

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.
10/31/2023 18:26:27	Rob	rlkktst1@yahoo.com	7759720000	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).
				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.
11/4/2023 11:37:29	Andrew Samuelsen	andrew.samuelsen@gmail	775-721-2242	Please remove section 18.04.1005.d.3.e entirely, or add an item like "alternative design element(s) as approved by administrator."
11/6/2023 8:37:52	Art Rangel AICP	arangel@rangelmc.net	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

				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?
11/6/2023 12:07:35	Eric Lenude	ewlenude@gmail.com	775 336-8528	Thank you for your time and consideration.
11/10/2023 15:30:50	Magali Rivera	Magalirivera11@gmail.com		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.
11/22/2023 8:48:49	Bryan Harvey	harv57@gmail.com	281-513-1144	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.

**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 policy 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; C = 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 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	Residential			Mixed-Use Urban Corridor													Employment					Special			Use-Specific Standards							
	LRR-2.5	LRR-1	LRR-1.5	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								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								18.03.3 02(a)(1)
Dwelling, Fourplex				C	C	C	C	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								P	P	P	P	P	P	P	P	P	P	M	M		P	P	P	P	P							18.03.3 02(a)(2)
Dwelling, Multifamily					C	C	C	P	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								18.03.3 02(a)(3)
Dwelling, Single-Family				P	C	C	C	P	C	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P								18.03.3 02(a)(4)

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~~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.
- ~~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.

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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.

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#### 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.

#### ~~(c)~~ 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.



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**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**

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**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](mailto: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**

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**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](mailto: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

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](mailto: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:

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**Grace Mackedon**

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

Senior Management Analyst

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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



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**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](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](https://us06web.zoom.us/webinar/register/WN_7s0lYuoOQmOziuV_wpsm0g)

Monday December 11 at 12:00 pm:

[https://us06web.zoom.us/webinar/register/WN\\_O-EdsKdSTSGo32nwR4djFg](https://us06web.zoom.us/webinar/register/WN_O-EdsKdSTSGo32nwR4djFg)

Separate from the Zoning Code Clean-Up, City Council will also be giving direction to staff at a City Council meeting on Wednesday, December 6<sup>th</sup> 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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