. The City already reduced the parking criteria requirements so developers do not need to have a parking spot per door, yet there are often 2 drivers with additional cars. Also, support services such as fire department, police, and public transit are not accessible to these people. There needs to be a strategic plan throughout the City of Reno so that we do not have mass city blocks of monster apartment complexes such as on South Virginia Ave. I am completely AGAINST ANY rezoning criteria for Zone SF 3 and SF 5. Invading established single family home areas with duplexes, triplexes or fourplexes does NOT address the housing costs for those that are not on government subsidies and can't pay the rent for luxury apartments that have popped up all across the city. It DOES impact the value of the single family homes and increase parking issues in established neighborhoods. I support Workforce housing near commercial and industrial areas and near public transit where people walk to work or have an option of public transit. Reno is a unique city, which I am thankful for. Just because other cities in Nevada is doing it one way doesn't mean it is right for Reno. Las Vegas is living proof of a disaster and another California. Many people I know are NOT happy with what has happened to the city regarding development. Thank you again for the presentation and all of your attempts to get public city regarding development. I'd like to see the future of Reno with the core urban areas to have higher density bonus incentives for smaller units up to 300, 400, 500, 600, 700, 800,900sq in downtown, midtown, or wells with no parking restrictions. Loosen up the Landscape requirements and building code requirements. Students at the University need affordable housing. Prioritize Infill infrastructure to expedite the process. I believe expanding the rezoning of mixed used and multifamily areas near the downtown, midtown, and wells ave. Remove a lot of the Single family zoning near the core urban areas. There is plenty of Single family homes zoning in the suburb for people whom disagree. We need to also think about walkability, biking, and transportation. Work force housing is a great idea. Please allow ADUS and remove Airbnb or short term rentals. Higher taxes for short term rentals and long term rentals. A vacancy tax should be implemented. A lot of land/housing/commercial is not in use and should be taxed if not in use near the urban core areas. Multiple home ownership should have a higher tax. Non resident tax increase for not living in their Reno property. We need to develop or urban areas more walkable with less car access and limited to emergency vehicles. We can develop similar to</p>
Cindi Chandler	cindicha@msn.com	909-225-9278	
Victor Torres	victor.torres@liv	7757722070	

For the record: Public Comment for City of Reno Zoning Code Clean-up

Submitted by Art Rangel, AICP

255 N. Sierra St. Reno Nevada

November 6, 2023

The notice for the “City of Reno Zoning Code Clean-up” read as follows:

Dear Community Stakeholder,

You are receiving this e-mail as a community stakeholder who might be interested in learning about the proposed changes to the Title 18 Zoning Code. In terms of background information, the City of Reno adopted a new Title 18 Zoning Code in 2021. Since the adoption, City staff has kept a list of items that need to be updated or modified. This clean-up list is limited to portions of the zoning code that include the following:

- Regulations that are difficult to administer because they are unclear
- Regulations that are inconsistent or conflict with one another
- Grammatical errors
- Typographical errors

We will be hosting six separate meetings over the next few weeks to learn about the proposed changes. All six meetings will provide the same information and have been provided to give the public the most flexibility to attend whichever meeting best fits with their schedule.

Residents living in Downtown Reno are here to speak primarily to:

- Regulations that are difficult to administer because they are unclear
- Regulations that are inconsistent or conflict with one another
- Regulations that are outdated and no longer adequately meet their original intent or best practices, and now need modification.

Commentary: Portions of the Land Development code as currently written do not meet the goals, policies, objectives, and programs of the Reno Master Plan as required by NRS 278.0284 which provides for consistency between the master plan and local ordinances. The Land Use Code as written treats high density residential uses in different zoning districts differently which adds to the likelihood of confusion and inconsistent application.

As an example:

Reno Master Plan policy 3.1B: HOUSING OPTIONS in GP 3: Thriving Downtown and University District

“Encourage a variety of housing options at diverse price points to support a more diversified workforce and composition of residents in Downtown—including professionals, service workers, entrepreneurs, students, and retirees among others.”

Commentary: The Montage, Arlington Towers, Riverwalk, Palladio and Belvedere are high-rise condos which are predominantly residential uses. Many new apartments have been built in downtown Reno and many more are in the pipeline. All of these residential units are currently in Downtown Mixed-use Districts and are consistent with Reno Master Plan polity 3.1B, yet these residential units are not offered the same protection as residential units in the MF-14, MF-21 or MF-30 zones.

Residential Adjacency is applied to other residential zones but not to residential uses in the Mixed-Use Districts.

Article 14 Residential Adjacency

18.04.1401 Purpose

The purpose of this article is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when mixed-use and nonresidential development is located near residential zoning districts.

Commentary: The purpose of this article is clearly to encourage and help protect residential uses. High-rise condos and new apartment buildings allowed and encouraged to be built in the downtown area are clearly residential uses. As a result, residential adjacency standards meet the purpose and intent of this Article.

We draw your attention to the following within the City's Development Code:

18.01.304 Relationship to Master Plan

The adoption of this Title is consistent with, compatible with, and furthers the goals, policies, objectives, and programs of the Master Plan. No regulatory decision by an appointed or elected official or any city employee shall be made with respect to any zoning action or use of property under this Title that is not in substantial compliance with the Master Plan as officially adopted or amended.

Commentary: Residents in downtown Reno are suffering from excessive noise throughout the night and into the early morning hours. This noise is emanating from out-of-control bars in the downtown area. Under the existing Reno zoning code bars, lounges or taverns are allowed by right in the mixed use districts.

For the above-mentioned reasons we respectfully request that the "City of Reno Zoning Code Clean-up" include properties within the Mixed Use Districts that are predominately residential be considered under Article 14 Residential Adjacency as it relates to noise and that Table 3.1 "Table of Allowed Uses" be amended to require a CUP for bar, lounge or tavern in the mixed use districts when adjacent to predominately residential properties.

INTRODUCTORY COMMENTS

This document contains excerpts of administrative code language from sixteen U.S. cities regarding noise standards on what is termed the “C” scale. While some cities measure both “A” and “C” scale noise there are several cities that, recognizing its greater negative impact on residents, choose to use only “C” scale standards (e.g. Minneapolis, MN and Greensboro, NC).

The “C” scale can be defined as:

“The “C” scale weighting system allows the sound meter to pick up low frequencies. These are the intrusive sub-woofer type of bass sounds that can penetrate structures and result in physical sensation. This type of base is not readable using the “A” scale. Most quality sound meters are already equipped with “C” scale weighting, and can be changed from “A” to “C” with a simple switch. When properly applied the “C” scale is a valuable tool in sound enforcement.”

(Zwerling, E.M.. (2000, April) Local Government in the 21st Century: Exploring the Legal Issues. Presented to the International Municipal Lawyers Association, Washington D.C.)

While the excerpts in this document primarily focus on administrative code surrounding the excesses of heavily bass forward sub-woofer amplified sound and music on the “C” scale, there are surrounding sections in the original documents that address the “C” scale excesses on vehicles, motor cycles, industrial equipment, etc.

The excerpts provided are not the complete “C” scale code available. They are provided here as examples of the code language that could be used as the basis for similar code to be incorporated into the Reno Municipal Code.

It is the intent of this document to show that Reno would hardly be alone in recognizing the negative effects of intense “C” scale noise on its residents. Indeed, Reno would join the increasing ranks of U.S. cities that choose to regulate and set standards on such noise to protect its residents.

I hope this compilation of excerpts is of help, and I am happy to answer any questions to promote the value of setting standards in Reno for “C” scale noise.

Kind regards,

Gary Cecil

Cell: 916-607-9556

Email: garycecil21@msn.com

NOTE: While most excerpts are copied and pasted from the originals, in order to fit extended (and sometimes color-highlighted) sections onto a single page, I have used the “print screen” function.

The following pages include excerpts of the administrative code for "C" scale noise for the U.S. Cities listed in the order presented.

The code excerpts include definitions, measurements, limits, what's prohibited, and why it is prohibited.

1. San Francisco, CA
2. Roseville, CA
3. Anchorage, AK
4. Atlanta, GA
5. Greensboro, NC
6. Knoxville, TN
7. Lafayette, LA
8. Minneapolis, MN
9. Pittsburgh, PA
10. Murfreesboro, TN
11. Tacoma, WA
12. Chattanooga, TN
13. Killeen, TX
14. Orlando, FL
15. Roswell, GA
16. Tampa, FL

SAN FRANCISCO, CA

SECTION 2901 DEFINITIONS

(f) "Low frequency ambient" means the lowest sound level repeating itself during a ten-minute period as measured with a sound level meter, using slow response and "C" weighting. The minimum sound level shall be determined with the music or entertainment noise source at issue silent, and in the same location as the measurement of the noise level of the source or sources at issue.

However, for purposes of this chapter, in no case shall the local ambient be considered or determined to be less than:

(1) Forty-five dBC for interior residential noise, and

(2) Fifty-five dBC in all other locations.

If a significant portion of the ambient is produced by one or more individual identifiable sources that would otherwise be operating continuously during the minimum ten-minute measurement period, determination of the low-frequency ambient shall be accomplished with these separate identifiable noise sources silent or otherwise removed or subtracted from the measured ambient sound.

SECTION 2909 NOISE LIMITS

(b) Commercial And Industrial Property Noise Limits. No person shall produce or allow to be produced by any machine, or device, music or entertainment or any combination of same, on commercial or industrial property over which the person has ownership or control, a noise level more than eight dBA above the local ambient at any point outside of the property plane. With respect to noise generated from a licensed Place of Entertainment, licensed Limited Live Performance Locale, or other location subject to regulation by the Entertainment Commission or its Director, in addition to the above dBA criteria a secondary low frequency dBC criteria shall apply to the definition above. No noise or music associated with a licensed Place of Entertainment, licensed Limited Live Performance Locale, or other location subject to regulation by the Entertainment Commission or its Director, shall exceed the low frequency ambient noise level defined in Section 2901(f) by more than 8 dBC.

ROSEVILLE, CA

SECTION 9.24.020 DEFINITIONS

E. "C-weighting" means the standard C-weighted frequency response of a sound level meter, which de-emphasizes high frequencies of sound in a manner similar to the human ear for relatively loud sounds.

SECTION 9.24.110 AMPLIFIED SOUND LIMITS FOR SENSITIVE RECEPTORS

Table 2

SOUND LEVEL STANDARDS

(for amplified sound)

Sound Level Descriptor	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
L_{eq} , A weighting dBA	50	45
L_{eq} , C weighting dBC	75	70
One-third octave band	10 dB increase in any one-third octave band	

A. The measurements shall be conducted with the sound level meter set to A-weighting and fast response. Fast response shall be used because the duration between low-frequency tones associated with amplified sound may be considerably less than one second (the average duration represented by the slow meter response). The fast meter response represents one-eighth second intervals.

B. If separation of low frequency tones from the background ambient sound can be determined with the sound level meter on fast response (a clearly identifiable increase in ambient sound levels corresponding to the audible bass sounds), sound levels shall not exceed an L_{eq} of 50 dBA daytime and 45 dBA nighttime for any one minute period.

C. If separation of low frequency tones cannot be determined with the sound level meter on A-weighting, the meter shall be switched to C-weighting to emphasize the low frequency sound. If separation between low frequency tones and ambient levels can be observed with the meter set to the C-weighting scale, the sound level from the low frequency tones shall not exceed an L_{eq} of 75 dBC daytime and 70 dBC nighttime for any one minute period.

D. If existing background sound levels are higher than standards identified in Table 2, then the maximum sound levels due to amplified sound shall not exceed the background sound levels by more than three dB for A-weighted measurements and five dB for C-weighted measurements.

E. If separation of low frequency noise cannot be determined with the meter using either A or C

weighting scales and low frequency tones are clearly audible to the acoustics specialist, a sound level measurement in terms of one-third octave band frequencies shall be utilized. If this approach is required, a 10 dB increase in any one-third octave band due to the amplified sound shall be considered a violation of this chapter (Ord. 3638 § 1, 2001).

ANCHORAGE, AK

15.70.030 Definitions

"C" weighted sound level is the sound level as measured using the "C" weighting network with a sound level meter meeting the standards set forth in ANSI S1.4-1983 or its successors. The unit of reporting is dB(C). The "C" weighting network is more sensitive to low frequencies than is the "A" weighting network

15.70.00 Prohibited acts and conditions

19. Vibration. No person shall operate or cause the operation of any device that produces low-frequency, inaudible sound that creates vibration above the vibration perception threshold of any individual within a residential real property boundary or within a noise-sensitive zone between the hours of 10:00 p.m. and 7:00 a.m. the following day.

15.70.080 Property line noise emission standards

Maximum Permissible Sound Level Limits (Indoors across a real property line)

Weeknights 10:00 p.m.--7:00 a.m. 3 dB(C) above ambient sound levels

Friday, Saturday and Holidays 11:00 p.m.--7:00 a.m. 3 dB(C) above ambient sound

All Other Times 5 dB(C) above ambient sound (GAAB 16.85; AO No. 78-48; AO No. 2001-97, § 3, 5-22-01)

Cross references: Supplementary zoning district regulations, Ch. 21.4

ATLANTA, GA

Sec 74-131 Definitions

C-weighting means the electronic filtering in sound level meters that models a flat response (output equals input) over the range of maximum human hearing frequency sensitivity.

Sec. 74-135. - Sound measurement procedures.

(e) When measuring continuous sound, or sound that is sustained for more than one second at a time, the SLM shall be set for the appropriate A or C weighting, slow meter response speed, and the range (if the SLM is designed to read levels over different ranges of (SPLs) shall be set to that range in which the meter reads closest to the maximum end of the scale). When the measured sound level is variable or fluctuating over a range greater than three DBA, using the slow meter response speed, the fast meter response speed shall be used. In either case, both the minimum and maximum readings shall be recorded to indicate the range of monitored values

Sec. 74-136. - Sound level limitations

(2) At no time shall noise levels be produced that exceed 65 dB(C) Leq (one min.) at a receiving real property line.

(3) If the noise source, measured at a receiving property line, is a pure tone, then the sound level limitations set forth in Table 2 shall be reduced by five dB.

(4) Impulsive sound sources shall not exceed 100 dB(C) Leq. measured at a receiving property line, using the fast meter response speed.

(5) Inside multifamily dwelling unit buildings, if the background sound level cannot be determined, the limit during daytime hours is 45 dB(C) Leq (one min.) and the limit during nighttime hours is 35 dB(C) Leq. for sounds originating in another dwelling within the same building.

GREENSBORO, NC

Sec. 18-50.1. - Same—Outside sound-producing activities.

(a) Except as otherwise permitted under this article, it shall be unlawful between the hours of 11:00 p.m. and 7:00 a.m. of the following day for any person, business or entity to play, operate, use or cause to be played, operated or used, any sound amplification device, amplified musical instrument or sound reproduction device which creates or reproduces audible sound outside any building or structure.

Sec. 18-51. - Sounds impacting residential life.

It is unlawful for anyone within the city limits to cause, or allow, the emission of sound from any source or sources which impact dwellings and other residential property. A noise disturbance shall be presumed to exist where the sound or noise caused by any activity exceeds the maximum lawful decibel limits specified in the residential decibel limits table herein at a property boundary of the structure within the zoning districts shown below which is used, wholly or in part, as a residential dwelling. To the extent the decibel limits in this section may conflict with any other section of this article, the decibel limits in this section shall supersede such other limits.

Residential Decibel Limits Table

Zoning Districts	Daytime (7:00 a.m. to 11:00 p.m.)	Nighttime (11:00 p.m. to 7:00 a.m.)
All Residential, TN	70 dB(C)	65 dB(C)
Mixed Use, PUD	85 dB(C)	75 dB(C)

Sec. 18-52. - Measurement of sound.

- (a) Measurement of sound. For the purpose of determining dB(C) as referred to in this Code, the noise shall be measured on the C-weighting scale on a sound level meter of standard design and quality having characteristics established by the American National Standards Institute (ANSI).
- (b) Measurement techniques. Measurement of sound shall be made according to these standards:
 - (1) Sound measurements shall be conducted at that time of day or night when the suspect noise source is emitting sound.
 - (2) The sound level measurement shall be determined as follows:
 - a. Set the sound level meter on the "C" weighted filter at slow response
 - b. Where possible the measurement should be made with clear view to the source of the sound.
 - c. All measurements shall be taken at or within the nearest residential property line occupied by the complainant, unless otherwise stated in the Code. For multifamily structures, including apartments, condominiums, or other residential arrangements where boundary

lines cannot readily be determined or do not exist, measurements shall be taken from any point abutting the exterior of the complainant's residential unit.

- (3) Measurements recorded shall be taken so as to provide a proper representative of the noise being measured. The microphone shall be positioned facing the noise source and so as not to create any unnatural enhancement or diminution of the measured noise. A windscreen for the microphone shall be used. Using the C-weighting and slow response switch settings, the operator takes four (4) consecutive readings of thirty (30) seconds each. Any decibel reading which exceeds the allowed decibel limits is a violation of this article.
- (c) Training of personnel. The operator of a sound level meter, but not persons assisting the operator with non-technical aspects of sound level measurement, must have received special training in sound measurement from an expert, or experts, in sound measurement and must have received training in the use of the sound level meter used. The chief of police of the city shall prescribe minimum training standards for such operators.
- (d) [Enforcement.] In the enforcement of this article, an enforcement officer may be required to exercise judgment in determining if a particular noise is sufficiently loud or otherwise so offensive that it would substantially interfere with persons occupying nearby public or private property. When making such determinations, the enforcement officer may consider the following and other relevant factors:
 - (1) The volume of the noise.
 - (2) The intensity of the noise.
 - (3) Whether the nature of the noise is usual or unusual.
 - (4) Whether the origin of the noise is natural or unnatural.
 - (5) The type and intensity of ambient noise, if any.
 - (6) The nature and zoning of the area in which the noise is heard.

(Ord. No. 07-253, § 3, 11-5-07; Ord. No. 12-31, § 4, 4-16-12; Ord. No. 13-105, § 3, 7-16-13)

KNOXVILLE, TN

Sec. 18-2. - Definitions.

C-weighted sound pressure level means the sound pressure level in decibels as measured on a sound level meter using the C-weighting network, as defined in American National Standard S11.4-1983 (R 2006). The level so read is designated dB(C).

Sec. 18-3. - Standards.

(a) No person shall cause, suffer, allow or permit sound from any source which, when measured from the real property boundary of the source of the sound, is in excess of the following standards:

(1) Residential use

a. When the offending sound emanates from a residential use between the hours of 7:00 a.m. and 12:00 midnight, sound which has an C-weighted sound pressure level of 65 dB(C), or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).

b. When the offending sound emanates from a residential use between the hours of 12:00 midnight and 7:00 a.m., sound which has an C-weighted sound pressure level of 60 dB(C), or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).

(2) Commercial use

a. When the offending sound emanates from a commercial use between the hours of 7:00 a.m. and 12:00 midnight, sound which has an C-weighted sound pressure level of 80 dB(C), or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).

b. When the offending sound emanates from a commercial use between the hours of 12:00 midnight and 7:00 a.m., sound which has an C-weighted sound pressure level of 75 dB(C), or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).

(3) Industrial use. When the offending sound emanates from an industrial use, continuous or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).

(b) No person shall cause, suffer, allow or permit from any source within a public premise any airborne sound which, when measured from the source of the sound, has an C-weighted sound pressure level in excess of 65 dB(C), or any impulsive sound which has an C-weighted sound pressure level of 80 dB(C). This subsection shall not apply to legitimate government operations.

LAFAYETTE, LA

Sec. 34-362. – Definitions.

"C" weighted sound level is the sound level as measured using the "C" weighting network with a sound level meter meeting the standards set forth in ANSI S1.4-1983 or its successors. The unit of reporting is dB(C). The "C" weighting network is more sensitive to low frequencies than is the "A" weighting network.

Sec. 34-366. - Maximum permissible sound levels

(b) Impulsive sound

(1) Between 7:00 a.m. and 10:00 p.m., impulsive sounds which occur less than ten times in an hour shall not equal or exceed 20 decibels above the permissible sound level limits in Table I. Impulsive sound which repeats ten or more times in any hour shall not exceed the permissible sound level limits in Table I.

(2) Between the hours of 10:00 p.m. and 7:00 a.m., impulsive sounds which occur less than four times in an hour shall not equal or exceed 20 decibels above the permissible sound level limits in Table I. Impulsive sound which repeats four or more times in any hour shall not exceed the permissible sound level limits in Table I.

(c) Amplified sound. If the source of sound is an amplified sound reproduction device, and the complainant states that the rhythmic bass component of the music is disturbing within the complainant's residence, the noise control officer may take sound level measurements within the residence of the complainant. No person shall cause, suffer, allow, or permit the operation of any amplified source of sound in such a manner that it exceeds the total sound levels by the permissible sound levels limits set forth in Table II when measured within the residence of a complainant. These

sound level measurements shall be conducted with the sound level meter set for "C" weighting, "fast" response. Such measurements shall not be taken in areas which receive only casual use such as hallways, closets and bathrooms. For the purposes of these measurements, the ambient sound level is that sound level which is measured in the residence when the sound source under investigation is not prominent, or in a room on the same floor that is relatively unaffected by the sound source under investigation. The C-scale is more sensitive to low frequency sound levels than the A-scale, and an increase of five dB is perceived by humans as being plainly louder, and a ten dB increase is perceived as being twice as loud. Examples of amplified sound reproduction devices, include but are not limited to, sound systems which augment music or voices such as those used for public announcements or as utilized by disc jockeys in playing music.

Table II

**Amplified Sound Reproduction Device
Maximum Permissible Sound Level Limits
Indoors Across a Real Property Line
dB(C) Above Ambient**

<p>Week nights 10:00 p.m. – 7:00 a.m. Weekend nights 11:00 p.m. and 9:00 a.m.</p>	<p>All other times</p>
<p>3 dB(C)</p>	<p>5 dB(C)</p>

I

(d) Steady pure tones. If the sound source under investigation is a mechanical device, and is, in the investigating officer's opinion, emitting a sound with a steady tonal quality, the permissible sound level limits in Table I shall be reduced by five dB(A). The sound emissions must be comprised of a single frequency or a narrow cluster of frequencies, which may be referred to as a whine, hum or buzz. The measured sound levels of such a source must not fluctuate by more than plus or minus three dB. Such sound sources include, but are not limited to: heating, ventilating or air-conditioning units; refrigeration units, and transformers. Nothing to the contrary withstanding, sound sources from residential heating, ventilating or air conditioning units can not exceed 55 dB(A) at night.

MINNEAPOLIS, MN

389.30. - Definitions.

dB(C): Composite abbreviation for decibel and C-weighted sound level.

389.60. - What constitutes violation

(a) Activities generating sound that is ten (10) dB(C) Leq or more above the ambient noise level during the daytime or five (5) dB(C) Leq or more above the ambient noise level during the nighttime when measured within a building occupied by the complainant. All measurements pursuant to this subsection shall be made using the C-weighted network, and taken indoors with the doors and windows closed, and within the unit occupied by the complainant. If separation of low frequency noise cannot be determined with the meter using dB(C) and low frequency tones are clearly audible, a sound level measurement in terms of one-third (1/3) octave band frequencies shall be utilized. If this approach is required, a ten (10) dB(C) increase over ambient levels in any one-third (1/3) octave band due to the amplified music shall be considered a violation of this chapter.

Pittsburgh, PA

§ 601.04 - NOISE CONTROL (b) Definitions

dB(C). The symbol designation of a noise level, reported in decibels, measured using the C-Weighting network of a sound level meter, as defined in ANSI S1.4.—Specification For Sound Level Meters. For example, noise will be reported as twelve (12) dB(C) over the background noise level. For purposes of this ordinance, the noise shall be measured using the slow exponential time weighting characteristic of the sound level meter.

(2) *Amplified noise* No person shall transmit or cause to be transmitted any noise created by loudspeaker(s), audio amplification device(s) or other similar devices which leaves the premises from which it originates, and enters any premises in a residential zoning district in excess of the sound levels specified below in Table B.

Table B

Maximum Allowable Noise Levels at Receiving Premises from loudspeakers, audio amplification devices and other similar devices

Type of Receiving Premises	Daytime 7:00 a.m.—10:00 p.m.	Nighttime 10:00 p.m.—7:00 a.m.
Residential	75 dB(C)	75 dB(C)

Table C

Maximum Allowable Noise Level Above the Background Noise Level—Measured at Complainant's Unit

Type of Receiving Premises	Daytime 7:00 a.m.—10:00 p.m.	Nighttime 10:00 p.m.—7:00 a.m.
Residential	10 dB(C)	5 dB(C)

MURFREESBORO, TN

SECTION 21-103 DEFINITIONS.

(11) C-weighted sound level (dBC): The sound level in decibels measured on a sound level meter using the C-weighting network as specified in the latest version of ANSI S1.4-2014 for sound level meter.

(D) Equipment Settings.

(3) Measurement of sounds with significant low-frequency components. The sound level of a sound with significant low-frequency components, e.g., certain sound amplification devices and heavy equipment or machinery, in addition to being measured in accordance with subsection (1), may also be measured using the Cweighting scale and the fast response setting on the sound level meter for purposes of establishing compliance with the applicable sound level limits.

SECTION 21-106 SOUND LEVEL LIMITATIONS. (A) Unlawful Sound Levels

(3) Except as otherwise provided in this Section, whenever a violation of this section may be established using the equivalent A-weighted sound level (LeqA) or equivalent C-weighted sound level (LeqC) associated with a sound, the minimum period for taking such measurements shall be at least one (1) minute for steady sounds and fifteen (15) minutes for a non-steady sound (including quasi-steady, intermittent, and fluctuating sounds)

(D) Sound Amplification Devices; Maximum Permissible Increase in Background Sound Level within a Residential Property. (1) No person shall cause, suffer, allow, or permit the operation of a sound amplification device in such a manner that the sound emanating therefrom intrudes upon the interior of a residence or dwelling unit and raises the background sound level by more than the permissible sound level limits set forth in Table 4 when measured within the residential property.

Table 4

Week Nights (8:00 p.m. - 8:00 a.m.)	Weekend Nights and Nights Preceding a Legal Holiday (10:00 p.m. - 9:00 a.m.)	All other times
3 dBC	3 dBC	6 dBC

(G)Vibration. No person may operate or permit the operation of any device that creates vibration that is above the vibration perception threshold of two or more reasonable individuals of normal sensitivity situated beyond the property of the source if the source is on private property or 150 feet from the source if such source is in a public space or public right-of-way. For purposes of this section, "vibration perception threshold" means the minimum ground or structure-borne vibratory motion necessary to cause a reasonable person of normal sensitivity to be aware of the vibration by such direct means as, but not limited to, sensation or the observation of moving objects. This subsection does not apply to vibration created by railroad vehicles used in interstate commerce.

TACOMA, WA

8.122.010 General definitions.

J. "dB(C)" level means the sound level as measured with a sound level meter using the "C" weighting network. This frequency-weighting network for the measurement of sound levels shall comply with standards established by the American National Standards Institute specifications for sound level meters S1.4-1971, as amended or S1.4-1983, as amended.

Y. "Plainly audible sound" means any sound for which any of the content of that sound, such as, but not limited to, comprehensible musical rhythms, is communicated to a person using his or her unaided hearing faculties. For the purposes of the enforcement of this code, the detection of any component of sound, including, but not limited to, the rhythmic bass by a person using his or her unaided hearing faculties is sufficient to verify plainly audible sound. It is not necessary for such person to determine the title, specific words or artist of music, or the content of any speech.

8.122.060 General provisions. A. No person shall make, continue, or cause or permit to be made or continued any continuous sound attributable to any source that increases the total sound level above the ambient sound level by the limits in Table 1 when measured at or within a receiving property: Table 1. Maximum permissible sound level in excess of the ambient sound level:

	Outdoors	Indoors
7:00 a.m. to 10:00 p.m.	10 dBA	5 dBC
10:00 p.m. to 7:00 a.m.	5 dBA	3 dBC

8.122.080 Music. A. No person shall make or cause or permit to be made or caused any music originating from or in connection with the operation of any commercial establishment, enterprise or activities approved through any City permit or license when the level of sound attributable to such music, as measured inside any receiving property dwelling unit: 1. causes a 6 dB(A) or more increase in the total sound level above the ambient sound level as measured in decibels in the "A" weighting network; or 2. causes a 6 dB(C) or more increase in the total sound level above the ambient sound level as measured in decibels in the "C" weighting network. B. No person shall make or cause or permit to be made or caused any music originating from or in connection with the operation of any commercial establishment or enterprise when the level of sound attributable to such music is plainly audible from a distance of at least 100 feet in any direction from the property line of the commercial establishment.

Chattanooga, TN

Sec. 25-66. - Generally. The creation of any unreasonably loud, disturbing or unnecessary noise in the city or noise of such kind, intensity or duration as to be detrimental to the life or health of any individual or disturb the public peace or welfare of the city shall be unlawful

Sec. 25-67. - Definitions and noise measurement procedures

"C" Weighted Sound Level" is the electronic filtering in sound level meters that minimally attenuates very low frequencies and shall mean the sound pressure level as measured with the sound level meter using the "C" weighing network. The standard unit notation is dB(C)

(b) For the purpose of determining dB(A)'s and dB(C)'s as referred to in this article, the noise shall be measured on the A-weighting scale and C-weighting scale set to slow meter response on a sound level meter of standard design and quality having characteristics established by the American National Standards Institute.

(b) (1) For entities possessing a Downtown Amplified Music District Permit in the designated Downtown Amplified Music District, it shall be unlawful to emit sound in excess of the following limits as measured at the property line of the business producing the sound averaged over one (1) minute:

Time (Monday — Thursday)	Sound Level Limit dB(A)	Sound Level Limit dB(C)
3:00 a.m. — 11:00 a.m.	55	70
11:00 a.m. — 11:00 p.m.	80	90
11:00 p.m. — 3:00 a.m.	65	80

Time (Friday — Sunday)	Sound Level Limit dB(A)	Sound Level Limit dB(C)
3:00 a.m. — 11:00 a.m.	55	70
11:00 a.m. — 12:00 a.m.	80	90
12:00 a.m. — 3:00 a.m.	65	80

Killeen, TX

Sec. 16-76. - Purpose; definitions.

C-weighted sound level shall mean the sound pressure level in decibels as measured on a sound level meter using the C-weighted network, fast response.

Noise nuisance means any loud, irritating, vexing, disturbing, or unreasonable sound which causes distress, annoyance, discomfort or injury to or which interferes with the comfort or repose of any able person of ordinary nervous sensibilities in the vicinity or hearing thereof;

Sec. 16-77. - General restrictions. A person may not:

(d) create, generate, produce, or emanate an unreasonable noise or noise nuisance which, by its manner, volume, intensity, or duration, is such as to annoy, distress or disturb the comfort or repose of any reasonable person of ordinary nervous sensibilities within the vicinity or hearing thereof;

Sec. 16-79. - Restriction on decibel level

(a) It shall be unlawful to create, generate, produce or emanate an unreasonable noise or noise nuisance when, using the A-weighted scale, fast response, it exceeds 3 decibels over the ambient noise, or a maximum of 50 decibels, whichever is higher, or using the C-weighted scale, fast response, it exceeds 5 decibels over the ambient noise, or a maximum of 60 decibels, whichever is higher. Measurement shall be taken at the property line of the noise-producing property, or beyond, in accordance with sec. 16-81(e).

(b) Regardless of the measurable decibels level established above and measured as provided in section 16-81(e), it shall be unlawful to generate, produce or emanate an unreasonable noise or noise nuisance which, by its manner, volume, intensity, or duration is such as to annoy, distress or disturb the comfort or repose of any reasonable person of ordinary nervous sensibilities within the vicinity or hearing thereof;

Orlando, FL

Sec. 42.03. - Noises to Which the Standards Apply.

(1) The requirements of Chart 1 shall apply to all noises (except those specifically exempted in Section 42.06), including but not limited to, continuous and intermittent noise, tones, impact noise, and noise emitted by speaker boxes, sound amplification devices, pick-up and delivery trucks and any other commercial or industrial activities.

CHART 1. MAXIMUM NOISE LEVELS IN A AND C-WEIGHTED DECIBEL

This chart establishes the maximum permissible noise level, measured in A-weighted and C-weighted decibels, which may be generated in the defined locations at the described time periods. As used below, dBA and dBC shall be the symbol designations of a noise level, using the A-weighting and C-weighting network of sound level meters. For purposes of this Chapter, noise shall be measured using the slow exponential time weighting characteristic of the sound level meter.

Type of Property Generating Noise	Class A Standard 7 AM—10 PM	Class A Standard 10 PM—7 AM	Class B Standard
Residential	60dBA/65dBC	55dBA/60dBC	65dBA/70dBC
Multi-Use	65dBA/70dBC	55dBA/60dBC	65dBA/70dBC
Commercial	70dBA/75dBC	65dBA/70dBC	75dBA/80dBC
Industrial	75dBA/80dBC	75dBA/70dBC	85dBA/90dBC

Sec. 42.05. - Additional Prohibited Acts

(3) In the Downtown Entertainment Area

a. It shall be unlawful to play any radio, phonograph, television, electronic device, or any musical instrument or operate a sound-amplification device in such a manner as to unreasonably disturb the peace, quiet, comfort, and repose of neighboring inhabitants of ordinary sensibilities, or at any time louder than is necessary for convenient hearing for the person or persons who are in the room, vehicle, or chamber in which such machine, instrument, or device is operated.

ROSWELL, GA

Section 8.8.3 - Types of Nuisances.

(s) Noise: creating unnecessary noise.

Excessive and disturbing sound is a serious hazard to the public health and welfare, safety, and the quality of life. A substantial body of science and technology exists by which excessive and disturbing sound may be substantially abated. People have a right to and should be ensured an environment free from excessive and disturbing sound that may jeopardize their health, safety, or welfare or degrade the quality of life. In order to ensure attractive residential and commercial areas, it is necessary that an audibly satisfying environment be maintained. The City of Roswell is more likely to attract permanent residents and commercial enterprises if it controls and maintains appropriate noise quality and the residents will ultimately gain financial improvements and protection in their quality of life as a result of these regulations.

C-weighting sound level is the sound pressure level in sound level meters using the Cweighting network as specified in ANSI or its successor body documents for sound level meters. This level is postscribed dB(C) or dBC and captures a lower frequency sound.

Noise nuisance is the making, continuing or causing to be made or continued acts which are done or accomplished or carried on in such a manner, or with such volume, intensity, or with continued duration so as to annoy, to distress, or to disturb the quiet, comfort, or repose of any person of reasonable nervous sensibilities within the vicinity or hearing thereof;

(2) Sound level limitations

TABLE 1 Sound Level Limits by Receiving Property

Receiving Property Category	Time	Sound Level Limit (dBA)	Sound Level Limit (dBC)
Residential, public space, institutional, or noise sensitive facility	7:00 a.m. to 11:00 p.m.	70	70
	11:00 p.m. to 7:00 a.m.	60	60
Office, Commercial or business	7:00 a.m. to 11:00 p.m.	70	70
	11:00 p.m. to 7:00 a.m.	65	65
Industrial or manufacturing	At all times	70	70

TAMPA, FL

Sec. 14-151. - Excessive noise prohibited.

(b) Noise limitations.

(1) Within the Central Business District, the Ybor City Historic District and the Channel District as each is delineated in chapter 27, City of Tampa Code, the maximum dBA and dBC sound levels permitted on any property shall be as follows:

The average measurement taken between ten (10) and twenty (20) seconds shall be no greater than the maximum levels set out below. The measurement shall be taken from the property line, or individual lease boundary in the case of property which has been subdivided by the execution of individual leases, of the noise generating property:

a. Eighty-five (85) dBA or eight-seven (87) dBC between the hours of 6:00 p.m. and 3:00 a.m.

b. Sixty-five (65) dBA or seventy-five (75) dBC between the hours of 3:00 a.m. and 6:00 p.m.

(2) In all areas of the City of Tampa other than those areas listed in subsection (b)(1) above:

a. The average measurement taken between (10) and twenty (20) seconds shall be no greater than the maximum levels set out below. The measurement shall be taken from a receiving property at the property line closest to the noise generating property.

1. Sixty (60) dBA or sixty-five (65) dBC between the hours of 7:00 a.m. and 10:00 p.m.

2. Fifty-five (55) dBA or sixty-five (65) dBC between the hours of 10:00 p.m. and 7:00 a.m.; or

b. In addition to subsection (b)(2) a., unreasonably excessive noise is also noise that is unreasonably loud and raucous. Noise which is plainly audible at a distance of one hundred (100) feet or more in any direction shall create a rebuttable presumption of a violation of this subsection.

18.03.206 Table of Allowed Uses

Table 3-1. Table of Allowed Uses

P = permitted by right; M = minor conditional use permit; C = conditional use permit; A = accessory use permitted by right; Blank = use prohibited
 [P/A] ± * = permitted by right except when the use-specific standards require enhanced administrative review, public hearing, or specifically listed geographic locations where the use is allowed.

[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	Mixed-Use/Urban Corridor														Employment				Special				Use-Specific Standards												
	LR-2.5	LR-1	LR-5	SF-3	SF-5	SF-8	SF-11	MF-14	MF-21	MF-30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC		MU-RES	IC	ME	MA	PGOS	PF	UT-5	UT-10	UT-40			
RESIDENTIAL USES																																			
Household Living																																			
Dwelling, Duplex				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	P	P	P	P	P	18.03.3 02(a)(1)	
Dwelling, Triplex			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	P	P	P	P	P	P	18.03.3 02(a)(1)	
Dwelling, Fourplex			C	C	C	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	18.03.3 02(a)(1)	
Dwelling, Live/Work																																		18.03.3 02(a)(2)	
Dwelling, Multi-family																																			18.03.3 02(a)(3)
Dwelling, Single-Family			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	18.03.3 02(a)(4)	

~~ba.~~ When the facility is located adjacent to a collector or arterial, Primary access to the facility shall be by means of a collector or arterial street.

(b) **Educational Facilities**

(1) **Adult Education**

1. **MA District** Enrollment is limited to a maximum of ~~200~~300 students per school.

(2) **Childcare Center** All childcare centers and facilities, including accessory in-home childcare uses, shall comply with the following standards, as applicable:

a. **All Districts**

1. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The Administrator shall approve layout of driveways, circulation patterns, and parking ~~s~~ prior to the issuance of any building permits.
2. Where structures or play areas are adjacent to residentially zoned property:
 - [a] A six-foot high ~~fence-block wall~~ shall be installed along the common property line, with an additional buffer of plant materials along the play area.
 - [b] The building entrance and access shall be oriented away from residential uses on local streets.
 - [c] Outdoor play shall be limited to daylight hours.
 - [d] Outdoor lighting shall be designed to not shine directly onto any abutting residential property.

(3) **School, Primary**

a. Pick-up and drop-off areas for vehicles shall be provided on site.

b. Building heights are ~~non-restricted~~nonrestricted.

c. In all yards located adjacent to residentially zoned property, buildings shall be setback one foot for every foot in building height. Each elevation will determine the amount of setback, for example, a 25-foot front facing elevation will require a 25-foot setback in the front, a 30-foot side elevation will require a 30-foot setback on that side, and that same building that has a rear facing elevation adjacent to a zoning other than residential will have no setback requirement.

d. Up to 20 percent of the site shall be landscaped, as determined by the Administrator, based on community character and site specifics such as slope and soil quality.

~~e.~~ The site shall be designed so that all discharging or loading of passengers from a vehicle accomplished on the site. The Administrator shall approve layout of driveways, circulation patterns, queuing plan, crosswalk, traffic safety flashers, and parking prior to the issuance of any building permits. 

~~e.~~ Up to three mobile classroom units shall be allowed without the requirement of a site plan review for proximity to residentially zoned property provided that the following conditions are met: 

~~1.~~ Architectural elements of the mobile classroom, including color, shall complement the existing school building(s).

~~2.~~ Paved access shall be provided to each mobile classroom unit.

-
- ~~3. Existing landscaping shall not be removed or otherwise displaced by any mobile classroom unit.~~
 - ~~4. If a site plan review would have otherwise been required, the mobile classroom(s) shall be removed within five years. Alternatively, the installation of the mobile classrooms can be reviewed through the site plan review process.~~

(4) **School, Secondary**

a. **Generally**

1. Building heights are ~~not~~ restricted.
2. ~~_____~~—In all yards located adjacent to residentially zoned property, buildings shall be setback one foot for every foot in building height. Each elevation will determine the amount of setback, for example, a 25-foot front facing elevation will require a 25-foot setback in the front, a 30-foot side elevation will require a 30-foot setback on that side, and that same building that has a rear facing elevation adjacent to a zoning other than residential will have no setback requirement.
3. Up to 20 percent of the site shall be landscaped as determined by the Administrator, based on community character and site specifics such as slope and soil quality.
4. Shall be located on a collector street or greater.
5. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The Administrator shall approve layout of driveways, circulation patterns, queuing plan, and parking prior to the issuance of any building permits.

b. **MA District**

1. Enrollment is limited to a maximum of ~~200-300~~ students per school.

(5) **School, Vocational or Trade**

1. **MA District** Enrollment is limited to a maximum of ~~200-300~~ students per school.

(c) **Healthcare Facilities**

- (1) **Blood Plasma Donor Center** An enclosed waiting room that is screened from the street shall be provided. May be indoor or obscured in an outdoor courtyard.

18.03.304 Commercial Uses

(a) **Agriculture, Animals, and Farming**

(1) **Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility**

a. **LLR~~_~~2.5, LLR~~_~~1, LLR~~_~~.5, UT~~_~~5, UT~~_~~10, and UT~~_~~40 Districts**

1. Shall have a minimum lot size of two and one-half acres.
2. ~~Outside pens may not be closer than 150 feet to residentially zoned property~~Outdoor facilities and activities, including outdoor runs, shall require approval of a conditional use permit.
3. A four-foot tall, 25-foot wide landscaped berm shall be provided on any property line in common with a residentially zoned property.

18.04.141~~23~~ Loading Activities

- (a) Off-street loading areas shall not be located within 30 feet of an adjacent residential district unless no other feasible options are available, and the project is designed to mitigate impacts on adjacent properties.
- (b) Service and loading areas shall be screened from residential districts pursuant to subsection 18.04.808(c), Screening of Outdoor Service Areas, Utilities, and Equipment.
- (c) Loading facilities for large tractor trailers (not including package delivery services such as Federal Express or UPS) shall be designed to not directly face residentially zoned property. In the event that tractor trailer loading facilities are located adjacent to residentially zoned property, the loading bay(s) and truck loading space(s) shall be fully screened from adjacent residentially zoned property with a building or a solid wall not less than 14 feet in height matching the primary building materials and colors.

Article 15 Housing

18.04.1501 Purpose

The purpose of this this article is to promote the development and maintenance of affordable housing.

18.04.1502 Applicability

All new residential and mixed-use development shall be constructed in conformance with this article and other applicable City codes. This section also applies to existing development that adds new units.

18.04.1503 Incentives for Affordable Housing

- (a) **Minimum Affordability Guidelines** The minimum requirements for rental and homeowner units to qualify as "affordable" are defined by the U.S. Department of Housing and Urban Development.
- (b) **Exemption from Entitlement Review** Projects providing affordable housing with an average total gross income not exceeding 60 percent of the AMI shall be exempt from all minor conditional use permit, conditional use permit, site plan review, and major site plan review application requirements. Requests for entitlements listed under Article 8 "Flexibility and Relief" are not exempted. 
- (c) **Expedited Building Permit Processing** For any project providing affordable housing with an average total gross income not exceeding 60 percent of the AMI, the Development Services Department shall prioritize the review permits and related plans.

(~~cb~~) Density Bonus Incentives

- (1) **Density Bonus for Units Meeting Affordability Guidelines** Projects may earn bonus density for including affordable housing if they comply with the following standards:
 - a. Projects can receive a density bonus if the development includes affordable units meeting the standards in subsection b., below, and if the development complies with the following:
 - 1. Affordable and bonus units have to be comparable and representative of the overall complex; and
 - 2. Public transportation, including flex ride or other RTC transit programs, -must be located within one-quarter mile of the project boundaries.

Restaurant

A retail business licensed to serve food and beverages for on-premises consumption and which uses a kitchen on the premises for food preparation with a minimum gross floor area of 200 square feet. Includes cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e., pizza), and similar uses.

Restaurant with Alcohol Service

A retail business licensed to serve food and alcoholic beverages for on-premises consumption. May include a lounge area where customers wait to be seated for a meal.

Retail

Uses involving the sale, lease, or rent of new or used products directly to the final consumer for whatever purpose but not specifically or exclusively for the purpose of resale. Accessory uses may include offices, parking, storage of goods, assembly, repackaging, or repair of goods for on-site sale.

Salvage or Reclamation of Products, Indoors

Reclamation of products means a facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment not listed elsewhere in this chapter. Scrap or discarded materials includes, but is not limited to, metal, paper, rags, tires, bottles, or inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment, and appliances. This definition includes facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products; glass, metal cans, and other products, to return the products to a condition in which they may again be used for production.

School, Primary

An educational institution at which attendance satisfies the compulsory education laws of the State of Nevada. A facility or area for kindergarten and elementary education supported by a public, church, or parish organization.

**School, Secondary**

An educational institution at which attendance satisfies the compulsory education laws of the State of Nevada. A facility or area for secondary education supported by a public, church, or parish organization.

School, Vocational or Trade

A business operating for profit and offering instruction and training in a service or art, such as a secretarial school, barber college, commercial art school; or offering instruction and training in a trade such as welding, brick laying, machinery operation, and other similar manual trades. For purposes of this Title, this use differs from business schools in that large equipment and outdoor activities are associated with vocational/trade schools.

Septic Tank Services

A facility which provides installation, maintenance, and cleaning services for septic tanks.

Single-Room-Occupancy

A commercial residential hotel providing sleeping and living facilities that may rent on a weekly or monthly basis as a primary residence. Cooking and sanitary facilities shall be provided within the unit. Does not include any building, structure, or property in which persons are housed or detained under legal restraint or hospitalized or otherwise under medical, nursing, or psychiatric care.

Sports Arena, Stadium, or Track

A facility where sports such as football, baseball, soccer, or track are played.

Stable, Commercial

Barns and equestrian facilities to house horses and provide riding classes or equestrian activities to the public.

Stable, Private

A stable to house horses for the private use of the owner.

Storage, Distribution, and Warehousing

Uses in this category are engaged in the storage or movement of goods for themselves or other businesses. Goods

City of Reno Zoning Code Clean-Up - public comments

Gary Cecil <garycecil621@msn.com>

Sun 11/5/2023 1:55 PM

To: Grace Mackedon <MackedonG@reno.gov>

Cc: Lance Ferrato <FerratoL@reno.gov>

 3 attachments (2 MB)

C Scale Admin Code Excerpts from other US Cities.pdf; Public Comments - Request to Clean-Up Section 18.04.1408 Noise.pdf; RATIONALE TO AMEND RMC TITLE 18 -NOISE Sections.pdf;

Hi Grace:

As Lance recommended, I am attaching three files for your (Development Services) attention regarding our request to amend section 18.04.1408 Noise to include "C" scale noise standards.

- Public Comments - Request to Clean-Up Section 18.04.1408 Noise
- Rationale to Amend Title 18 "Noise" Section
- C Scale Admin Code Excerpts from other US Cities.

In short, the current RMC regulations surrounding "noise", are outdated; they no longer adequately meet their original intent to control excessive noise such that it is not objectionable to residents, and so needs modification.

I will be in attendance at the November 8 meeting at JWood Raw Elementary School to add in-person comments to these documents.

Kind Regards,
Gary Cecil
916-607-9556

From: Lance Ferrato <FerratoL@reno.gov>
Sent: Thursday, October 19, 2023 3:58 PM
To: Gary Cecil <garycecil621@msn.com>
Subject: Re: City of Reno Zoning Code Clean-Up

Hi Gary,

I don't think it would hurt to share your comments with Grace/Planning. Since it's a bit of a new concept, it's probably best heard in multiple settings.

Lance

**Lance Ferrato**[\(He/Him/His\)](#)*Director*

Business Licensing

775-399-3337 (c)

FerratoL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Gary Cecil <garycecil621@msn.com>
Sent: Thursday, October 19, 2023 12:20 PM
To: Lance Ferrato <FerratoL@reno.gov>
Subject: Fw: City of Reno Zoning Code Clean-Up

I know you must be incredibly busy, Lance, but may I please ask one question about Grace's email below?

Regarding our request to incorporate "C" Scale noise standards into the RMC, should I also make public comment at one of the Zoning Code Clean-up stakeholder meetings?

From a prior conversation with you, I gleaned that there are elements of "noise control" in both titles 5 and 18. However, I wanted to check if it would be appropriate (or necessary) to make a separate set of public comments; I certainly don't want to make anything more complicated than it needs to be.

Kind Regards,
Gary

From: Grace Mackedon <MackedonG@reno.gov>
Sent: Thursday, October 19, 2023 9:21 AM
Subject: City of Reno Zoning Code Clean-Up

Dear Community Stakeholder,

You are receiving this e-mail as a community stakeholder who might be interested in learning about the proposed changes to the Title 18 Zoning Code. In terms of background information, the City of Reno adopted a new Title 18 Zoning Code in 2021. Since the adoption, City staff has kept a list of items that need to be updated or modified. This clean-up list is limited to portions of the zoning code that include the following:

- Regulations that are difficult to administer because they are unclear
- Regulations that are inconsistent or conflict with one another
- Grammatical errors
- Typographical errors

We will be hosting six separate meetings over the next few weeks to learn about the proposed changes. All six meetings will provide the same information and have been provided to give the public the most flexibility to attend whichever meeting best fits with their schedule.

- Stakeholder Meeting #1: October 23rd 6:00 p.m. - 7:30 p.m. at City Hall 1 E 1st St Reno, NV 89501
- Stakeholder Meeting #2: October 30th 8:30 a.m. – 10:00 a.m. at McKinley Arts and Culture Conference Room 925 Riverside Dr. Reno, NV 89503
- Stakeholder Meeting #3: October 30th 6:00 p.m. – 7:30 p.m. at O’Brien Middle School 5000 Silver Lake Blvd Reno, NV 89506
- Stakeholder Meeting #4: November 2nd 11:45 a.m. – 1:15 p.m. [Virtual](#) (be sure to pre-register in advance)
- Stakeholder Meeting #5: November 6th 12:00 p.m. – 1:30 p.m. [Virtual](#) (be sure to pre-register in advance)
- Stakeholder Meeting #6: November 8th 5:30 p.m. – 7: 00 p.m. at JWood Raw Elementary School 10600 Green Pasture Dr. Reno, NV 89521

You can also view the proposed changes and provide your feedback here: [Public Comment Form](#)
Link to the proposed redline changes: [Zoning Code Clean-Up \(version 10 17 2023\)](#)

Further information about the Zoning Code Clean-Up and other changes to the Zoning Code can be found on the City webpage: <https://www.reno.gov/government/departments/development-services/zoning-code/zoning-code-clean-up>



Grace Mackedon

(She/Her/Hers)

Senior Management Analyst
Development Services
775-657-4691 (o) or 775-741-3004(c)
MackedonG@Reno.Gov
1 E. First St., Reno, NV 89501

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Re: City of Reno Zoning Code Clean-Up

Bob Lissner <rlissner@gmail.com>

Tue 10/24/2023 9:15 PM

To: Grace Mackedon <MackedonG@reno.gov>

Grace-

We have no issues with the update, and are happy to see it reflecting how times have changed.

I may show up at one more public meeting to watch, maybe a couple comments on points brought up by others, but no issues.

You can count on our support at planning commission, and will testify if you want us to.

Bob

Robert Lissner
4790 Caughlin Parkway PMB 519
Reno NV 89519
775-750-5537 call or text

On Thu, Oct 19, 2023 at 9:21 AM Grace Mackedon <MackedonG@reno.gov> wrote:

Dear Community Stakeholder,

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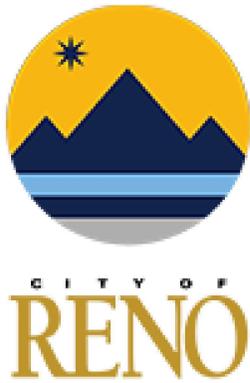
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Grace Mackedon

(She/Her/Hers)

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NOISE STANDARDS: By the inclusion of section 18 04.1408, the City of Reno clearly has the intent to control excessive noise such that it is not objectionable to residents. It also should, therefore, set noise standards that are not **inconsistent** with this intent.

Current Code

18 04.1408 Noise

(a) Noise at Residential Property Lines

(1) Measurement

Measurement of noise shall be made at the residential property line with a sound level meter and octave band analyzer meeting the standards prescribed by the American Standards Association.

(2) Permissible Noise Level

a. Nighttime Noise Level

Noise levels shall not exceed 49 db leq or 49 db for a single event occurring on a reoccurring basis at a residentially zoned property line between 10:00 p.m. and 7:00 a.m.

As evidenced in emailed comments by a member of the Code Enforcement Division, however, 18 04.1408 is **inconsistent** with the intent to control excessive noise. It offers levels in decibels (db) on what is known as the “A” scale; this omits sound frequencies in the range covered by the “C” scale, most often associated with very loud, reverberative, heavy deep bass thumping from Downtown nightclubs and from motorcycles and automobiles with noisy mufflers and engines.

Moreover, section 18 04.1408 is **outdated** compared to multiple U.S. cities that have already incorporated “C” scale standards into their administrative codes.¹ Also, the sound meters used by Code Enforcement Officers have a simple switch from the “A” to the “C” scale.

Please also see more detailed information on “C” scale standards in two documents separately submitted to a representative of Development Services.

- Rationale to Clean-up Section 18.04.1408 Noise
- C Scale Admin Code Excerpts from other US Cities

We therefore respectfully request that appropriate language be added to the RMC to ensure that “C” scale noise standards are included, such that the City of Reno’s intent to control excessive noise so it is not objectionable to residents, is fully met.²

¹ San Francisco, CA; Roseville, CA; Anchorage AK; Atlanta, GA; Greensboro, NC; Knoxville, TN; Lafayette, LA; Minneapolis, MN; Pittsburgh, PA; Murfreesboro, TN; Killeen, TX; Orlando, FL; Roswell, GA; Tampa, FL.

² Further authority for this request is contained in code sections 18.08.604 and 18.08.605 regarding the findings that must be made to ensure a MUP or CUP is not materially detrimental to the public health, safety, or welfare in which “noise” is specifically stated as one of the evaluation factors.

In addition, authority for this request is also contained in code sections 18.08.602 and 18.08.603 for both levels of site review, in which General Finding e.1. includes “noise” as a factor applicable to whether a site plan review permit is granted.

Please accept these public comments as part of the official records for the Zoning Code Clean-up project.

Kind regards, Gary Cecil: garycecil621@msn.com; 916-607-9556

1. WHAT ARE WE ASKING FOR?

That RMC be amended to include noise standards and enforcement procedures that measure such noise using a “C” weighted decibel scale.

2. WHAT IS “C” SCALE NOISE?

“The “C” scale weighting system allows the sound meter to pick up low frequencies. These are the intrusive sub-woofer type of bass sounds that can penetrate structures and result in physical sensation. This type of base is not readable using the “A” scale. Most quality sound meters are already equipped with “C” scale weighting, and can be changed from “A” to “C” with a simple switch. When properly applied the “C” scale is a valuable tool in sound enforcement.”

(Zwerling, E.M.. (2000, April) Local Government in the 21st Century: Exploring the Legal Issues. Presented to the International Municipal Lawyers Association, Washington D.C.)

NOTE: Sound meters used by Reno’s Code Enforcement Officers include a switch from the “A” to the “C” scale.

3. WHY ARE WE ASKING FOR THIS AMENDMENT TO RMC?

Despite numerous complaints filed historically by multiple Downtown residents with Reno Direct, and efforts by Code Enforcement Officers to monitor excessive Big Booming Bass noise, those residents are still awoken and kept awake by this “C” scale noise emanating from bars/nightclubs into the early hours of dawn.

After meeting with representatives of Code Enforcement, I was informed that they currently use their sound meters to measure noise only on the “A” scale. However, the Big Booming Bass noise is only measurable on the “C” scale. As standards and enforcement procedures for “C” scale noise is not in the RMC, Code Enforcement, essentially, have been measuring the wrong scale of noise because it’s not in the RMC.

4. WHAT ARE RESIDENTS’ CONCERNS?

Regarding the Downtown area around 2nd Street, Arlington, and West there are currently five nightclubs with cabaret licenses. They play “C” scale music through the night every week. There

are, arguably, 500 dwellings in Arlington Tower, Riverwalk Tower, and the Montage that are negatively affected by this every week.

We are currently reaching out to these Condo residents and will be separately compiling their concerns. In the meantime, here are a few excerpts from emails that have been circulating, some of which have already been entered into the public record:

I ended up getting up at 2:30 in the morning Friday because I just couldn't fight the noise anymore. By the end of the day, I was defeated and very angry. I am just so exhausted because I am not getting enough sleep.

My spouse and I are in 12K overlooking the entire scene. We have a fan that we run in our bedroom because of the noise. But yes, every weekend, it's a zoo with people in the parking lot, in the street, yelling, drinking, making a racket, etc....and it typically does not end until sunup.

In recent months I have been regularly reporting to Reno Direct the thumping of the base beat from [name of nightclub]. It is particularly bad between 2 am and 5 am on Saturday and Sunday mornings. That base beat wakes me up and keeps me up.

Every weekend, "music" so loud that even with my windows closed, I can hear the boom, boom, boom up until after the sun comes up.

5. WHAT DO WE WANT FROM BARS/NIGHTCLUBS PRODUCING EXCESSIVE "C" SCALE NOISE?

Whenever Downtown residents speak about this topic, we feel it's necessary to start with this disclaimer: we don't expect Downtown to be like a monastery. We moved Downtown partly to enjoy its many entertainment amenities. All we ask is that bars and nightclubs be considerate of resident neighbors and, when they are not, that the City intervenes.

We wish bars/nightclubs success and, that if it's necessary to play amplified Big Bass Booming music at high volumes likely dangerous to the ears, to attract customers, then we understand that. However, as one of the other constituents of our mixed-use district, residents expect that they do everything to ensure that the "C" scale noise stays inside their building.

This said, because the players change over time, it's not enough to trust bar/nightclub owners to voluntarily control their "C" scale noise. Moreover, without standards applied consistently, how can these owners know if they *are* keeping the noise inside their building? Therefore, there is now a clearly demonstrated need to amend the RNC to include standards and enforcement procedures for "C" scale noise.

6. WOULD RENO BE THE FIRST U.S. CITY TO INCORPORATE STANDARDS AND ENFORCEMENT METHODS FOR “C” SCALE NOISE INTO ITS ADMINISTRATIVE CODE?

NO. Resoundingly, NO.

There are 16 other U.S. Cities that include “C” scale standards and enforcement methods in their administrative code:

- a. San Francisco, CA
- b. Roseville, CA
- c. Anchorage, AK
- d. Atlanta, GA
- e. Greensboro, NC
- f. Knoxville, TN
- g. Lafayette, LA
- h. Minneapolis, MN
- i. Pittsburgh, PA
- j. Murfreesboro, TN
- k. Tacoma, WA
- l. Chattanooga, TN
- m. Killeen, TX
- n. Orlando, FL
- o. Roswell, GA
- p. Tampa, FL

I have attached to this email a file titled “C Scale Admin Code Excerpts from other US Cities”. Inside I have compiled excerpts from the relevant sections of each of the 16 cities. There are tight definitions of related terms, decibel limits on the “C” scale, procedures necessary to ensure equitable and consistent application of the “C” scale noise standards, and other valuable language from which you can cull the best and most relevant parts as a basis of adding to Reno’s municipal code.

7. IS ADDING “C” SCALE STANDARDS AND ENFORCEMENT PROCEDURES TO THE RMC CONTRARY TO THE CITY OF RENO’S GOALS FOR DOWNTOWN?

In no way is adding new “C” scale sections to the RNC going to negatively affect Downtown’s growth and development. Through existing code, the City of Reno already shows it wants to control excessive noise; adding “C” scale sections will only make the City’s intent more effectively carried out.

Downtown is a mixed-use district, and all interested components must learn to exist together.

Residential growth is a major part of the City of Reno's plans for Downtown and, as of writing, there are at least three, major apartment complexes under construction Downtown, and still the expectation there will be hundreds of new residents when the City Center project gets back on track.

In asking for adding "C" scale standards and enforcement procedures to be added to the RNC, residents are asking for an assist from the City to better balance the needs of entertainment businesses and residents, such that both thrive.

The following quotation from the administrative code of Roswell, Georgia makes this point crystal clearly:

Excessive and disturbing sound is a serious hazard to the public health and welfare, safety, and the quality of life. A substantial body of science and technology exists by which excessive and disturbing sound may be substantially abated. People have a right to and should be ensured an environment free from excessive and disturbing sound that may jeopardize their health, safety, or welfare or degrade the quality of life. In order to ensure attractive residential and commercial areas, it is necessary that an audibly satisfying environment be maintained. The City of Roswell is more likely to attract permanent residents and commercial enterprises if it controls and maintains appropriate noise quality and the residents will ultimately gain financial improvements and protection in their quality of life as a result of these regulations.

RE: City of Reno Zoning Code Clean-Up

Robert Gelu <robert@summitnv.com>

Wed 11/22/2023 9:44 AM

To: Grace Mackedon <MackedonG@reno.gov>; Angela Fuss <FussA@reno.gov>

Cc: Mike Railey <RaileyM@reno.gov>

Hi Angela and Grace,

I have a comment on the redlines for the “Lot and Building Setback Standards” regarding the elimination of the line item for the 20’ min. for Street Facing Garage.

I discussed it with Mike Railey this morning and he agrees.

If the front setback is 20’ or more (30’) there is no need for this line item in the table.

If the front setback is 10’, 12’ or 15’ (and even 18’ where a car or small SUV will fit but a full size 4 door pickup truck will not) for Single Family or Multifamily Residential (w/ individual garages) the line item for the 20’ min setback to the street facing garage is needed because otherwise we create a driveway that is too short to fit a car on it but will be used for parking and will create problems. I see this every day in my neighborhood.

Please also take a look at how you want to address the planning intent for the Downtown Districts and MU/MS/PO/C ? where a 20’ driveway may not be needed at the entrance of a the multi car garage of a high rise building/hotel (queuing in front of the gate/barrier could happen inside the garage building) but may be a good idea to include where there may be smaller buildings/homes with individual garages, whether residential or commercial.

If you have any questions, please let me know.

Thank you and have a Happy Thanksgiving!

Robert Gelu, P.E.

Engineering Project Manager

Direct Line: (775) 787-4331



From: Grace Mackedon <MackedonG@reno.gov>

Sent: Wednesday, November 22, 2023 06:22

Subject: City of Reno Zoning Code Clean-Up

Dear City of Reno Stakeholder,

The City of Reno is currently in the process of updating the Title 18 - Zoning Code. This update is limited to clean-up items that include the following:

- Regulations that are difficult to administer because they are unclear

- Regulations that are inconsistent or conflict with one another
- Grammatical errors
- Typographical errors
- Updates based on the 2023 Legislative Session

We held six stakeholder meetings in October/November and are offering an additional three meetings, for anyone that missed the earlier meetings. This will be the same information previously provided.

You are encouraged to review the proposed redline changes here: [Reno Zoning Code Redline Edits \(ver. 10-17-2023\)](#)

Provide your feedback and comments here: [Reno Zoning Code Public Comment Form](#)

You will need to pre-register for these virtual meetings:

Monday December 4 at 12:00 pm:

https://us06web.zoom.us/webinar/register/WN_5AH0BbnpT9CMEOnuF-6zUQ

Monday December 4 at 5:30 pm:

https://us06web.zoom.us/webinar/register/WN_7s0lYuoOQmOziuV_wpsm0g

Monday December 11 at 12:00 pm:

https://us06web.zoom.us/webinar/register/WN_O-EdsKdSTSGo32nwR4djEg

Separate from the Zoning Code Clean-Up, City Council will also be giving direction to staff at a City Council meeting on Wednesday, December 6th on a number of different housing initiatives that could impact the Zoning Code. If you are interesting in learning more, be sure to tune in for that meeting.

Grace Mackedon

[\(She/Her/Hers\)](#)



Senior Management Analyst

Development Services

775-657-4691 (o) or 775-741-3004(c)

MackedonG@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:    


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3/19/2024 8:59	Martin Murray	leemurrayata@yahoo.com	775-843-8773	<p>Regarding Zoning Code Cleanup - Residential Districts. I'm wondering of there should be a simple notice for the applicant to also check with the subject property's CC&R's. In some instances the Subdivision CC&R's are more restrictive than the City of Reno codes (ref: Greenfield). I'm not suggesting the City police this, but often a builder doesn't bother to look at the CC&R's assuming if it's in the City, the City setbacks apply.</p>
3/19/2024 16:44	Andrew Samuelsen	andrew.samuelsen@gmail.com	775-721-2242	<p>Waiver of maximum density for duplex, triplex, fourplex (18.03.302.a.1.b in "redlines" document) should apply in MF districts as well.</p>



Washoe County School District

425 East Ninth Street * P.O. Box 30425 * Reno, NV 89520-3425
Phone (775) 348-0200 * Fax (775) 348-0304 * www.washoeschools.net

Board of Trustees: Beth Smith, President * Adam Mayberry, Vice President * Joe Rodriguez, Clerk
Jeff Church * Diane Nicolet * Colleen Westlake* Alex Woodley * Kristen McNeill, Ed.D., Interim Superintendent

Kyle Chisholm, School Property Planning Manager
14101 Old Virginia Rd.
Reno, NV 89521-8912
(775) 789-3810
Kyle.Chisholm@WashoeSchools.Net

April 2, 2024

Re: Case No. TXT23-00005 (Title 18 Zoning Code Clean-Up)

Dear Reno City Planning Commissioners,

While WCSD appreciates the City's, and staff's effort to amend Title 18 and to fix various items throughout the code, there are two particular school-specific provisions being proposed in Chapter 18.03.303 "Public, Institutional, and Civic Uses" that will be highly impactful to WCSD's future endeavors. These new sections are new additions to the code and may create more ambiguity and confusion than intended. Specifically, these sections are 18.03.303(b)(3)(e) and 18.03.303(b)(4)(a)(5), both of which require the following for all primary/secondary school uses:

"The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The Administrator shall approve layout of driveways, circulation patterns, queuing plan, crosswalk, traffic safety flashers, and parking prior to the issuance of any building permits or business license."

WCSD plans for schools many years in advance of building permit submittal and spends hundreds of thousands of dollars on professional consultants each year. Vague code requirements that requires an unclear and potentially opinionated discretionary approval at time of building permit simply will not suffice. Code requirements should be based on sound logic and best practices and should contain clear requirements that design professionals can implement into design and that WCSD can appropriately budget for well ahead of permit. For example, using technical references to best practices and standards such as the Manual on Uniform Traffic Control Devices (MUTCD), the City's Public Works Design Manual, or the required traffic study itself, would all work well. There is simply no way for WCSD to be able to design without knowing what specific standards will be required.

WCSD has submitted formal comments to City staff on multiple occasions throughout this process requesting that this language be modified, which unfortunately hasn't occurred. We would enjoy the opportunity to work with City staff to come up with better language that removes ambiguity and sets clear expectations.

Please consider revising this language or requesting that staff bring alternatives for your review. Thank you for your time and consideration.

Sincerely,

Kyle Chisholm

Reno Downtown Noise Concern

Annette Alvarez-Peters <annetteapeters@gmail.com>

Mon 8/26/2024 3:11 PM

To:Public Comment - CC <PublicComment@reno.gov>

Dear Members of the City Council,

I am writing to you as a concerned resident of our downtown area regarding the increasing issue of noise disturbances that have been affecting the quality of life for many of us in the neighborhood. While I appreciate the vibrant atmosphere that our local bars and restaurants bring to our community, the noise created by patrons when they exit these establishments has become a significant concern.

Many of our neighboring businesses have shown commendable respect for the community, taking steps to minimize disruptions. However, it has become evident that additional measures are necessary to ensure that our downtown area remains enjoyable for both residents and visitors alike.

I would ask you to explore a few solutions to manage the noise levels during late-night hours.

1. Establish Noise Curfews. Implementing a designated noise curfew for outdoor areas associated with bars and restaurants can help minimize disturbances. For example, limiting loud conversations and music after a specific time would be beneficial.
2. Signage and Awareness campaigns. Placing signs in high-traffic areas reminding patrons to keep noise levels down can raise awareness and encourage respectful behavior.
3. Incentives for Compliance. Offering incentives to bars and restaurants that actively manage noise levels, such as tax breaks or recognition programs, could motivate them to take additional steps.

I believe that with cooperative efforts from the city council, local businesses and residents, we can create a balanced environment that respects both the vibrancy of downtown and the needs of those who live nearby. Thank you for your consideration.

Sincerely,

Annette

-

Annette Alvarez-Peters

255 N. Sierra St, Unit 2118

Reno, NV 89501

annetteapeters@gmail.com

Council Aug 28th meeting- Noise Ordinance

Ed Riahi <riahi261@gmail.com>

Thu 8/22/2024 8:11 AM

To:Public Comment - CC <PublicComment@reno.gov>

Dear City Council,

I reside in downtown Reno, and would like to express my support for implementation of a **Noise Ordinance** to address excessive noise from clubs and motorcycles that we endure as downtown residence.

I would urge you to direct staff to draft, not just investigate, a noise ordinance that strikes a balance with all constituencies, while ensuring that we have an environment downtown that supports residential population.

Respectfully,

Ed Riahi

255 N. Sierra St., Apt 1804

Reno, Nevada

8/22/24, 12:57 PM

Mail - Public Comment - CC - Outlook

excessive noise

Elizabeth Starr <elizabeth.starr58@gmail.com>

Wed 8/21/2024 12:43 PM

To:Public Comment - CC <PublicComment@reno.gov>

Hello,

I live in The Montage downtown. The noise needs to be reduced!!! Some days it's a party or a rave or cars and definitely motorcycles showing off!

Elizabeth Starr

Sent from my iPhone

Public Comment for Item D.3 on Council's August 28 agenda

Gary Cecil <garycecil621@msn.com>

Fri 8/23/2024 2:38 PM

To:Public Comment - CC <PublicComment@reno.gov>

Madame Mayor and Council Members:

As a long time Downtown resident who has heard the amount of **excessive noise** grow very significantly in the last five years, I am writing to urge you to vote "yes" to authorize Angela Fuss to proceed to draft a **Noise Ordinance for downtown.**

I also ask that you set a date by which she presents a draft to you for your comment and guidance. As our downtown resident group has excerpted the noise-related administrative codes of 16 other great U.S. cities and provided them to Angela, a target date of more than two months out, October 31, 2024 seems reasonable for you to see this draft.

If there are any members of the Council who echo the sometimes-heard taunt to downtown residents of: "You knew what Downtown was like before you moved here; stop complaining or leave!", I strongly refute that statement. For my part, of course I knew Downtown had events, concerts, bars, nightclubs, cars, motorcycles, etc. that generated noise. Before buying a condo at the Montage, my wife and I visited as tourists and enjoyed events and sampled the noise. That said, I would contend that the level of noise has escalated in the last five years to the point of being **excessive.**

And I am not only being subjective when I say "excessive". For an outside EDM concert in April, 2024 and Bass Camp in July, 2024, using an industrial sound meter, I measured sound levels of an average of 100 decibels, throughout the 8 hours of each concert. OSHA (the Occupational Safety and Health Administration) states that noise levels of 100 decibels damage human hearing when experienced for more than one hour. **This is evidence that excessive noise levels downtown can reach such a level as to be a health hazard!** I am happy to present this evidence to you at any time.

It also does not help that Reno's Code Enforcement officers currently measure sound on their meters on what is called the "A Scale". However, the booming bass bumping sounds which many downtown residents regularly feel as much as hear, are only detectible on the more narrow, slow waveband of what is called the "C Scale". In other words, the officers sound readings are, effectively, useless in measuring the true impact of the very excessive noise of cars and motorcycles with tricked up mufflers, crowds on the street screaming and yelling, and heavily amplified music coming from some nightclubs and bars.

And yet, even if Code Enforcement officers did measure excessive noise on the C Scale...**there's no code mitigating noise in our downtown mixed-use district! No ceiling at all! Neither during the day, nor at night.** There is a case to be made that the lack of any noise mitigation is rapidly making residential uses incompatible. This is something to think about if you want to attract more residents downtown.

If you are concerned about a noise ordinance negatively impacting the entertainment sector of our downtown mixed-use district, please don't be. I can give you a list of 16 other great U.S. cities that have noise mitigation sections of their administrative code that have continually added both many downtown residents and many downtown businesses at the same time. Atlanta, Pittsburgh, and Orlando are three good examples.

I therefore respectfully ask you again:

- to vote "yes" to authorize Angela Fuss to proceed to draft a **Noise Ordinance for downtown.**

- and to set a **target date of October 31 by which to present this draft.**

Kind Regards,
Gary Cecil
255 N Sierra St
Reno

Noise Ordinance

Hannah Rodis <hannah.silver.rodis@gmail.com>

Wed 8/21/2024 4:16 PM

To:Public Comment - CC <PublicComment@reno.gov>

Dear Madame Mayor and City Council Members,

My name is Hannah Rodis, I live in the Montage, and my comments are about the Noise Ordinance item on your August 28 agenda.

I am an ardent supporter and resident of Reno, and I love living downtown.

I believe that one of the cornerstones for the future vision of Reno must include a vibrant downtown that is multi-use and equally supports businesses, families, residents as well as repeatedly and frequently attracts local and out of town patronage. I applaud the Council's efforts to increase safety and address the seemingly intractable homeless issues. Additionally, more needs to be done to help keep the balance between all the constituencies in downtown and create a sustaining, thriving community with an economy that is not reliant on 24-hour entertainment.

One of the fundamental areas that needs to be addressed is excessive noise. The current level of noise downtown in duration, volume, and time of day is simply not compatible with any conceivable multiuse environment that residents and a broader demographic of visitors and voters need and are increasingly demanding.

I would urge you to direct staff to draft, not just investigate, a noise ordinance that strikes a balance with all constituencies, while ensuring that we have an environment downtown that supports our vision for a future that is more like San Antonio than Las Vegas.

Respectfully,
Hannah Rodis

NOISE ORDINANCE City Council Agenda on August 28.

Lawrence Rodis <Irodis@strategicresource.com>

Wed 8/21/2024 8:30 PM

To:Public Comment - CC <PublicComment@reno.gov>

"Dear Madame Mayor and City Council Members,

My name is Lawrence Rodis, My wife and I own in the Montage, and my comments are about the Noise Ordinance item on your August 28 agenda.

I am an ardent supporter and tax payer of Reno, and I love downtown.

I believe that one of the cornerstones for the future vision of Reno must include a vibrant downtown that is multi-use and equally supports businesses, families, residents as well as repeatedly and frequently attracts local and out of town patronage. I applaud the Council's efforts to increase safety and address the seemingly intractable homeless issues. Additionally, more needs to be done to help keep the balance between all the constituencies in downtown and create a sustaining, thriving community with an economy that is not reliant on 24-hour entertainment.

One of the fundamental areas that needs to be addressed is excessive noise. The current level of noise downtown in duration, volume, and time of day is simply not compatible with any conceivable multuse environment that residents and a broader demographic of visitors and voters need and are increasingly demanding.

I would urge you to direct staff to draft, not just investigate, a noise ordinance that strikes a balance with all constituencies, while ensuring that we have an environment downtown that supports our vision for a future that is more like San Antonio than Las Vegas.

Respectfully,

Lawrence Rodis

Noise Reduction

Myra Soifer <myrabbims@gmail.com>

Wed 8/21/2024 1:53 PM

To:Public Comment - CC <PublicComment@reno.gov>

Dear Madame Mayor and City Council Members,

My name is Myra Soifer. I live in the Montage, and my comments are about the Noise Ordinance item on your August 28 agenda.

I love living downtown. But I certainly don't like the current level of noise downtown in duration, volume, and time of day. All that noise is certainly not compatible with any multise environment that residents and a broader demographic of visitors and voters need and are increasingly demanding.

I urge you to direct staff to draft, not just investigate, a noise ordinance that strikes a balance with all constituencies, while ensuring that we have an environment downtown that supports our vision for a future where living downtown is a wonderful lifestyle.

Sincerely,
Rabbi Myra Soifer

Pronouns: she, her, hers

Sent from my iPhone

Noise Ordinance on 8/28 agenda

Pamela Troy <pamela.troy415@gmail.com>

Wed 8/21/2024 4:46 PM

To:Public Comment - CC <PublicComment@reno.gov>

Dear Madame Mayor and City Council Members,

My name is Pamela Troy, I live in the Montage, and my comments are about the Noise Ordinance item on your August 28 agenda.

I am an ardent supporter and resident of Reno, and I love living downtown.

I believe that one of the cornerstones for the future vision of Reno must include a vibrant downtown that is multi-use and equally supports businesses, families, residents as well as repeatedly and frequently attracts local and out of town patronage. I applaud the Council's efforts to increase safety and address the seemingly intractable homeless issues. Additionally, more needs to be done to help keep the balance between all the constituencies in downtown and create a sustaining, thriving community with an economy that is not reliant on 24-hour entertainment.

One of the fundamental areas that needs to be addressed is excessive noise. The current level of noise downtown in duration, volume, and time of day is simply not compatible with any conceivable multituse environment that residents and a broader demographic of visitors and voters need and are increasingly demanding. The only nights where loud music isn't played is typically Sunday through Tuesday nights. From Wednesday on several of the local bars and clubs have music pumping from their businesses until 6am.

I would urge you to direct staff to draft, not just investigate, a noise ordinance that strikes a balance with all constituencies, while ensuring that we have an environment downtown that supports our vision for a future that is more like San Antonio than Las Vegas.

Respectfully,

Pamela Troy

Public Comment for August 28th City Council meeting, Noise Ordinance agenda item

Robert Goldberg <rtgoldberg@gmail.com>

Wed 8/21/2024 12:23 PM

To:Public Comment - CC <PublicComment@reno.gov>

Dear Esteemed City Council Members,

I am an ardent supporter and resident of Reno, in particular I live in Ward 1. I believe that one of the cornerstones for the future vision of Reno must include a vibrant downtown that is multi-use and equally supports businesses, families, residents as well as repeatedly and frequently attracts local and out of town patronage. I applaud the Council's efforts to increase safety and address the seemingly intractable homeless issues. More needs to be done to help keep the balance between all the constituencies and create a sustaining, thriving community and economic ecosystem that is not reliant on 24 hour entertainment.

One of the fundamental areas that needs to be addressed is noise. The current level of noise in duration, level and time of day are simply not compatible with any conceivable multiuse environment that residents, a broader demographic of visitors and voters need and are increasingly demanding.

I would urge you to direct staff to draft, not just investigate, a noise ordinance that strikes a balance with all constituencies while ensuring that we have an environment downtown that supports our vision for the future that is more like San Antonio than Las Vegas.

Sincerely,

Robert Goldberg

11546::Voice Message From: Cisco Unity Connection Messaging System (917753847920)

Donoma Unity <DonomaUnity@reno.gov>

Tue 8/27/2024 11:07 AM

To:Public Comment - CC <PublicComment@reno.gov>

 1 attachments (1 MB)

VoiceMessage.wav;

Voice Message delivered by Donoma OneVoice

From: 917753847920

[Click to Call 917753847920](#)

Good morning, Council. First of all, thank you for giving me the opportunity to be heard and thanks to council member Taylor and Angela fouse for their involvement and support to get this. Heard, my name is Brandi Smith and I am writing to comment on agenda item, D3 Title, 18, Zahn code cleanup. I am a resident of the Montage downtown Reno and I am 56 years old, a court reporter and moved to downtown and to the Montage to be close to the courthouse. I do live work and play in downtown Reno. I love the building. I live in, I love working downtown and I love playing downtown. All the fabulous eateries grocery shopping at the grace Basin Co-op grabbing a Mexican mocha at Cafe Capello and walking along the river. The daytime culture I support our downtown, mom and top, excuse me, Mom and Pop, establishments, and I support the community by volunteering for community cleanups Through the City of Reno and keep Chucky, Meadows. Beautiful. I feel very strongly about supporting and giving back to the community, I love. And I am now asking with for your support in the well-being of the residents of the downtown community. With all the existing residential buildings and those coming Ballpark Apartments and 245 Arlington. And with my experiences as a resident, I feel there needs to be downtown noise ordinances Downtown is very different between the hours of 10 p.m. and 6:00 a.m. And it's nearly impossible to get a good night's sleep. During the weekends with the club noise, and shenanigans 3 or 4 days in a row. I'm always exhausted Monday mornings. I am concerned also with the information regarding base camp and it's decibel levels readings. I had to work through the weekend at my home office and it was nearly impossible to focus with the bass noise, literally shaking the walls. I have attended meetings and discussions regarding downtown issues, including a presentation by Chief Nance at the Silver Legacy. And it's been suggested got the best way to communicate issues is through Reno Direct I have been lodging my issues via the City of Reno Reno direct portal for quite some time now. And this is the part where I would like to give a special shout out to Zach in code enforcement for his time and following up with my concerns lodged through Reno. Direct he is absolutely a fabulous addition. So thank you. I would very much appreciate any support in creating a downtown noise ordinance. There has to be a way to balance the life of the growing population of residents with the businesses of downtown. **Thank you so much for your time. Brandi Smith Brandi, Smith 255, North Sierra Street Reno, Nevada, thank you.**

(Transcription with high confidence)

The information contained in this e-mail and any attachments is privileged and confidential information intended only for the use of the individual or entity named above. If you have received this communication in error, please notify the sender immediately by telephone or e-mail, and then please destroy all content contained within this communication from your files. Thank you.

City Council meeting 08/28/2024 My public comments. "Creation of a downtown noise ordinance."

Elliott Josi <elliottjosi@me.com>

Tue 8/27/2024 3:16 PM

To:Public Comment - CC <PublicComment@reno.gov>

Good Morning Council Members,

My name is Elliott Josi and I am a resident of the Arlington Tower. I thank you for the opportunity to comment in favor of Agenda Item D.3 titled "Title 18 Zoning Code Clean-Up", "Creation of a downtown noise ordinance."

I choose to live in the Downtown because of the walking distance access to so many cultural, entertainment, and hospitality attributes - and, of course, the nearby city parks that provide access to the Truckee River's natural beauty. These unique features are powerful draws indeed for a growing population of owners and renters, and their city tax dollars.

I have enjoyed living in another city for similar reasons, but the noise there is less of a problem. Today, many of us Downtown Reno residents feel the area's appeal is threatened by the rising noise level. This includes noise from crowds, bars, nightclubs, outdoor concerts, vehicles/motorcycles, and generally intoxicated individuals - but, perhaps especially the high C-scale noise from bars and nightclubs that are heard and felt up to 4-5 am on weekends.

We appreciate how the RPD has been really good about patrolling the 2nd Street area, as Robert Larson, presented at the June NAB meeting. We are also grateful for the interest CM Taylor has shown in a noise ordinance.

Numerous other cities have a noise ordinance and 16 cities with specific C scale code. They have seen their residential populations grow while their entertainment and commercial activities have also thrived.

In closing, we ask the city to categorize and regulate the Downtown in ways that do not sacrifice the rights of area residents to reasonable neighborhood calm and safety. Specifically, we ask the Council to vote "yes" to authorize Angela Fuss to proceed with drafting a noise ordinance and to present a first draft to Council by October 31.

Thank you for your consideration.

Elliott

—

Elliott Josi
(408) 981-1600
elliottjosi@me.com

City Council Comment received from Morten Homme

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 8/26/2024 6:03 PM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Morten Homme

Commenting on behalf of:

No

Ward #:

Ward 5

Email Address:

Cmhbx767@protonmail.com

Phone Number:

775-737-8778

Address:

50 North Sierra Street # 703

A new comment has been submitted for the Reno City Council Meeting held on: 2024-08-28.

Section:

D Items - Department Items

Item:

D3 Zoning Clean Up items - Creation of Downtown Noise Ordinance..

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Dear Madam Mayor and Honorable Counsel Members: Noise in downtown Reno has not been mitigated, as claimed by Planning Department records. The Planning Department committee has referenced in its approval of late night live events that there have been few RPD responses for disturbances. Contrary to the reference, residents have made many calls regarding disturbances of the peace related issues late at night and into early morning hours. In my numerous conversations with the various Sargent or lead officer on duty, when those disturbances occurred, I have repeatedly been advised there is nothing they can do, there is no violation of law or code they can enforce and thus no reason for them respond. The most they can do is have a patrol car drive by, if one is available, but no assurances they will be able to even do that. They will not engage conversation with the perpetrators or establishment, as there is no violation, they believe they can enforce. Without a noise ordinance there is nothing RPD can respond to and enforce, without enforcement, there is no mitigation of disturbances. Residents living and paying extra taxes in downtown Reno continue to suffer essential lack of sleep which endangers the health and safety of themselves and others, and suffer a loss of quality of life issues, contrary to the Reno master plan adopted as required by state law. Please pass noise

regulations so violations can be enforced by RPD as the occur. Sincerely;

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

Do you wish to sign-up for Reno Connect e-newsletters?

Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

Yes

Public Comment for Agenda Item D3 noise ordinance - Aug 28

Cecil, Nancy L <booklady@csus.edu>

Tue 8/27/2024 7:52 AM

To:Public Comment - CC <PublicComment@reno.gov>

City council members and Madame Mayor,

I respectfully urge you to strongly consider supporting a noise ordinance for downtown Reno.

I have lived in downtown Reno for eight years. I moved here because I loved the walkability, the river, the mountains-- and the access to entertainment. But in the past two years I have been unable to sleep from Thursday night until Sunday night due to the booming bass noise emanating from bars that have been allowed, by right, to be open ALL NIGHT LONG!! Often the doors are open in the summers, and people milling around the periphery of these bars cause more noise and major disruption, even violence. I have never once heard actual music--only the thumping of bass that one feels more than hears.

I moved here knowing full well it was an entertainment district, but also believing the city desperately wanted more tax-paying residents downtown to add to the "vibrancy" of the city! If that is truly the case, then minor adjustments must be made to make it a viable place to actually live. By minor adjustments I simply mean:

- 1) Bar doors closed after 9pm.
- 2) a limit on JUST the bass noise (c-scale)
- 3) enforcement after midnight

Such adjustments--compromises--are the necessary adjustments to make downtown grow and thrive.

Respectfully,

(Dr.) Nancy Lee Cecil
255 N Sierra St, Reno

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Comment Regarding Agenda Item D.3 Title 18 Zoning Clean-Up - Support for a Downtown Reno Noise Ordinance

Paul Douglas Irving <paul.d.irving@gmail.com>

Mon 8/26/2024 6:19 PM

To:Public Comment - CC <PublicComment@reno.gov>

Dear Reno City Council,

I voice my support for a downtown NOISE ORDINANCE. I am from New York and I am accustomed to city noise. I don't mind city noise. But the noise of downtown Reno is not normal city noise; it is a nuisance. If you want to encourage residents to move into downtown Reno, and improve downtown Reno business, I encourage you to adopt a noise ordinance which can certainly be compatible with downtown business casinos and hotels, such as the Row and the J Resort.

Please move forward in furtherance of enacting a noise ordinance.

Thank you for your consideration,

Paul D. Irving

Title 18 Update - feedback from Washoe County School District

Tess Opferman <tess@pinyonpublicaffairs.com>

Tue 8/27/2024 9:02 AM

To:Devon Reese <devon@votereese.com>;Meghan Ebert <EbertM@reno.gov>;Naomi Duerr <DuerrN@reno.gov>;Jenny Brekhus <BrekhusJ@reno.gov>;Hillary Schieve <SchieveH@reno.gov>;Kathleen Taylor <TaylorK@reno.gov>;martinez@reno.gov <martinez@reno.gov>
Cc:Searcy, Adam T <Adam.Searcy@washoeschools.net>;Dylan Shaver <dylan@pinyonpublicaffairs.com>;City Clerk <CityClerk@reno.gov>

 1 attachments (212 KB)

WCSD Intent Letter Title 18 OPFERMAN 26Aug2024.pdf

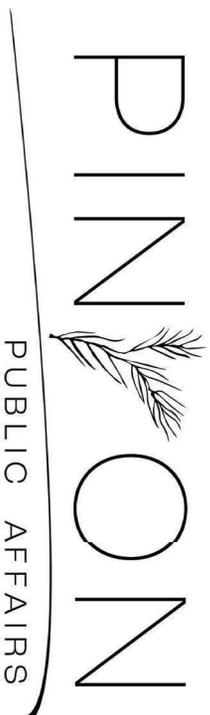
Greetings Mayor and Council,

Please find the attached letter regarding the title 18 update, to be discussed at council tomorrow, with feedback from the Washoe County School District.

Thank you!

--

Tessyn Opferman
Government Affairs Manager
Pinyon Public Affairs
775.762.9199



August 26, 2024

Honorable Mayor and City Council
City of Reno
One East First Street
Reno, Nevada

Delivered electronically to:

Dear Mayor Schieve and Members of the Reno City Council:

Thank you all so much for reaching out for the Washoe County School District's input on your upcoming Title 18 update. At your next discussion of this topic (August 28, item D.1), staff is seeking your guidance on a number of topics, including those that affect the construction of new schools.

Our understanding is that a proposed update could change standards to require a Conditional Use Permit for all new schools with more than 400 students. It appears that such a proposed change is partially in response to the conversations the WCSD team had with City of Reno staff and Councilmembers. Thank you for understanding some of the holes in the system and your swift action to try to amend the zoning code.

To that end, we wish to offer some feedback for the proposal. Currently, the proposal would apply to public, charter, and private schools alike. However, public schools already are subjected to multiple, public hearings and approval processes through elected or appointed officials – all of which require outreach to the community and must follow Open Meeting Law. Additionally, public schools must report to a board that is publicly elected; projects must be reviewed and approved by the Capital Funding Protection Committee on which sits two City of Reno Councilmembers; and long-term planning for school siting must be approved by the TMRPA.

As such, while we believe it would be appropriate to apply public process to private and charter entities, which require no such engagement, we do not believe it is necessary to apply this to a fellow government within your jurisdiction. Nor do we believe that subjecting public schools to yet another layer of oversight beyond what you already provide is your intent.

To remedy this deficiency, WCSD proposes you mirror the TMRPA's recently adopted language on the same topic. This language would conform to your regional priorities (the whole board supported this set up, including all three of the City's appointees), allow stability in the language, and address the issues that came up at your last approval.



PinyonPublicAffairs.com
550 West Plumb Lane, Suite B242 Reno, Nevada 89509

Thank you again for the opportunity to weigh in on this issue and to use the School District's expertise and knowledge in this area to assist you.

Sincerely,



Tess Opferman
Manager of Government Affairs

RENO CITY COUNCIL
PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: ANGERA FAULKNER

ADDRESS: 255 N SIERRA ST # 1604

CONTACT PHONE: (707) 330-7236

E-MAIL: Solane.Lazy@Rough.com

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5

OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM NOISE ORDINANCE

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: I LIVE ON THE 16TH FLOOR OF THE MONTAGE OVERLOOK THE ROLL CASINOS, VIRGINIA, CALIFORNIA TO THE EAST, PLUS THE RIVER TO THE SOUTH (LIBRARY BAR, BLIND DOL, ETC.) SINCE IT IS A CORNER UNIT WE CAN SEE & HEAR LOCATION PUAZA, VIRGINIA ST, 1ST, 2ND & WEST ST PUAZA + WINDFIELD PARK.

I DO NOT BELIEVE THE ENHANCED NOISE ORD. IS NECESSARY RIVERWALK & NEBU LINE BUSINESSES PROVIDE A BENEFIT TO THE CITY AND RESIDENTS BY NOT ONLY TAX REVENUE BUT WITH STOPS & KEEPIOS THE CITY

PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL. TURN OVER

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



FUN AND VIBRANT FOR ALL.

OF COURSE MUTUAL RESPECT FOR BUSINESSES, EMPLOYEES AND RESIDENTS IS ABSOLUTELY NECESSARY. MY PREFERRED BALANCED APPROACH TO MITIGATING THE NOISE ISSUES FOR RESIDENTS IS SIMPLE. SMART ENFORCING THE EXISTING LAWS & RULES. IT IS FUTILE TO ADD MORE REGULATIONS WHEN THE ORDINANCES THAT ADDRESS THE PROBLEMS ARE NOT BEING ENFORCED!

CARS, MOTORCYCLES, & ROWDY CROWDS ARE A BIG CONTRIBUTOR TO THE NOISE ISSUE FOR RESIDENTS, BUT STATE MRS 203.010 FOR BREACH OF PEACE AND ROAD CODE SECTION 804.010 ARE SELDOM ENFORCED. MY SUGGESTION IS THAT (2) MOTORCYCLE OFFICERS BE ASSIGNED A PERMANENT BEAT IN THE TOWN DOWN AREA. VEHICLE & BIKE OFFICERS WOULD BE LESS ADVANTAGEOUS DUE TO THE INCREASED MOBILITY AND MANUEVERABILITY OF MOTORCYCLES.

AS FOR NIGHTCLUBS, THE EXISTING ORDINANCES CAN SUPPORT REQUIRING THEM TO KEEP THEIR DOORS SHUT. THIS WILL MAKE A BIG DIFFERENCE.

IN SUMMARY I AM AGAINST MORE ORDINANCES UNTIL THE EXISTING RULES ARE ENFORCED AND WE SEE IF THAT WILL MEET OUR DOWNTOWN NEEDS.

