

	Clarification for zoning code consistency	Consistency with other City of Reno regulations and standards	Consistency with outside agencies and regulations (TMRPA, NRS, etc.)	Additions, modification or changes based on community and technical experts feedback
18.01 General Provisions				
Added authority for the Administrator to correct scrivener’s errors to the zoning code and master plan. This includes misspelling, grammatical errors, numbering errors, cross-referencing errors or inconsistency with rules of styles.				X
Included clarification that a nonconforming use approved through a conditional use permit approval can only apply if there is documentation that the nonconforming use was at one time legally established.	X			
Section 18.01.404 is specific to nonconforming structures. Existing code language was cleaned up to specify that this section of code addresses “structures” and is not applicable to a nonconforming “use”.	X			
Section 18.01.405 is specific to nonconforming site improvements. Additional language was added to clarify how routine maintenance of a nonconforming site improvement, such as restriping a parking lot, is exempt from being considered alternation or expansion of a nonconforming site improvements. Language was also added to require a minor site plan review when a nonconforming site is expanded or altered.	X			X
18.02 Zoning Districts				
Table 2-1: City of Reno Master Plan Land Use and Zoning Based on County Plan or Zoning was updated to add missing zoning and/or land use categories. This table provides the conversion from Washoe County zoning and land uses to a City of Reno zoning and land use at the time of annexation.	X			
The term “Mixed Use Districts” is used throughout the code. This term includes all the different zoning districts that allow for a mix of uses (i.e. Mixed-Use Urban, Mixed-Use Suburban, General Commercial, Neighborhood Commercial, etc.). This term is confusing because there are also many different zoning districts with the terminology “Mixed Use” in their name, such as Mixed-Use Downtown Entertainment District, Mixed-Use Downtown Innovation District, Mixed-Use Downtown Riverwalk District, Mixed-Use Urban, etc. The term “Mixed Use Districts” has been replaced with “Urban Districts”.	X	X		
The term “Nonresidential Districts” is used throughout the code. The term includes all the different zoning districts that include industrial (i.e. Industrial, Industrial Commercial, Mixed Employment, Mixed-Use Airport). The term is confusing because “nonresidential” implies anything that’s not residential. The term “Nonresidential” has been replaced with “Employment Districts”.	X	X		

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Many of the zoning districts have a maximum building height and a maximum number of stories permitted. Several zoning districts reference a maximum number of stories of 2.5. The maximum number of stories was removed throughout, leaving building height to remain as the measurable standard. Having two sets of standards that conflict with each other is difficult to interpret, especially when having to interpret what's considered to be a half story.	X	X		
Several residential zoning districts require a minimum usable yard square footage. The standards require that usable square footage have a maximum slope and a minimum width. The maximum slope and minimum width requirement has been removed because it is difficult to measure and the standards don't seem to be based on anything logical. The minimum usable yard square footage has not been changed.	X	X		
The SF-11 zoning district has a maximum building height of 30 feet. All other single-family zoning districts have a maximum building height of 35 feet. The SF-11 district was changed to 35 feet to be consistent with all the other single-family districts.		X		
Several lot and building standards in the multi-family zoning districts have been deleted or modified for better clarity. Side setback remained untouched. However, side setbacks specific to projects with two or more units and adjacent to a single-family zoning district were deleted. This continues to be an impediment to infill development and additional standards have been added in other sections of the code requiring additional stepback requirements for buildings taller than 24 feet.	X	X		
A regulation was added in the Mixed-Use Riverwalk District specifying that a major site plan review is required for buildings taller than 45 feet. This requirement was included in another section of the zoning code, but it was difficult to find the location and made more sense under the "lot and building standards".	X	X		
The Mixed-Use Suburban zoning district purpose statement has been expanded to better clarify where the district is appropriate and intended to be located.	X			
The Professional Office zoning district allows for increased building height from 35 feet up to 55 feet but only in very specific locations or with site limitations. This does not follow any logic and has been expanded to allow for buildings up to 55 feet in height with the approval of a minor site plan review across the broader Professional Office zoning district.	X			
Maximum building height was increased in the Industrial Commercial zoning district from 45 feet to 55 feet to be consistent with the other industrial zoning districts.		X		

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Buildings exceeding 500,000 sf in the Industrial Commercial zoning district currently require approval of a conditional use permit and are required to have multiple tenants. This standard was modified to now require a minor site plan review, instead of a conditional use permit, and are no longer required to be designed for multiple tenants. The Industrial Commercial zoning district is intended for warehousing and manufacturing type buildings and the existing regulations are an impediment to the intended use.		X		X
Table 2-37: Sign Regulations for Gaming Overlay District identifies specific sign regulations for the Gaming Overlay District. There are broader portions of the City that are within the Gaming Overlay District and do not include a gaming establishment. Language was added to specify that the additional sign regulations only apply to the actual gaming establishment and not to other types of uses.	X	X		
Clarification has been added to the parking standards within the Wells Avenue Neighborhood Planning Area.	X			
18.03 Use Regulations				
The Table of Allowed Uses has been modified to provide more clarity. The multiple designations of P, P2, P3, etc. are unnecessary and have caused confusion. Any item warranting enhanced review, public hearing, or location specific are now denoted with an asterisk in the table, and the additional use standards can be referenced to determine additional level of review.	X			
Per NRS, manufactured homes are to be considered a single-family residence and are to be permitted in the same zoning districts. The Table of Allowed Uses has been updated to reflect the change.			X	
The use of a Major Government Facility has been expanded to be allowed in the Industrial and Public Facility zoning districts with the approval of a conditional use permit.				X
The Religious Assembly use has been expanded to the Professional Office district.				X
The Childcare Center use has been expanded to be allowed in additional single-family and multi-family zoning districts with the approval of a conditional use permit. Additionally, the use specific standards have been modified to be consistent with Washoe County Human Services			X	X
The school use type, definition, and use requirements were broadened to include all public and private schools, to better capture all school types. Primary and secondary schools are no longer separated, as the standards have been made consistent. This is also more consistent with neighboring jurisdictions. The School use is allowed in all zoning districts that they were previously allowed in, with the requirements of a minor conditional use permit. Schools that have an anticipated enrollment of 400 or more students are required to obtain a conditional use permit.			X	X

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Tattoo Parlors have been removed and condensed into general personal service				X
Bars have been modified to go from a conditional use permit to permitted by-right in the General Commercial zoning district.				X
Hotels and motels are two different use types and are currently allowed in different zoning districts. Both uses were expanded to be permitted in additional zoning districts.				X
The use Outdoor Amusement or Recreation has been expanded to be allowed in additional zoning districts.				X
Car wash was expanded to NC with the approval of a conditional use permit				X
Communication Facility Equipment was expanded to be allowed by-right in residential zoning districts. Use standards are in place that require additional review under certain circumstances.				X
Minor Utilities as a use has been expanded to being permitted in the Unincorporated Transition zoning districts.		X		X
Hazardous Waste Facility has been taken out of the majority of Urban zoning districts and limited to the Employment zoning districts with the approval of a conditional use permit.				X
Indoor Manufacturing, Processing, Assembly or Fabrication has been amended to require approval of a conditional use permit in Urban zoning districts where it was previously permitted by-right.				X
A new use category for a Data Center has been added to the Use Table with associated use standards and parking requirements.				X
Warehouse/Distribution Centers have been modified to require additional entitlement review in certain zoning districts.				X
Sidewalk café changed to sidewalk seating to allow for additional forms of outdoor seating	X			
Use standards specific to Assisted Living Facilities has been modified to be less restrictive.				X
Flexibility for Minor Government Facilities has been added to allow the Administrator to modify standards specific to fencing, landscaping, lighting, setbacks, screening, parking and sidewalks is the design changes are based on safety and security.				X
Use standards for Schools has been updated to better align with Washoe County and the City of Sparks. In accordance with NRS, all three jurisdictions are supposed to follow the same set of standards. Additional regulations have been added to require schools to show how the site will accommodate loading and unloading of students.			X	X
For both primary and secondary schools, a CUP will be triggered for a school in excess of 400 students. This is based on council feedback for a desire to have more public feedback for larger schools.				X

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Limitations on the maximum number of students permitted in certain zoning districts has been modified from 200 to 400 students per school to address the communities growing number of charter schools and their needs.				X
Use standards for Animal Clinics, Shelters, Hospitals, Boarding Kennels, or Training Facilities has been expanded to require a conditional use permit when associated with outdoor activities.				X
Added language for building, lumber, and landscape material sales to reduce impacts on neighboring properties				X
Removed distancing requirements from freeway for gas stations and auto repair to allow more flexibility in relation to location				X
Use standards for Auto Service and Repair was modified to require service bays to face streets rather than residences.				X
Use standards for Car Wash uses has been added to mitigate impacts (noise, lights, traffic, etc.) on neighboring properties.				X
Use standards for Electric Generating Plants and Electric Utility Substations has been modified to provide more clarity. In reviewing the use standards, it was determined that these uses are often unique and require review based on the project and public utility specific concerns, thus it was determined that the conditional use process, already required, would be best to addresses appropriate mitigation requirements and development standards.	X			
Use standards for crematorium has been modified to account for new processes outlined in NRS. Per NRS 451.635, a crematorium that proposes to cremate the remains only through alkaline hydrolysis or natural organic reduction in which City Council approval is needed and written notice from the City Council to the Nevada Funeral and Cemetery Services Board consenting to the proposed location of the crematorium is required.			X	
Use standards for Outdoor Storage have been modified for clarity and ease of administering. Additional screening requirements have been added.	X			X
Use standards for Warehouse or Distribution Centers has been added to mitigate impacts on neighboring properties. This includes location of loading docks and screening requirements.				X
Drive-throughs are now allowed in NC zones with a CUP to help facilitate drive-throughs on a case-by-case basis.				X
Use standards for Drive-Through Facilities has been expanded to address vehicle stacking and screening.				X
Use standards for Restricted Gaming have been removed because it was written in a way that cause misinterpretation, and the gaming control board already regulates for these things.	X		X	

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Use standards for Live Entertainment have been added to provide clarity on how measurements to and from sensitive uses is determined.				X
Use standards for Open Lot Parking area has been condensed and simplified. The existing standards have conflicting regulations for temporary parking lot requirements.		X		
Use standards for Stockpiling have been modified to better align with industry standards. Key differences include creating a single set of standards regardless of the zoning district, deleting requirements for noticing neighbors, limiting stockpiling activities to 12 months with a 12 month Administrative extension, removing limitations on stockpile heights and removing limitations on construction hours				X
Use and use standards for carnivals has been removed as it conflicted with business license and created issues with how the event operated.		X		
18.04 Development Standards				
Article 1 - Natural Resource Protection				
Changes made to floodproofing requirements to be consistent with Federal Emergency Management Agency (FEMA) definitions.			X	
Included verbiage to better define major drainageways that are not within a floodplain.	X			
Tree Protection purpose statement, applicability, and exemptions added from recent tree ordinance work. Verbiage includes a focus on increasing the tree canopy and establishing criteria for replacement of mature trees.				X
Additional requirements and specificity for Feral Horse management was included to address ongoing issues, including adding a boundary that is consistent with the Nevada Department of Wildlife (NDOW). Verbiage memorializes requirements that were being included in entitlements in the affected area already, as well as additional verbiage suggested by wild horse advocates to better mitigate interface issues.				X
Article 3 - Grading, Erosion Prevention, and Sedimentation Control				
Wording was amended to clarify the major site plan review requirements and findings relating to grading and ensure that it was clear that the standards apply to all projects that go through a discretionary review.	X			
Added flexibility regarding re-vegetation after grading.				X
Article 4 - Hillside Development				
Added verbiage allowing the density bonus allocation found in Article 15 to be applied to hillside development projects.	X			
Article 5 - Streets, Utilities, and Services				
Clarification added regarding timing relating to sidewalk requirements and the measurement used for sidewalk waivers.	X			

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Allowing additional flexibility with regards to undergrounding power lines for public roadway improvements.				X
The Truckee Meadows Regional Plan requires there to be a setback from designated Regional Utility Corridors and verbiage was added to address the requirement.			X	
Article 6 - Access, Connectivity, and Circulation				
Amended the “parking area” reference to clarify that this is in reference to driveways.	X			
Added language to ensure consistency with Public Works and Engineering requirements and clarification regarding driveway requirements.		X		
Removed the requirement for alley access due to insufficient maintenance of alleys.				X
Verbiage was added to support multimodal transportation with regards to Traffic Impact Analysis requirements.				X
Article 7 - Off-Street Parking and Loading				
Flexibility added for change of use with regards to parking requirements, as oftentimes a change of use may not require additional parking. Verbiage includes a relaxation of minimum parking with a parking demand study, which is intended to encourage adaptive reuse.				X
Included specific use types in Table 4-6 to ensure consistency with Table 3-1 (Table of Allowed Uses).		X		
Amended the Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental use type parking requirements to be based on the building area, as it was previously more difficult to administer and apply.	X			X
Accessible parking requirements were amended to be consistent with the building code requirements related to accessible parking. This is intended to avoid conflicts in the requirements and during the review process.		X	X	
Added bicycle parking requirements to provide a minimum for public uses, reduced the maximum requirement, and allows for bicycle parking to be reviewed on a case-by-case basis to allow for flexibility and alternatives.				X
An increase to the percentages of allowed on-street parking and compact parking was included to encourage infill development.				X
Included parking area construction material requirements, as it was inadvertently left out from previous code.	X			
Article 8 - Landscaping, Buffering, Screening, and Fencing				
The landscaping requirements for existing uses were simplified to encourage updating and maintenance of buildings and sites.				X
Clarified requirements or included requirements where they were unintentionally left out.	X			
Removed parking structure landscaping requirements to allow this use to follow the same requirements as all other structures.				X

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Included verbiage the prohibit spray irrigation within 18 inches of right-of-way to address pavement maintenance and runoff issues.			X	X
With regards to screening standards the existing table was altered to be based on use versus zoning, as utilizing zoning was difficult to implement and caused potential compatibility issues particularly in the mixed-use areas. Redlines also allowed for alternative screening and exemptions where necessary.	X			X
Requirements for screening types were clarified and included additional clarity for the number of required bushes and increased tree frequency. Certain sections related to screening were conflicting and removed for clarity.	X			
The fences and walls section was reorganized to make it more comprehensible, and included more language to clarify requirements and remove contradictions including fence height conflicts, retaining wall clarification, and battery charges/electric fencing allowance was addressed per NRS.	X		X	
Article 9 - Site and Building Standards for Residential Districts				
Included items that were unintentionally left out or required clarification. Additionally, inconsistencies were removed including those with regards to Public Works standards.	X	X		
Language altered to allow for more than one driveway in cases where requirements can still be met, consistent with the Public Works Design Manual.		X		
Additional flexibility with regards to front yard setbacks for infill lots was included.				X
To increase compatibility between residential uses and adjacent buildings with regards to height, "Stepback" requirements were clarified, as they were difficult to administer.	X			
Large vehicle parking requirements were unclear, and clarification was added to better define which vehicles would be subject to the requirements.	X			
Article 10 - Site and Building Standards for Mixed-Use Districts				
Requirements for minimum densities and floor area ratios are often difficult to meet and hinder development in areas we desire development. Additional language included regarding the modification of the standards through a minor site plan review will enable staff to review appropriate densities and intensities when necessary.				X
Removed standards specific to parking structures in an attempt to make parking structures easier to develop.				X
Building height and access standards were clarified for the Downtown Riverwalk District.	X	X		
Article 11 - Site and Building Standards for Nonresidential Districts				
Duplicative truck loading standards were removed, as they are addressed more in detail in other portions of the development code.	X	X		
Screening requirements for trash and loading areas were removed from this section of code, as they are addressed more appropriately in the screening section.		X		

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Removed requirements for parking structures in an attempt not to over-regulate and make parking structures more expensive, as they are desired over large open lots. Structures must still follow building articulation, and pedestrian amenity requirements in certain districts.				X
Verbiage addition allows for modification of loading dock screening standards through minor site plan review process.				X
Article 12 - Improvement Standards for New Development				
No substantive changes were made.				
Article 13 - Exterior Lighting				
Amended and clarified the threshold for exterior lighting requirements.				X
Standards were generally reorganized, unnecessary language was removed and condensed for ease of understanding.	X			
Removed the regulation for lumens, as this is not something that can be enforced since we do not have the equipment to measure. Two lighting related measurement types are still required: foot candles measure the amount of spillover lighting at property lines, and Kelvins measure the temperature (warm white versus cool white) of lighting which can have a direct effect on perceived brightness.	X			
Spillover requirements were expanded to all properties versus only when adjacent to residential properties.				X
Verbiage included regarding light fixtures within 100 feet of a residentially zoned property or within a residential zone to not exceed 18 feet in height was included to better protect residential properties from light pollution.				X
Article 14 - Residential Adjacency				
The applicability with regards to residential adjacency requirements was expanded to include nonresidential development on properties within a larger distance from residential zoning districts, in an effort to better address compatibility issues. Verbiage was also added to address an existing exemption for properties and clarify that they must be less than 35 feet in height and separated by residentially zoned property or a freeway.				X
Verbiage regarding drive-through use was removed, as it is addressed more specifically in the drive-through use additional standards.	X			X
Clarification was included regarding illumination of signs.	X			
Spillover lighting was removed from this section, as it is addressed in the amended Exterior Lighting section of code.		X		
Article 15 - Housing				
Currently, all new residential and mixed-use development must be in conformance with this article and with applicable City codes. Verbiage added to clarify that this also applies to existing development that adds new units.	X			

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Article 16 - Skyways				
Updated skyway standards to reflect modern application practices.	X			
18.05 Signs				
Added standards for certain zoning districts that were missing from the table.	X			X
Added verbiage to the Gaming related sign regulations to clarify that they only apply to legally established nonrestricted gaming establishments in the overlay.	X			
18.06 Land Division				
Exemption of common areas from lot size requirements was added, which memorializes practice that already occurs.	X			X
18.07 Historic Preservation				
Removed unnecessary language that allowed for the use of outside experts, which would be allowed regardless of the inclusion in code.				X
Removed unnecessary text describing findings of the Historical Resources Commission (HRC).		X		
Clarified the process to establish a Historic Landmark Overlay Zone.	X			
Removed the option for staff review, as the HRC should make all determinations for historic structures.				X
Removed dates and references that are outdated.		X		
Removed reference to pre-application meeting with a subcommittee as the subcommittee was never established. Pre-application meetings are still available for any project.		X		X
Modified finding language to match Secretary of Interior standards			X	
18.08 Administration and Procedures				
Ensured consistency with Nevada Revised Statutes and our listed review procedures.			X	
Memorialized process to allow for applications to be elevated and combined for concurrent review.	X			
Clarity language added relating to intake schedules, working days, and noticing requirements for continued items.	X			
Added in notice of annexation to public utilities and rural electric cooperatives to be consistent with state law			X	
Included certification and recordation requirements and process to allow for minor amendments to Specific Plan Districts, similar to existing requirements for Planned Unit Developments.		X	X	
Clarified and expanded residential adjacency standards to require a minor site plan review for nonresidential development within 300 feet of property in a residential zoning district, consistent with the amended Section 18.04.1402.				X

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Amended operational hour Conditional Use Permit (CUP) exemptions to be more restrictive due to compatibility issues. Certain previously exempt uses, such as warehouse uses in the Industrial zone, will require approval of a CUP to operate 24 hours a day.				X
Clarification added for uses that inherently operate 24 hours a day, such as hotels and motels, freestanding birthing centers, and data centers.	X			
Expanded allowance for applicability of Alternative Equivalent Compliance usage to Employment Districts.				X
HRC composition and terms of office were amended to be more consistent and flexible.				X
18.09 Rules of Construction and Definitions				
Clarified certain rules of measurement to ensure consistency with implementation for items such as lot depth, lot width, Floor Area Ratio calculation, intrusions into setbacks, residential adjacency, and rounding.	X			
Alphabetized use definitions for ease of use.	X			
Removed redundancies and inconsistencies with other portions of code, state law, or other entity definitions, such as sports stadium and arena, childcare, and driveway.	X			
Clarified definitions where they were previously unclear or there were difficulties with implementation, such as animal daycare, restaurant and on-premise food and beverage consumption, and front yard.	X			
Added new definitions where necessary to address new Data Center use, Childcare Workplace use, alarm system, attached, battery charged fence, gross floor area, Mobile Home, and retaining wall.				X
Included condominiums in Dwelling, Multi-family definition. Exclusion existed from previous code due to Condominiums being a separate use, which was not carried through to the current code. This is not typical, and many condominium style projects would fall under this type of use.				X
Included freestanding birthing centers in the Medical Facility, Day Use definition, which must be addressed in our code per NRS.			X	
The definition of schools was amended to be consistent with a change noted in Table 3-1 (table of allowed uses). The school use type, definition, and use requirements were broadened to include all public and private schools, to better capture all school types. Primary and secondary schools are no longer separated, as the standards have been made consistent. This is also more consistent with neighboring jurisdictions.			X	X
Better defined amplification as it is subjective and not enforceable in the current form of the code.				X
Amended definition of Kitchen to lessen instances of different interpretations and to make it be more consistent with other codes.		X		X