
EXPLANATION: Matter underlined is new; matter in brackets [] is material to be omitted.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE RENO MUNICIPAL CODE TITLE 18, "ANNEXATION AND LAND DEVELOPMENT", SPECIFICALLY IN CHAPTER 18.03 "USE REGULATIONS" SECTION 18.03.206 "TABLE OF ALLOWED USES", SECTION 18.03.402 "ACCESSORY BUILDINGS AND STRUCTURES IN RESIDENTIAL ZONING DISTRICTS", SECTION 18.03.405 "STANDARDS FOR SPECIFIC ACCESSORY USES", CHAPTER 18.04 "DEVELOPMENT STANDARDS", SECTION 18.04.705 "OFF-STREET PARKING REQUIREMENTS", CHAPTER 18.09 "DEFINITIONS", SECTION 18.09.306 "ACCESSORY USES", TO ADD STANDARDS AND DEFINITIONS AS THEY RELATE TO ACCESSORY DWELLING UNITS, TOGETHER WITH MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.03 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.03.206, the same to read as follows:

Table 3-1 Table of Allowed Uses

P = permitted M = minor conditional use permit C = conditional use permit required A = accessory use permitted Blank = use prohibited
 * = Use-specific standards may require enhanced administrative review, public hearing, or specifically listed geographic locations where the use is allowed.

Zone Districts	Residential								Urban										Employment					Special				Use-Specific Standards									
	LLR-2.5	LLR-1	LLR-.5	SF-3	SF-5	SF-8	SF-11	MF-14	MF-21	MF-30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NWQ	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT-5	UT-10	UT-40				
Childcare Center	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	18.03.303(b)(2)				
College, University, or Seminary											P	P	P	P	P	P	P	P	P			P				P		P				18.04.107					
School, Public or Private	M	M	M*	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	18.03.303(b)(3) 18.04.107				
School, Vocational or Trade											P	P	P	P	P	P	P	P	P			P				P		P					18.03.303(b)(4) 18.04.107				
Healthcare Facilities																																					
Blood Plasma Donor Center											P	P	P	P	P	P	P	P	P	P	P	P	P											18.03.303(c)(1) 18.04.107			
Hospital, Acute and Overnight Care											P	P	P	P	P	P	P	P	P	P	P	P												18.04.107			
Medical Facility, Day Use											P	P	P	P	P	P	P	P	P	P	P	P												18.04.107			
COMMERCIAL USES																																					
Agriculture, Animals, and Farming																																					
Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility	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	M	M	M	18.03.304(a)(1) 18.04.107	
Farm																																				18.03.304(a)(2) 18.04.107	

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	LLR-2.5	LLR-1	LLR-.5	SF-3	SF-5	SF-8	SF-11	MF-14	MF-21	MF-30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NWQ	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT-5		UT-10	UT-40			
Cannabis Production Facility, Adult-use											P *						P *	P *						P *	P *	P *							18.03.306(a)(6)			
Cannabis Production Facility, Medical											P *						P *	P *						P *	P *	P *							18.03.306(a)(7)			
Chemical Processing and/or Manufacture																								C	C											
Collection Station																								P	P	C										
Crematorium											C *	C *	C *	C *	C *	C *	C *	C *	C *	C *	C *	C *	C *		P	C	C							18.03.306(a)(8)		
Custom and Craft Manufacturing											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
Food Processing or Wholesale Bakery											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
Hazardous Waste Facility																								C *	C *	C *									18.03.306(a)(9)	
Indoor Manufacturing, Processing, Assembly, or Fabrication											P						M	M				C			P	P										
Maintenance, Repair, or Renovation Business											P						P	P	P	P	P	P	P	P	P	P										
Outdoor Manufacturing, Processing, Assembly, or Fabrication																								C	C	C										
Printing and Publishing											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										

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	LLR-2.5	LLR-1	LLR-.5	SF-3	SF-5	SF-8	SF-11	MF-14	MF-21	MF-30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NWQ	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT-5		UT-10	UT-40				
Transfer Station																								C										18.03.306(b)(6)			
Truck Terminal																								C	C	C	C	C									
Warehouse or Distribution Center													P				C	C						P	P	M	P							18.03.306(b)(7)			
Wholesale																	P	P	P					P	P	P	P							18.03.306(b)(8)			
Wrecking Yard, Salvage Yard, or Junk Yard																								C													
ACCESSORY USES																																					
Automated Teller Machine, Freestanding									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
<u>Accessory Dwelling Unit</u>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A												<u>18.03.405(a)</u>		
Ball Court	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(b)		
Caretaker Quarters									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(c)		
Childcare, In-Home (5-12 Children)	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M			M									18.03.405(d)		
Childcare, Workplace	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	18.03.405(e)			
Community Center, Private	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A												18.03.405(f)		

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	LLR-2.5	LLR-1	LLR-.5	SF-3	SF-5	SF-8	SF-11	MF-14	MF-21	MF-30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NWQ	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT-5	UT-10	UT-40				
Drive-Through Facility													C	C	C		C	M	A	C	C			A	A	A	A							18.03.405(gf)		
Gaming Operation, Restricted													A	A	A		A	A	A	A	A	A		A	A	A	A		A					18.03.405(hg)		
Guest Quarters	A	A	A	A	A	A	A					A	M	A		A	A	A						M	A	A								18.03.405(ih)		
Helipad											M	A	A	A	M		M	M	M					M	M	M								18.03.405(ji)		
Home Occupation	A	A	A	A	A	A	A				A	A	A	A	A	A	A	A	A	A	A	A						A	A	A	A				18.03.405(kj)	
Live Entertainment											A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						18.03.405(lk)	
Outdoor Storage											A	A	A	A	A		A	A	A	A	A	A		A	A	A	A								18.03.405(mt)	
Package Alcohol Sales Accessory to a Primary Use											M	M	M	M	M	A	A	A	A	A	A	A	A	A	A	A	A	A	A							18.03.405(npp)
Retail Sales Associated with a Primary Use											A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A								18.03.405(opp)	
Satellite Dish	A	A	A	A	A	A	A				A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				18.03.405(qpe)
Sidewalk Seating											A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A								18.03.405(rfp)	
Stable, Private	A	A	A	A	A	A	A																					A	A	A	A	A				18.03.405(ter)

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Zone Districts	Residential								Urban										Employment					Special				Use-Specific Standards									
	LLR-2.5	LLR-1	LLR-.5	SF-3	SF-5	SF-8	SF-11	MF-14	MF-21	MF-30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NWQ	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT-5	UT-10	UT-40				
Utilities, Alternative Systems	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(g,f)				
TEMPORARY USES																																					
Asphalt or Concrete Batch Plant	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.503(a)			
Christmas Tree Sales Lot and Similar Uses											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(b)				
Construction Field Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						18.03.503(c)				
Garage Sale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							18.03.503(d)				
Parking Lot, Open											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							18.03.503(e)				
Real Estate Sales Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(f)				
Stockpiling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(g)				
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(h)				
Vegetation Management	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(i)				

SECTION 2: Chapter 18.03 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.03.402, the same to read as follows:

18.03.402 Accessory Buildings and Structures in Residential Zoning Districts

The standards in this subsection shall apply to all accessory buildings and structures in the residential zoning districts except caretaker quarters, unless otherwise specifically stated. Caretaker quarters are regulated by the standards in Section 18.03.405.

- (a) **Accessory Building Requires Principal Building** No private garages or other accessory buildings or structures may be constructed or located in any residential zoning district without an approved principal building.
- (b) **Accessory Buildings on Lots Larger than the Required Minimum Size** Accessory building standards for lots larger than the required minimum size may be utilized if the subject lot complies with minimum lot size and dimensions for the larger lot zoning district. For example, the LLR-.5 zoning district regulations may be utilized for a SF-3 zoned half-acre size parcel.
- (c) **Number of Permitted Detached Accessory Structures on a Single Residential Lot** Limits on the number of detached accessory structures allowed on a single lot in a residential zoning district are shown in Table 3-5, below. These limits shall apply only to detached accessory structures with a gross floor area of 200 square feet or larger. The maximum limits shown here may not be possible to achieve in all circumstances; each case will depend on the applicability of other bulk and dimensional standards (e.g., required setbacks or maximum building coverage) or other site development standards (e.g., hillside protection).

Table 3-5 Detached Accessory Structures Permitted	
District(s)	Detached Accessory Structures per Residential Lot, Maximum
LLR-2.5 / LLR-1 / LLR-.5	4 per acre, plus 1 detached <u>accessory dwelling unit or guest quarters</u>
SF-3	3, plus 1 detached <u>accessory dwelling unit or guest quarters</u>
SF-5 / SF-8 / SF-11 / MF-14	2, plus 1 detached <u>accessory dwelling unit or guest quarters</u>
MF-21 / MF-30	No limit. <u>1 detached accessory dwelling unit or guest quarters</u>
UT-5 / UT-10 / UT-40	4 per acre, plus 1 detached <u>accessory dwelling unit or guest quarters</u>

- (d) **Design of Detached Accessory Buildings** A detached accessory building in a residential zoning district that contains more than 200 square feet of gross floor area shall be architecturally compatible with the existing or proposed principal residential building. Architectural compatibility must be achieved by including two of the following three elements in the accessory building design:
- (1) The exterior finish is constructed with materials compatible with the principal building materials. The new materials shall be either identical or similar to the principal building materials. For example, details of synthetic siding should match that of traditional wood siding.
 - (2) Contemporary interpretations of architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood, or metal work found on the existing principal building are used.
 - (3) The roof pitch is the same as that of the most predominant roof plane of the principal building.

SECTION 2: Chapter 18.03 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.03.405, the same to read as follows:

18.03.405 Standards for Specific Accessory Uses

- (a) Accessory Dwelling Unit (ADU) The following specific standards shall apply to ADUs except as otherwise expressly stated.
- (1) Maximum density standards shall not apply to ADUs.
 - (2) ADUs may be attached to and integrated with the principal single-family structure or may be located in a detached accessory structure.
 - (3) No more than one ADU shall be established on the same lot.
 - (4) Minimum lot size shall be 9,000 square feet
 - (5) All detached ADUs shall follow the accessory structure standards found in 18.03.402.
 - (7) Attached ADUs shall comply with the principal structure’s dimensional standards

(b) Ball Courts See subsection 18.03.303(a)(3).

(cb) Caretaker Quarters The following specific standards shall apply to both existing and new caretaker quarters units in the City of Reno, except as otherwise expressly stated.

~~(1) Intent Accessory Dwelling Units~~ Caretaker quarters must be accessory to a primary non-residential or multi-family use and may not be used as accessory dwelling units.

(12) Types Allowed Caretaker quarters may be attached to and integrated with a principal structure, or may be located in a detached accessory structure.

(23) Number Per Lot No more than one caretaker quarters unit shall be established on the same lot

(de) Childcare, In-Home (5-12 Children)

(1) All accessory in-home childcare uses shall comply with the applicable use regulations for childcare centers/facilities in Section 18.03.303(b)(2).

(2) The residence or dwelling unit in which the in-home childcare use is operated shall be the permanent residence of the provider of the in-home childcare service.

(ee) Childcare, Workplace

(1) Childcare use must be accessory to an approved primary business and must not substantially alter the primary business function.

(2) Where structures or play areas are adjacent to residentially zoned property:

a. A six-foot high fence shall be installed along the common property line, with an additional buffer of plant materials along the play area.

b. Outdoor play shall be limited to daylight hours.

c. Outdoor lighting shall be designed to not shine directly onto any abutting residential property.

(fe) Community Center, Private See Section 18.03.303(a)(4).

(gf) Drive-Through Facility

(1) **All Districts**

a. Drive-through facilities shall always be considered a separate accessory use.

b. Drive-through lanes shall be designed to not block any other drive aisle or parking space and shall not be located within 100 feet of residentially zoned property unless separated by a principal building or a six-foot-tall solid screen fence, wall, or landscaped berm, in addition to at least ten feet of landscaping, or where all owners of residentially zoned property within 100 feet of the drive-through lane provide written consent.

c. Shall not have access to local residential streets unless needed for traffic safety.

d. Impacts to surrounding properties, including noise from a voice box, idling vehicles, headlights, and visibility of the business operation, shall be mitigated to the approval of the Administrator.

e. The drive-through portion of the use may be subject to conditions imposed by the Administrator to ensure compatibility with surrounding uses, efficient vehicular travel, and architectural compatibility with the principal structure.

f. Drive-through facilities shall meet minimum vehicle stacking requirements as outlined in Section 18.04.708.

g. The Administrator may require a drive-through stacking and/or queuing analysis prepared by a licensed engineer.

(hg) **Gaming Operation, Restricted**

- (1) **All Districts** Restricted gaming operations shall be in the same building as, and operated as incidental to, one of the following principal uses:
 - a. Amusement or Recreation;
 - b. Bar, Lounge, or Tavern;
 - c. Convenience Store;
 - d. Hotel;
 - e. Motel;
 - f. Restaurant with Alcohol Service;
 - g. Restaurant without Alcohol Service; or
 - h. General retail store or commercial use not otherwise listed in this subsection and having greater than 3,000 square feet of retail gross floor area
- (2) To prohibit restricted gaming operations from creating the perception of a casino or non-restricted gaming establishment, the use shall comply with the following:
 - a. Establishments shall be physically separated by solid wall;
 - b. Establishments shall not share common building facilities such as bathroom, kitchens, storage areas or the like;
 - c. Establishment signage shall in no way identify them as a non-restricted gaming establishment or the like; and
 - d. Establishments shall maintain separate entrances and addresses.

(ih) **Guest Quarters** The following specific standards shall apply to both existing and new guest quarters units in the City of Reno, except as otherwise expressly stated.

- (1) **Intent Accessory Dwelling Units** Guest quarters must be accessory to a primary single family residential use and may not be used as accessory dwelling units.
- (2) **Types Allowed** Guest quarters may be attached to and integrated with the principal structure or may be in a detached accessory structure.
- (3) **Number Per Lot** No more than one guest quarter unit shall be established on the same lot per Table 3-5 Detached Accessory Structures Permitted.
- (4) **Minimum Lot, Bulk and Dimensional Standards** See Table 3-6 and Table 3-7, Detached Accessory Structure Dimensional Standards, above, for applicable lot, bulk and dimensional standards in the residential zoning districts.
- (5) **Design of Guest Quarters in Detached Structures**
 - a. All detached guest quarters shall maintain a single-family appearance and shall be subordinate to the principal dwelling unit in size, location, and appearance. New detached guest quarters shall be architecturally compatible with the principal residential building. Architectural compatibility shall be achieved by including all of the following elements in the accessory building design:
 1. The exterior finish is constructed with materials compatible with the existing principal building materials. The new materials must be either identical or similar to the original building materials. For example, details of synthetic siding should match that of traditional wood siding.

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2. Contemporary interpretations of architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood, or metal work found on the existing principal building are used.
 3. The roof pitch is the same or within the range of the roof pitches on the existing principal building.
- b. The front door of the detached guest quarters shall not be visible from the same street that the front door of the principal structure faces.

(j) **Helipad**

(1) **All Districts**

- a. Shall be no closer than 300 feet from a single-family residential use. If on top of a building, the distance is measured from the corner of the building nearest the residential use.
 - b. Flight paths shall be reviewed to eliminate flying over residential uses to the extent possible.
- (2) **MU District** Helipads for patient transport are allowed at permitted hospitals adjacent to single-family residential uses without any discretionary review and are not subject to spacing and flight path limitations.

(k) **Home Occupation**

- (1) **Appearance** The appearance of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner, that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or by signs, or the emission of sounds, noises, dust, odors, fumes, smoke, or vibrations.
- (2) **Accessory to Principal Dwelling** The property proposed to support the home occupation shall contain a minimum of one dwelling unit designed and actually used for residential living.
- (3) **Employees** Home occupations may have one employee who does not reside in the home when adequate off-street parking is provided. An exception to this provision is that for home occupations operating in accessory buildings, employees who do not reside on site are not allowed.
- (4) **Sale of Merchandise** There shall be no sale of merchandise which requires customers to go to the property.
- (5) **Traffic** Pedestrian and vehicular traffic shall be limited to that normally associated with residential districts. No more than one client's car may be on site at any one time.
- (6) **Commercial Vehicle** The home occupation may involve the use of one commercial vehicle, not to exceed 8,000 pounds gross unladen weight, or a single vehicle limousine service.
- (7) **Size Limits** Up to 25 percent of the living space or 500 square feet, whichever is less, of the dwelling may be used for the home occupation and any related storage of materials and supplies.
- (8) **Storage**
 - a. There shall be no outdoor storage of materials or equipment.
 - b. No storage of toxic or hazardous materials, including ammunition and gunpowder, shall be allowed.
 - c. Merchandise shall not be visible from outside the dwelling.
- (9) **Location** The home occupation shall be confined within the principal residential dwelling as a clearly secondary use of the dwelling, or may be located within an existing and legally established accessory dwelling unit. When conducted in an attached garage, the home occupation shall not permanently eliminate the use of the garage if required for off-street parking space for a car.

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- (10) **Use of Facilities and Utilities** The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.
 - (11) **Advertising** There shall be no public advertising that includes the dwelling address or calls attention to the fact that the dwelling is being used for business purposes, except when required by Nevada Revised Statutes. The home address may appear on business cards, letterhead, and invoices only when the home address is also the business address.
 - (12) **Electromagnetic interference** Electrical or mechanical equipment that creates audible interference in radio receivers or visual or audible interference in televisions receivers, or causes fluctuations in the line voltage outside the dwelling unit, is prohibited.
 - (13) **Fire safety** Activities conducted and equipment or material used or stored shall not adversely change the fire safety of the premises.
 - (14) **Equipment** There shall be no use or storage of mechanical equipment not recognized as being part of normal household or hobby use.
 - (15) **Clients** Businesses that serve young clients (e.g., music or swimming lessons) or other clients that do not drive may have up to six clients on site at any one time. Businesses that serve clients that drive may serve up to two clients on site at any one time as limited by subsection e. above.
 - (16) **Prohibited Home Occupations** The following types of businesses are prohibited as home occupations: auto repair, equipment painting, heavy equipment repair, heavy industrial activities, and similar uses. This provision provides an illustrative list only and shall not be interpreted to exclude other businesses or activities from prohibition as a home occupation according to this section or interpretation by the Administrator.
 - (17) **Modification with Minor Site Plan Review** Standards in Subsections 1-16, above, may be modified with minor site plan review, subject to findings and compatibility with nearby land uses.

(1*) **Live Entertainment**

- (1) Any establishment offering scheduled live entertainment shall meet the following standards:
 - a. Outdoor Live Entertainment activities shall be limited to the hours of 10:00 a.m. to 10:00 p.m.
 - b. Indoor Live Entertainment activities shall be limited to the hours of 10:00 a.m. to 11:00 p.m.
 - c. Indoor Live Entertainment activities shall require doors and windows to be kept closed after 10 p.m.
 - d. Exits and entrances to the establishment shall be oriented away from residentially zoned property immediately adjoining the site, except for emergency entrances and exits.
 - e. Outdoor Live Entertainment shall not be located within 150 feet of any residentially zoned property. Indoor Live Entertainment is permitted by-right.
 - f. Any pedestrian queuing that overflows into the public right-of-way shall require a queuing plan, subject to the satisfaction of the Administrator.
 - g. Exceeding any of the Live Entertainment use standards may be approved through a conditional use permit process to ensure compatibility with surrounding uses and zone districts.
- (2) All required spacing criteria shall be measured in a straight line from the front door of the live entertainment establishment to the closest parcel line, as shown on the Washoe County Assessor's records.

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- a. In a situation where the live entertainment activities are not directly adjacent to the place of business, such as in a center with a broader outdoor community entertainment area, the measurement shall be from the outdoor activity/stage to the closest parcel line.
 - b. The Administrator shall make any final measurement determinations that are outside of these situations.
- (3) Live entertainment is triggered when a secondary use(s) occurs at a business. Amplified music played through an establishment's sound system, although subject to applicable noise standards, does not constitute live entertainment. However, live performances of music or dancing in conjunction with amplified music (or any type of music), is considered live entertainment. For example, having a dance floor that allows customers to dance constitutes as a secondary use to the primary commercial use (i.e. bar or restaurant) and is therefore considered live entertainment. Similarly, karaoke or DJ's that perform in addition to standard "background" amplified music would be considered live entertainment.

(m) Outdoor Storage

(1) All Districts

- a. Where permitted, storage shall conform with setback requirements for primary buildings.
- b. Where permitted, outdoor storage shall be located to the side or rear of the primary building if a building exists, and shall be screened from roadways, parks, and residentially zoned property within 750 feet of the use with 10 feet of landscaping and a solid fence up to 10 feet in height and no shorter than the allowed storage height. The required 10 feet of landscaping shall be located between the required fence and property line.
- c. The maximum height for all material storage is ten feet, except the decision-making body may approve the storage of equipment taller than ten feet with additional screening as determined appropriate.
- d. The outdoor storage shall be associated with the primary use of the property.
- e. No outdoor storage shall be permitted between the primary building and an abutting residentially zoned property.
- f. Materials not actively used by the principal business shall not be stored.
- g. The outdoor storage shall not exceed the lesser of 40 percent of the total gross area of the site or the square footage of the main building on the site, except principal businesses selling, renting, repairing, or storing vehicles or equipment may have accessory outdoor storage not exceeding the lesser of 60 percent of the site area or 250 percent the building square footage.

(2) NC District

- a. The maximum height for all storage is six feet.
- b. The size of the outdoor storage area must not exceed the greater of 200 square feet or 25 percent of square footage of the main building on the site.

(3) MU, MS, GC, MU-MC, and MD- Districts

- a. The maximum height for all storage is six feet, except storage up to ten feet in height may be allowed in side and rear yard areas if fully screened and not adjacent to a residential districts.
- b. Storage of material taller than ten feet may be allowed with a minor conditional use permit.
- c. The outdoor storage shall not exceed 20 percent of the total gross area of the site or 50 percent of the square footage of the main building on the site.

(n) Package Alcohol Sales Accessory to a Primary Use

(1) **All Districts**

- a. Accessory package alcohol sales shall only be permitted on a site where the primary use is one of the following:
 - 1. General Retail Store
 - 2. Convenience Store
 - 3. Bakery, Retail
 - 4. Bar, Lounge or Tavern
 - 5. Commercial Kitchen
 - 6. Food Processing or Wholesale Bakery
 - 7. Hotel
 - 8. Hotel with Nonrestricted Gaming
 - 9. Microbrewery, Distillery, or Winery
 - 10. Restaurant with Alcohol Service
- b. All package alcohol sales shall comply with the provisions of this title and shall comply with additional provisions outlined in RMC Chapter 5.07 (Alcoholic Beverages).
- c. When required, a development permit application (e.g. minor conditional use permit) may be processed concurrently with the associated package alcoholic beverage license or package wine and beer license. Approval of the minor conditional use permit is required prior to the approval and issuance of the associated privilege business license.
- d. Ten percent of the retail floor space, excluding gross floor area dedicated to storage, offices, restrooms, hallways, or otherwise not accessible by the public, shall be dedicated to the sale of fresh or frozen perishable foods, as defined in RMC Chapter 5.07 (Alcoholic Beverages).
 - 1. Except for properties located within the Downtown Safe Scape Area (See Figure 3-2), the minimum square footage dedicated to fresh or frozen food sales may be modified if it can be determined that there are fresh or frozen perishable food options within ¼ mile of the site, or otherwise approved by conditions.
 - 2. The following uses are exempt from the fresh or frozen perishable food requirement:
 - [a] Bakery, Retail
 - [b] Bar, Lounge or Tavern
 - [c] Commercial Kitchen
 - [d] Food Processing or Wholesale Bakery
 - [e] Hotel with Nonrestricted Gaming
 - [f] Microbrewery, Distillery, or Winery
 - [g] Restaurant with Alcohol Service

(2) **Additional Review Based on Location**

- a. A minor conditional use permit shall be required when the subject site is within 500 feet of any of the following. The application shall include a map prepared by a State of Nevada licensed surveyor or professional engineer, identifying the project site and all of the following uses or

geographic areas which are within 500 feet of the proposed site. All required spacing criteria shall be measured in a straight line from the front door of the retail establishment to the closest parcel line, as shown on the Washoe County Assessor's records.

1. Residentially zoned property
 2. Primary or secondary schools
 3. Public parks
 4. A facility licensed by the State of Nevada for the treatment of alcohol or drug abuse as outlined by NRS 449.00455, as amended.
 5. A minor conditional use permit is required when the subject site is either within the boundaries of the Downtown Safe Scape Buffer Area or within 500 feet of the Downtown Safe Scape Buffer Area boundary (See Figure 3-2)
 6. A minor conditional use permit is required when the subject site is either within the boundaries of the East 4th Street Corridor Buffer Area or within 500 feet of the East 4th Street Corridor Buffer Area boundary (See Figure 3-3)
- b. The following uses are exempt from the package alcohol additional review (e.g. minor conditional use permit) based on the locational criteria listed above:
1. Bakery, Retail
 2. Bar, Lounge or Tavern
 3. Commercial Kitchen
 4. Food Processing or Wholesale Bakery
 5. Hotel with Nonrestricted Gaming
 6. Microbrewery, Distillery, or Winery
 7. Restaurant with Alcohol Service

(~~oA~~) Retail Sales Associated with a Primary Use

- (1) Shall be associated with an allowed primary uses.
- (2) Shall not exceed 20 percent of the gross floor area of the allowed primary use.
- (3) Parking shall be provided at the rate established for "General Retail, less than 10,000 Square Feet" in Section 18.04.705(a) and is based upon the gross allowed retail sales gross floor area.

(~~pe~~) Satellite Dish

- (1) No satellite dish shall be placed in the front of any parcel unless it can be demonstrated that reception is impossible outside the front yard.
- (2) The diameter of the satellite dish in residential districts shall not exceed 18 inches.
- (3) No satellite dish that exceeds 18 inches in diameter may be placed on a residential building.
- (4) Only one satellite dish shall be permitted per parcel in single-family residential districts.
- (5) The satellite dish shall comply with the setback requirements for accessory buildings.

(~~qP~~) Sidewalk Seating

- (1) **Purpose** The purpose of these standards is to allow increased business and pedestrian traffic by providing safe and visually appealing opportunities for outdoor dining.
- (2) **Outdoor Dining Permit Required** Outdoor dining or sidewalk seating within the public-right-of-way, is not allowed without authorization of an outdoor dining permit.

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- (3) **Outdoor Dining in Public Rights-of-way Permitted** Outdoor dining permit within the public right-of-way may be permitted with approval of occupancy and/or encroachment permits from the City Engineer. Outdoor dining is not permitted where the speed, volume or nearness of vehicular traffic is not compatible with sidewalk dining. All outdoor dining area must be adjacent to and incidental to the operation of an indoor business or a building including an indoor use. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of the indoor building. Outdoor dining shall not be allowed within ten feet of a fire hydrant, fire department standpipe connection, fire escape, bus stop, any doorway posted as an exit, loading zone, mailboxes, or traffic signal stanchions.
 - (4) **Required Sidewalk Width** Outdoor dining is permitted only where the sidewalk is wide enough to adequately accommodate both the usual pedestrian traffic in the area and the operation of the proposed activity. The outdoor dining area shall leave not less than six consecutive feet of sidewalk width at every point which is clear and unimpeded for pedestrian traffic.
 - (5) **Alcoholic Beverage Restrictions** The service of alcoholic beverages shall be restricted solely to on-premise consumption by customers within the outdoor dining area.
 - a. The operator shall post a written notice to customers that the drinking or carrying of an open container of alcoholic beverage is prohibited and unlawful outside the outdoor dining area.
 - (6) **Health Standards** The operator shall not permit the following outside the building: tables preset with utensils, glasses, napkins, condiments, busing service stations or trash and garbage storage. Outdoor food preparation is not allowed except in compliance with conditions of an outdoor dining permit. All exterior surfaces within the outdoor dining area shall be easily cleanable and shall be kept clean at all times by the permittee. Restrooms sufficient for indoor and outdoor dining shall be provided in the adjoining indoor business. The permittee shall be responsible for maintaining the outdoor dining area, including the sidewalk surface and furniture and adjacent areas in a clean and safe condition.
 - (7) **Special Closures** Outdoor dining on public property is a privilege. The City shall have the right and power, acting through the City Manager, or their authorized agent, to prohibit the operation of an outdoor dining area at any time because of anticipated or actual problems and conflicts in the use of the sidewalk area. Such problems and conflicts may arise from, but are not limited to, scheduled festivals and similar events or parades or marches, or repairs to the street or sidewalk, or from demonstrations or emergencies occurring in the area. To the extent possible, the permittee shall be given prior written notice of any time period during which the operation of the outdoor dining area will be prohibited by the City.

(~~rf~~) **Stable, Private** All private stables for more than four horses shall be located on one acre or larger lots.

(~~sf~~) **Utilities, Alternative System** In all zoning districts, all alternative utility systems, as defined in Section 18.09.302, shall comply with the following regulations:

- (1) Except for wind turbines and solar panels, alternative systems shall be screened from view or integrated into the design of the structure in compliance with Subsection 18.04.808(c).
- (2) A system shall comply with applicable fire codes and building codes.
- (3) The applicant must provide satisfactory evidence that the electrical utility provider has been informed of the applicant's intent to install a system. An off-grid system shall be exempt from this requirement if an electrical utility provider does not serve the property.
- (4) Wind turbine alternative utility systems shall adhere to the following:
 - a. Building permit applications must include, at a minimum:
 1. Standard drawings of the wind turbine structure including base, tower, and footings.
 2. An engineering analysis of the tower showing compliance with the International Building Code and certified by a professional engineer licensed in the state of Nevada.

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3. A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electric Code.
- b. Noise:
 1. Except during short-term events such as high windstorms, sound or noise produced by wind turbine systems proposed within zoning districts identified in Section 18.04.1402 shall adhere to the standards identified in Section 18.04.1408.
 2. Except during short-term events such as high windstorms, noise from proposed systems in zones other than those identified above shall not exceed 60 dBA as measured at the property line of the closest neighboring inhabited dwelling.
 - c. Systems shall be painted a non-reflective, non-obtrusive color such as white or sky blue, to generally match their surroundings. The Administrator may allow alternative colors/painted designs when determined to be appropriate for the location (e.g., artist work in an arts district).
 - d. A system shall not be used for displaying any advertising or signage except for the reasonable identification of the manufacturer.
 - e. Combined Uses. A wind turbine may serve a combined use such as with a communication structure or flagpole, subject to the applicable requirements of both uses.
 - f. The following setbacks and the respective height standards for accessory uses specified in this Section 18.03.405 shall apply, unless it can be proven to the satisfaction of the Administrator that adherence would significantly decrease the efficiency or performance of the system and that a comparable system at a comparable cost and with comparable efficiency and performance would be infeasible.
 1. All components of the system must be set back at least 30 feet from the front property line and at least ten feet from the side and rear property lines.
 - g. **Removal** The owner shall remove any wind system and related structures that have been abandoned or discontinued for 12 months or do not meet the noise standards identified above.

(Ord. No. 6614, § 1(Exh. B, §1.3), 12-8-21)

SECTION 3: Chapter 18.04 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.04.705, the same to read as follows:

18.04.705 Off-Street Parking Requirements

(a) Required Amounts of Parking

(1) **Minimum** Table 4-6 Off-Street Parking Requirements, sets forth the minimum required amounts of off-street parking spaces for each specified land use. Minimum parking standards are established by district as defined below.

a. Downtown Parking District

1. The Downtown district applies to all Mixed-Use Downtown (MD-) districts.
2. There is no minimum parking requirement in the Mixed-Use Downtown (MD-) districts.

b. Level 1 Parking District

1. Minimum parking requirements in the Level 1 district apply to the Mixed-Use Urban (MU) District and Mixed-Use Midtown Commercial (MU-MC) District.
2. Properties that are partly or entirely located within $\frac{1}{4}$ mile of Mixed-Use Downtown (MD-) districts or the centerline of the Virginia Street or Fourth Street bus rapid transit routes (measured in a direct line) may provide parking reduced to 60 percent of the Level 1 parking district minimum.

c. Level 2 Parking District

1. Minimum parking requirements in the Level 2 district apply to all zoning districts not in the Downtown or Level 1 districts.
2. Properties within the Level 2 parking district and within 600 feet of the Downtown or Level 1 parking districts may provide parking at an average of the Level 2 district minimum and the nearby parking district minimum.

(2) **Maximum** There is no maximum parking limitation.

(3) Accessory and Temporary Use Parking

- a. Accessory uses shall provide parking in addition to any parking required for the principal use.
 - b. Parking is not required for temporary uses.
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Table 4-6 Off-Street Parking Requirements

Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
RESIDENTIAL		
Household Living		
Dwelling, Duplex	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 2 per unit)
Dwelling, Fourplex	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 2 per unit)
Dwelling, Live/Work	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 3 per unit)
Dwelling, Multi-family	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 2 per unit)
Dwelling, Single-Family Attached	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 3 per unit)
Dwelling, Single-Family Detached	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 3 per unit)
Dwelling, Triplex	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 2 per unit)
Manufactured Home	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 3 per unit)
Mobile Home Park	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 2 per unit)
Mobile Home Subdivision	1 per unit	1 per 1,250 sq. ft. per unit (not to exceed 2 per unit)
Group Living		
Assisted Living Facility	1 per 2.5 resident beds	1 per 1.5 resident beds
Boarding or Rooming House	1 per 5 resident beds	1 per 2.5 resident beds
Convent or Monastery	1 per 5 resident beds	1 per 2.5 resident beds
Fraternity or Sorority House	1 per 3 resident beds	1 per 2 resident beds
Group Home	1 per 3 resident beds	1 per 2 resident beds
Private Dorm	1 per 3 resident beds	1 per 2 resident beds
Single-Room-Occupancy	1 per every 4 units	1 per 2 units
Transitional Living Facility	1 per 5 resident beds	1 per 2.5 resident beds
PUBLIC, INSTITUTIONAL, AND CIVIC USES		
Community and Cultural Facilities		
Cemetery or Mausoleum	1 per 200 sq. ft. used for viewing or services	1 per 200 sq. ft. used for viewing or services
Funeral Parlor	1 per 200 sq. ft. used for viewing or services	1 per 200 sq. ft. used for viewing or services

Table 4-6 Off-Street Parking Requirements

Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
Library, Art Gallery, or Museum	1 per 1,000 sq. ft.	1 per 500 sq. ft.
Major Government Facility	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Minor Government Facility	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Prison or Custodial Institution	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Private Club, Lodge, or Fraternal Organization	1 per 500 sq. ft.	1 per 300 sq. ft.
Public Meal or Homeless Services Provider	1 per 1,500 square feet of building area, plus 1 per employee/volunteer on the largest shift	1 per 1,500 square feet of building area, plus 1 per employee/volunteer on the largest shift
Public Park or Recreation Area	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Religious Assembly	1 per 500 sq. ft.	1 per 300 sq. ft.

Educational Facilities

Adult Education	1 per 500 sq. ft.	1 per 400 sq. ft.
Childcare Center	1 per 500 sq. ft.	1 per 400 sq. ft.
College, University, or Seminary	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
School, Primary	1 per classroom and 1 per 100 students based on design capacity	1 per classroom and 1 per 100 students based on design capacity
School, Secondary	High School: 1 per 1.5 students, faculty, and staff based on design capacity Middle School: 2 per classroom plus 1 per 100 students based on design capacity	High School: 1 per 1.5 students, faculty, and staff based on design capacity Middle School: 2 per classroom plus 1 per 100 students based on design capacity
School, Vocational or Trade	1 per 1.5 students, faculty, and staff based on design capacity	1 per 1.5 students, faculty, and staff based on design capacity

Healthcare Facilities

Blood Plasma Donor Center	1 per 250 sq. ft.	1 per 250 sq. ft.
Hospital, Acute and Overnight Care	1 per 600 sq. ft.	1 per 400 sq. ft.
Medical Facility, Day Use	1 per 600 sq. ft.	1 per 400 sq. ft.

COMMERCIAL USES

Agriculture, Animals, and Farming

Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility	1 per 500 sq. ft.	1 per 330 sq. ft.
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Table 4-6 Off-Street Parking Requirements

Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
Farm	--	--
Stable, Commercial	--	1 per 5 animals boarding capacity
Urban Farm	--	--

Food and Beverage

Bakery, Retail	--	1 per 200 sq. ft.
Bar, Lounge, or Tavern	--	1 per 200 sq. ft.
Commercial Kitchen	--	1 per 300 sq. ft.
Microbrewery, Distillery, or Winery	--	1 per 300 sq. ft.
Restaurant	--	1 per 200 sq. ft.
Restaurant with Alcohol Service	--	1 per 200 sq. ft.

Lodging

Bed and Breakfast Inn	1 per guest room	1 per guest room
Hotel-Condominium	1 per 2 guest rooms, plus parking as required for other uses in the hotel	0.72 per guest room, plus parking as required for other uses in the hotel
Hotel	1 per 2 guest rooms, plus parking as required for other uses in the hotel	0.72 per guest room, plus parking as required for other uses in the hotel
Hotel with Nonrestricted Gaming	1 per 2 guest rooms, plus parking as required for other uses in the hotel	0.72 per guest room, plus parking as required for other uses in the hotel
Motel	1 per 2 guest rooms, plus parking as required for other uses in the motel	0.72 per guest room, plus parking as required for other uses in the motel
Motel with Nonrestricted Gaming	1 per 2 guest rooms, plus parking as required for other uses in the motel	0.72 per guest room, plus parking as required for other uses in the motel

Office and Professional Services

Call Center	1 per 60 square feet of computer/telephone bank area, plus 1 per 300 square foot office	1 per 50 square feet of computer/telephone bank area, plus 1 per 250 square foot office
Financial Institution	1 per 800 sq. ft.	1 per 400 sq. ft.
Laboratory	1 per 800 sq. ft.	1 per 400 sq. ft.
Office, General	1 per 800 sq. ft.	1 per 400 sq. ft.
Recording Studio	1 per 800 sq. ft.	1 per 400 sq. ft.

Personal Services

Table 4-6 Off-Street Parking Requirements

Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
Cleaners, Commercial	1 per 400 sq. ft.	1 per 300 sq. ft.
Personal Service, General	1 per 400 sq. ft.	1 per 300 sq. ft.
Wedding Chapel	1 per 400 sq. ft.	1 per 300 sq. ft.

Recreation and Entertainment

Adult Business	1 per 400 sq. ft.	1 per 300 sq. ft.
Amusement or Recreation, Inside	--	1 per 300 sq. ft.
Amusement or Recreation, Outside	--	1 per 250 sq. ft., plus 1 per 1,000 sq. ft. site area
Live Entertainment Venue	--	1 per 200 sq. ft. for principal use area
Casino (see Hotel with Nonrestricted Gaming)	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Convention Center	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Country Club, Private	-	1 per 300 sq. ft.
Daytime Entertainment Venue	1 per 200 sq. ft. building area, plus 1 per 1000 sq. ft. outside area used	1 per 200 sq. ft. building area, plus 1 per 1000 sq. ft. outside area used
Escort Service/Outcall	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Event Center/Banquet Hall	1 per 150 sq. ft.	1 per 150 sq. ft.
Gun Range, Indoor	1 per target area	1 per target area
Recreational Vehicle Park	1 per RV site	1.2 per RV site
Sports Arena, Stadium, or Track	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)

Retail

Building, Lumber, and Landscape Material Sales	1 per 1000 sq. ft., plus 1 per 1,000 sq. ft. of outdoor storage area	1 per 550 sq. ft., plus 1 per 1,000 sq. ft. of outdoor storage area
Cannabis Dispensary, Medical	1 per 400 sq. ft.	1 per 220 sq. ft.
Cannabis Retail Store, Adult-use	1 per 400 sq. ft.	1 per 220 sq. ft.
Convenience Store	--	1 per 220 sq. ft.
General Retail, less than 10,000 Square Feet	--	1 per 250 sq. ft.
General Retail, 10,000 Square Feet or more	1 per 400 sq. ft.	1 per 250 sq. ft.

Table 4-6 Off-Street Parking Requirements

Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
General Retail, Package Alcohol Sales	--	1 per 220 sq. ft.
Pawn Shop	1 per 400 sq. ft.	1 per 220 sq. ft.
Plant Nursery or Garden Supply	--	1 per 550 sq. ft., plus 1 per 1,000 sq. ft. of outdoor storage area

Transportation, Vehicles, and Equipment

Airport Operations and Facilities	Discretionary 18.04.704(d)	Discretionary - 18.04.704(d)
Auto Service and Repair	1 per 350 sq. ft.	1 per 350 sq. ft.
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental	1 per 500 sq. ft. of building area	1 per 500 sq. ft. of building area
Bus or Other Transportation Terminal	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Car Wash	— Stacking - 18.04.708	— Stacking - 18.04.708
Gas Station	1 per 300 sq. ft.	1 per 300 sq. ft.
Parking Lot, Open	--	--
Public Transit or School Bus Shelter	--	--
Truck Stop/Travel Plaza	1 per 300 sq. ft., plus 1 per service bay	1 per 300 sq. ft., plus 1 per service bay

PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES**Communications and Broadcasting**

Communication Facility, Equipment Only	--	--
TV Broadcasting and Other Communication Service	1 per 3,000 sq. ft.	1 per 3,000 sq. ft.

Utilities

Utilities, Major	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Utilities, Minor	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)

Manufacturing and Processing

Animal and Animal Byproduct Processing	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Cannabis Cultivation Facility, Adult-use	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Cannabis Cultivation Facility, Medical	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Cannabis Independent Testing Laboratory, Adult-use	1 per 500 sq. ft.	1 per 500 sq. ft.

Table 4-6 Off-Street Parking Requirements

Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
Cannabis Independent Testing Laboratory, Medical	1 per 500 sq. ft.	1 per 500 sq. ft.
Cannabis Production Facility, Adult-use	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Cannabis Production Facility, Medical	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Chemical Processing and/or Manufacture	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Collection Station	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Crematorium	1 per 500 sq. ft.	1 per 500 sq. ft.
Custom and Craft Manufacturing	1 per 1,500 sq. ft. processing area	1 per 1,000 sq. ft. processing area
Food Processing or Wholesale Bakery	1 per 1,500 sq. ft. processing area	1 per 1,000 sq. ft. processing area, plus 1 per 100 sq. ft. retail area
Hazardous Waste Facility	1 per 1,500 sq. ft.	1 per 1,000 sq. ft.
Indoor Manufacturing, Processing, Assembly, or Fabrication	1 per 1,500 sq. ft. processing area	1 per 1,000 sq. ft. processing area
Maintenance, Repair, or Renovation Business	1 per 1,500 sq. ft.	1 per 1,000 sq. ft.
Outdoor Manufacturing, Processing, Assembly, or Fabrication	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Printing and Publishing	1 per 2200 sq. ft.	1 per 1,000 sq. ft.

Resource and Extraction

Asphalt or Concrete Batch Plant	1 per 1,500 sq. ft.	1 per 1,500 sq. ft.
Mining Operations	1 per 1,500 sq. ft.	1 per 1,500 sq. ft.

Storage, Distribution, and Warehousing

Data Center	1 per 3,300 sq. ft.	1 per 3,300 sq. ft.
Heavy Machinery and Equipment, Rental, Sales, and Service	1 per 500 sq. ft.	1 per 500 sq. ft.
Mini-warehouse	1 per 3,000 sq. ft.	1 per 3,000 sq. ft.
Outdoor Storage	1 per 3,000 sq. ft. land area	1 per 3,000 sq. ft. land area
Railroad Yard or Shop	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Salvage or Reclamation of Products, Indoors	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Septic Tank Services	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Tow Yard	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.

Table 4-6 Off-Street Parking Requirements

Use	Level 1 Parking District (Min.)	Level 2 Parking District (Min.)
Transfer Station	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Truck Terminal	1 per 500 sq. ft.	1 per 500 sq. ft.
Warehouse or Distribution Center	1 per 3,300 sq. ft.	1 per 3,300 sq. ft.
Wholesale	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.
Wrecking Yard, Salvage Yard, or Junk Yard	1 per 10,000 sq. ft. yard area	1 per 10,000 sq. ft. yard area
ACCESSORY USES		
<u>Accessory Dwelling Unit (ADU)</u>	<u>1 per unit</u>	<u>1 per unit</u>
Automated Teller Machine, Freestanding	Discretionary - 18.04.704(d)	Discretionary - 18.04.704(d)
Ball Court	--	2 per court
Caretaker Quarters	1 per unit	1 per unit
Childcare, In-Home (5-12 Children)	1 per 9 pupils	1 per 9 pupils
Community Center, Private	1 per 800 sq. ft.	1 per 400 sq. ft.
Drive-Through Facility	-- Stacking - 18.04.708	-- Stacking - 18.04.708
Gaming Operation, Restricted	--	--
Guest Quarters	1 per unit	1 per unit
Helipad	2 spaces	2 spaces
Home Occupation	0.5 per non-resident employee on the largest shift	1 per non-resident employee on the largest shift
Live Entertainment	--	1 per 200 sq. ft. of area that is not also used for a principal use
Outdoor Storage	1 per 2,200 sq. ft. land area	1 per 2,200 sq. ft. land area
Retail Sales Associated with a Primary Use	--	1 per 200 sq. ft. of area that is not also used for a principal use
Satellite Dish	--	--
Sidewalk Seating	--	1 per 200 sq. ft.
Stable, Private	1 per 5 boarding capacity	1 per 5 boarding capacity
Utilities, Alternative Systems	--	--

(b) **Accessible Parking**

(1) **Meeting Parking Requirement** Accessible parking required by this subsection shall count toward fulfilling the off-street parking requirements of the site.

(2) **Residential Uses**

- a. Accessible parking for residential uses of five or more units per lot shall be provided at the rate established by Section 18.04.705(b)(3), below, for nonresidential projects.
- b. Residential uses less than five units per lot shall provide one accessible space for each dwelling unit that is designed for occupancy by people with disabilities.
- c. Resident parking spaces for Assisted Living Facilities shall be at least ten feet wide.

(3) **Nonresidential Uses**

a. **Requirement**

- 1. Except as provided in Sections 18.04.705(b)(3)a.2. and c., below, accessible parking spaces shall be developed at the following rate based on the number of spaces provided, not the number of spaces required:

Table 4-7 Required Accessible Parking	
Total Parking Provided	Number of Accessible Spaces Required
1 to 25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000

- 2. Accessible parking spaces shall be provided within 100 feet of the building entrance.

b. **Medical Facilities**

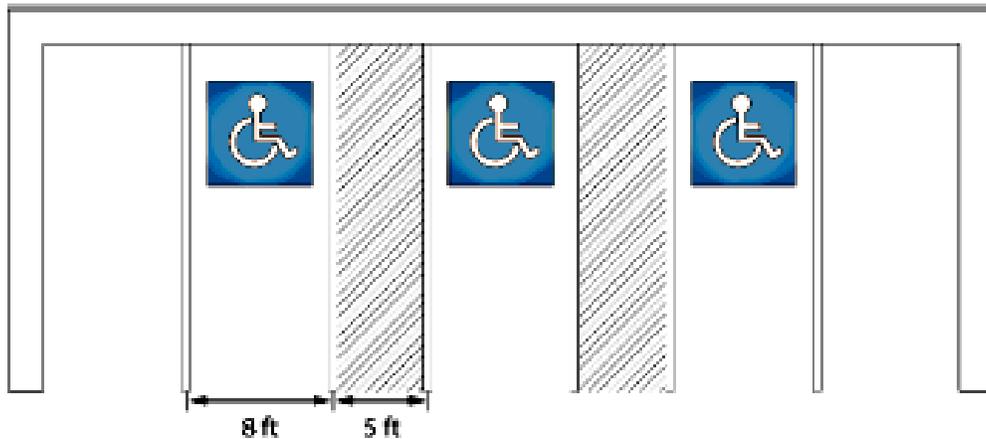
- 1. Facilities providing medical care, such as hospitals, clinics, and medical offices, shall provide accessible parking of at least ten percent of the total number of parking spaces provided for each facility.
-

2. Facilities that specialize in treatment or services for persons with mobility impairments and outpatient physical therapy facilities, shall provide accessible parking equal to at least 20 percent of the total number of parking spaces provided serving each facility.
- c. **Van Parking** One in every six accessible spaces shall be van accessible. If only one accessible space is required, that space shall be van accessible.

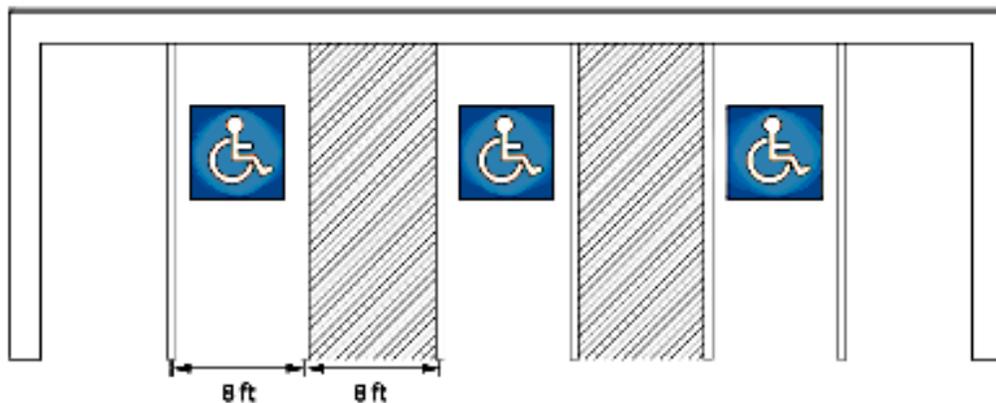
(4) **Accessible Parking Design Standards**

- a. **Minimum Dimensions** Minimum dimensions of accessible parking spaces shall be as provided as detailed below and shown in Figure 4-4:
 1. All accessible parking spaces shall be a minimum of eight feet wide, 18 feet long, with an adjacent access aisle with a minimum width of five which may be placed between two accessible spaces so as to serve both spaces.
 2. Van accessible spaces shall be a minimum of eight wide, 18 feet long, with an adjacent access aisle which is a minimum of eight wide which may also be placed between two van accessible spaces to serve both spaces.

[a] All accessible parking spaces



[b] Van accessible parking spaces



A minimum of 8 feet is required for "van accessible" spaces; other spaces require a minimum of 5 feet.

Figure 4-4: Accessible Parking Spaces

- b. **Signage** All accessible parking spaces shall be clearly identified with signs as described in the accessible parking sections of NRS Chapter 484 and Section 6.30.400, Handicapped Parking, with a painted symbol. Van accessible spaces shall have an additional sign reading "Van-accessible" mounted below. All signs shall be located so they cannot be obscured by a vehicle parking in the space or by surrounding vegetation.
- c. **Clearance** All accessible parking spaces shall provide a minimum vertical clearance of eight feet, two at the parking space(s) and along at least one vehicle access route to the spaces from site entrances and exit(s).
- d. **Parking Space Slope** All accessible parking spaces and access aisles shall be level. Surface slopes shall not exceed 50:1 (two percent) in any direction.
- e. **Route to Building** Whenever accessible parking is provided, an accessible route shall also be provided which connects accessible parking spaces with main building entrances. This route shall consist of walking surfaces with a slope no greater than 20:1, marked crossings at driveways and other vehicular routes, access aisles, ramps, curb ramps, and/or any other element which is determined by the administrator to be necessary to allow a person with a mobility impairment to travel from the accessible parking spaces to the main building entrances.
- f. The above requirements may be modified by the Administrator based on the Americans with Disabilities Act (ADA) regulations as amended.

(c) **Bicycle Parking**

(1) **Requirement** Bicycle parking facilities shall be provided as follows:

Table 4-8 Bicycle Parking Requirements		
Use	Downtown and Level 1 Parking Districts	Level 2 Parking District
Household Living (e.g. multi-family, see others as listed in definition)	1 per unit ^[2]	1 per unit ^[2]
Group Living (e.g. dorm, group home, single-room occupancy, see others as listed in definition)	1 per 2 bedrooms ^{[1] [2]}	1 per 2 bedrooms ^{[1] [2]}
Community and Cultural Facilities	1 per 300 sf ^[2]	1 per 600 sf ^[2]
Education and Healthcare Facilities	1 per 500 sf ^[2]	1 per 1,000 sf ^[2]
Lodging	1 per 4 guest rooms ^[2]	1 per 8 guest rooms ^[2]
Transportation, Vehicles, and Equipment	1 per 5,000 sf ^[2]	1 per 10,000 sf ^[2]
All Other Commercial Uses	1 per 500 sf (up to 3,000 sf), plus 1 per 5,000 sf of additional area ^[2]	1 per 1,000 sf (up to 6,000 sf), plus 1 per 10,000 sf of additional area ^[2]
Public and Quasi-Public	Minimum of 10 spaces ^[2]	Minimum of 10 spaces ^[2]
Industrial	1 per 10,000 sf (up to 60,000 sf), plus 1 per 60,000 sf of additional area ^[2]	1 per 20,000 sf (up to 120,000 sf), plus 1 per 120,000 sf of additional area ^[2]

Notes:

[1] Assisted Living is exempted.

[2] Alternative Administrator determination may be requested.

- a. **Minimum Requirement** Except for residential uses, a minimum of two bicycle parking spaces is required.
 - b. **Maximum Requirement** Except for residential uses, no more than 30 bicycle parking spaces shall be required for any single use.
- (2) **Exempted Uses** The following uses are exempted from providing bicycle parking:
- a. All Agriculture, Animals, and Farming uses;
 - b. Cemetery of Mausoleum;
 - c. Funeral Parlor;
 - d. Assisted Living Facility; and
 - e. Other uses when the administrator determines that bicycle use would be unsafe or otherwise unnecessary.
- (3) **Location and Design**
- a. **Location** All bicycle parking spaces required by this Title shall be located within a building or covered by a roof, awning, or similar shelter structure. The Administrator may waive the shelter requirement or allow for alternative methods.
 - b. **Right-of-Way** Bicycle parking spaces shall not be located fully or partially within a public right-of-way without approval of the City Engineer.
 - c. **Access and Pedestrian Obstruction** All required bicycle parking spaces shall be located so that a minimum six-foot clear pedestrian passage space is provided behind each required space, or a minimum three-foot clear space is provided next to each group of no more than two required spaces. The pedestrian passage space may be within the public right-of-way, or in an area that also serves as parking lot drive aisle, sidewalk, pedestrian route, or similar area.
-

SECTION 4: Chapter 18.09 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.09.306, the same to read as follows:

18.09.306 Accessory Uses

The purpose of this section is to establish minimum standards for accessory uses and structures that are incidental and subordinate to principal uses. These standards are intended to minimize adverse impacts on surrounding properties and the community.

Accessory Dwelling Unit (ADU)

An Accessory Dwelling Unit is a dwelling unit that contains a kitchen, a full bathroom, and living and sleeping areas, that is incidental and subordinate to the principal use of the premises, that is located on the same lot or parcel as a principal dwelling unit, and that does not alter the essential characteristic of the principal use of the property.

Automated Teller Machine, Freestanding

A freestanding machine where financial transactions may be performed; not necessarily located within a financial institution.

Ball Court

A facility to play court games such as tennis and basketball.

Caretakers Quarters

An independent, self-contained dwelling unit located on the same lot as a principal multi-family dwelling or nonresidential use or structure and which provides residential accommodations for property manager or security personnel.

Child Care, In-Home (1-6 Children)

A childcare center or facility in the permanent residence of the provider or accessory to a principal business for the purpose of providing day care and training for a child or children away from their primary residence for less than 24 hours per day. An in-home childcare facility for one to six children shall provide care, protection, and supervision to no more than six children at one time, including the children of the provider.

Child Care, In-Home (7-12 Children)

A childcare center or facility in the permanent residence of the provider or accessory to a principal business for the purpose of providing day care and training for a child or children away from their primary residence for less than 24 hours per day. An in-home childcare facility for seven to 12 children shall provide care, protection, and supervision to no more than 12 children at one time, including the children of the provider.

Commercial Amusement/Recreation (Inside), other than listed

An enclosed facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to, bowling alleys, inside miniature golf, roller and ice-skating rinks, game courts, swimming pools, or physical fitness centers and gyms. Shall include instruction such as gymnastics, karate and like activities/uses. Video arcades are not included in this use.

Commercial Amusement/Recreation (Outside)

An outdoor facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include but are not limited to game courts, water slides, miniature golf courses, drive-in theaters, batting cages, practice/instructional fields, driving ranges and sports events, such as a stadium or arena.

Community Center, Private

A facility associated with a planned development, subdivision, or multi-family development that provides for community activities for residents of the development.

Drive-Through Facility (Food Service)

An accessory feature of an establishment that permits customers to obtain food or beverage services or goods while remaining in or on a motor vehicle. Includes stacking spaces and queuing lanes.

Drive-Through Facility (Non-Food Service)

An accessory feature of an establishment that permits customers to obtain services or goods, except food or beverage but including groceries, while remaining in or on a motor vehicle. Includes stacking spaces and queuing lanes.

Gaming Operation, Nonrestricted

A gaming operation authorized to operate by the Nevada Gaming Commission under the terms of a nonrestricted license, as defined in NRS Section 463.0177 . A nonrestricted gaming operation shall be combined with and operated in conjunction with a principal hotel use. Also referred to as a "casino."

Gaming Operation, Restricted

A gaming operation consisting of the operation of 15 or fewer slot machines, and no other gaming devices, when the machines are operated as incidental to the business of the primary or principal commercial or lodging use. A restricted gaming operation is authorized to operate by the Nevada Gaming Commission under the terms of a restricted license, as defined by NRS Section 463.0189 .

Guest Quarters

An accessory use consisting of one or more rooms contained within the primary building or a detached accessory building located on the same parcel as a single-family detached dwelling (e.g., a casita), intended for guest occupancies only and not leased or rented for commercial gain. Guest quarters are not "accessory dwelling units" because guest quarters do not contain separate and independent cooking (kitchen) facilities and may not be rented, and therefore, are not "dwelling units" as defined in this Chapter.

Helipad

A facility for helicopter landing, taking off, fueling, maintenance, or other accessory services for helicopters.

Home Occupation

An accessory to a primary residential use; a businesses establishment conducted within a home by the home's occupants.

Outdoor Storage

Property used for the long term (more than 72 hours) retention of materials, machinery, and/or equipment; regardless of whether materials, machinery, or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. New or used motor vehicle sales and rental display and parking shall not be defined as outside storage as long as the vehicles are operable.

Package Alcohol Sales Accessory to a Primary Use

The retail sale or distribution of any alcoholic beverage that is packaged for consumption outside of the establishment where the product is sold or distributed and where the use is accessory to a primary use. The total gross floor area for the display and sale of package alcoholic beverages, including package wine and beer, shall not exceed 49 percent of the total floor area of the commercial/retail portion of the use, excluding floor area dedicated to storage, offices, restrooms, hallways, or otherwise not accessible by the public. Refer to RMC Title 5 "Privileged Licenses, Permits, and Franchises", Chapter 5.07.011 (Definitions), 5.07.110 (Package wine and beer license), and 5.07.120 (Package alcoholic beverage license) for definitions of alcohol and alcoholic beverages.

Retail Sales Associated with a Primary Use

Sale of products manufactured, produced, wholesaled, distributed, or warehoused in conjunction with an allowed principal manufacturing, wholesaling, distribution, or warehousing use. The accessory retail use shall not exceed 20 percent of the gross floor area of the principal use, with a maximum floor area not to exceed 5,000 square feet.

Satellite Dish

A signal-sending or receiving device for communicating with orbiting satellites.

Sidewalk Cafe

The use of public sidewalks and public rights-of-way for the consumption of food and beverages.

Stable, Private

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

Utility, Alternative Systems

A common or individual solar, wind, or other non-fossil fuel utility system that requires a building permit for installation, is intended to reduce the costs of energy for a principal structure as an accessory use, and is not otherwise defined in this section as Electric Generating Plant, Electric Utility Substation, Utility Box/Well House, or Major Utilities.

(Ord. No. 6614, § 1(Exh. B, §1.6), 12-8-21; Ord. No. 6638 , § 2, 10-26-22)

SECTION 5: Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid.

SECTION 6. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 7. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this ____ day of _____, ____, by the following vote of the Council:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____ day of _____, ____.

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

