

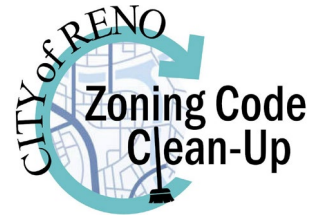
Zoning Code Clean-Up

Planning Commission

November 21, 2024



Zoning Code Clean-Up



- Updated grammatical errors
- **Cleaned-up inconsistencies**
- Clarified items that have been interpreted differently
- Tightened up restrictions to protect residential neighborhoods
- Simplified regulations that became confusing to administer
- Reflect change from the 2023 Legislative Session
- **Addressed difficult to interpret items**

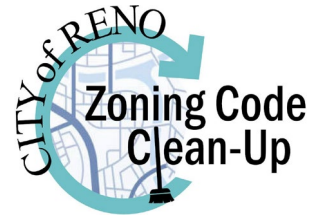


Public Outreach Process

- NABs in June 2023
- Technical Advisory Committee – **7 meetings**
- Historic Resource Commission – **2 meetings**
- Smaller meetings (NAIOP, Landscape architects, WCSD, etc.)
- Stakeholders – **9 meetings**
- Planning Commission – **3 meetings**
- City Council
- NABs in October 2024



NOT in the Zoning Code Clean-Up

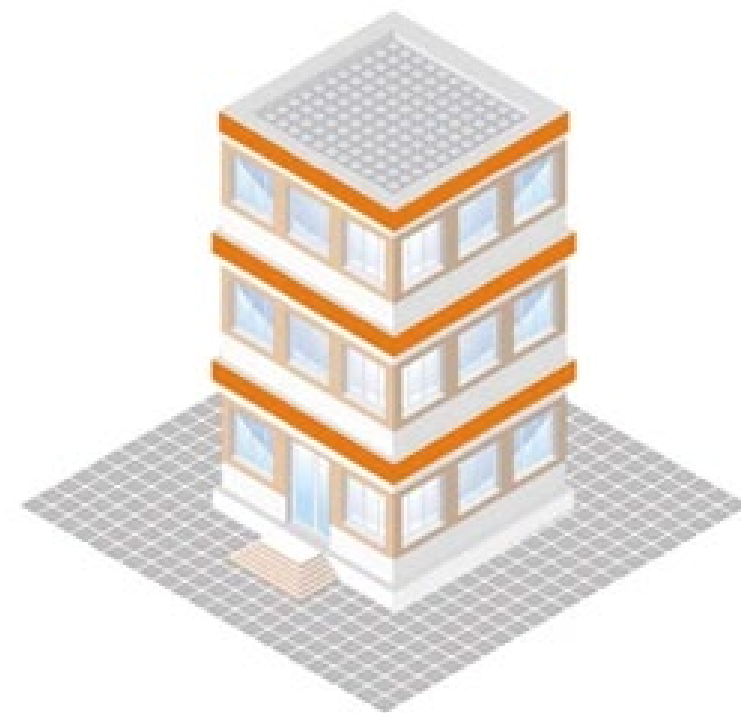


- Accessory Dwelling Units (ADUs)
- Short-term Rentals (STRs)
- Changes to Noise Ordinance
- Changes to Tree Protection Standards
- Updates to Sign Code
- Updates to Telecommunications Regulations

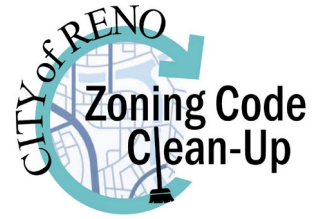


Supporting Infill

- Removal of number of stories regulation
 - Still rely on height
- Side and rear setbacks in certain Urban Districts that allow for a minimum setback of 0' or 5'/10' have been amended to a minimum 0' setback
 - Building and Fire Code requirements will still need to be met, as well as larger setbacks when adjacent to residential zoning.



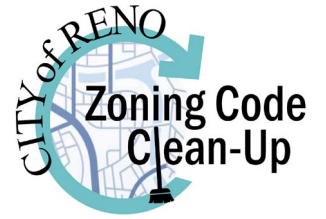
Supporting Infill



- Removed the requirement for alley access due to insufficient maintenance of alleys
- Increased allowed on street parking and compact parking



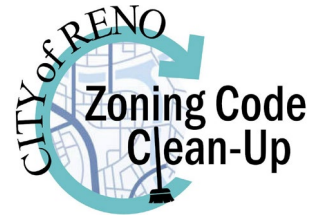
Protecting Neighborhoods



- Added additional use restrictions for more intense uses (loading docks, car wash, etc.)
- Increased residential adjacency buffer requirements (300' trigger)
 - Requirements also expanded to also include adjacency to mobile home parks, regardless of zoning
- Additional setback requirements (1:1) for new buildings over 24' in height



Protecting Neighborhoods



- Clarified and increased screening requirements
- Light fixtures within 100' of residential zoning not to exceed 18' in height
- Certain previously exempt uses, such as warehouse uses in the Industrial zone, will require approval of a CUP to operate 24 hours a day if within 300' of residential zoning

Table 4-17 Minimum Required Use Screening

New Use	Abutting Use				
	Single Family	Multi-family	Public, Institutional, and Civic Uses	Commercial	Industrial
Specific uses within these broader categories are identified in Table 3-1 Table of Allowed Uses					
Single Family	NA	Solid	Wall	Solid	Wall
Multi-family	Solid	NA	Semi-opaque	Solid	Wall
Public, Institutional, and Civic Uses	Wall	Semi-opaque	NA	Solid	Wall
Commercial	Solid	Solid	Solid	NA	Solid
Industrial	Wall	Wall	Wall	Solid	Semi-opaque

Notes:
 [1] Refer to subsection 18.04.808(b)(2) Land Use Screening Types for defined screening methods.
 [2] See Chapter 18.04 Article 14, Residential Adjacency, for additional standards.
 [3] Screening standards for Public and Quasi-Public Utilities and Service Uses are included in the appropriate Use-Specific Standards found in Section 18.03.305.

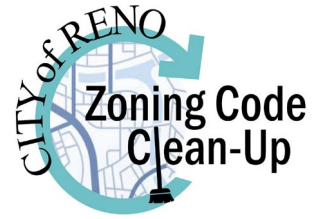


Industrial Development

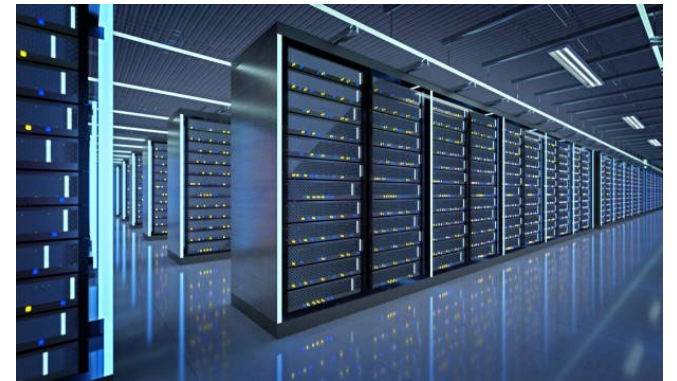
- Buildings exceeding 500,000 sf in the IC and ME zoning district currently require approval of a **conditional use permit** and are required to have multiple tenants.
- Modified to require a **major site plan review**, instead of a conditional use permit, and are no longer required to be designed for multiple tenants.



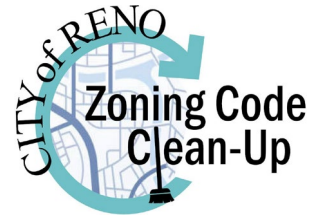
Industrial Development



- Reduced where uses are allowed:
 - Indoor Manufacturing, Processing, Assembly
 - Warehouse/Distribution Center
- Added Data Center as a new use



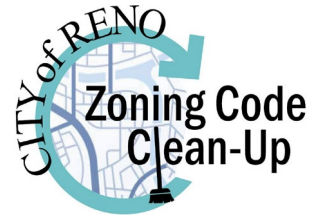
Industrial Development



- Included additional language regarding screening of warehousing type uses
- Warehouse/Distribution Centers modified to require additional entitlement review in certain zoning districts and removed from the PF zone
- Clarified outdoor storage requirements



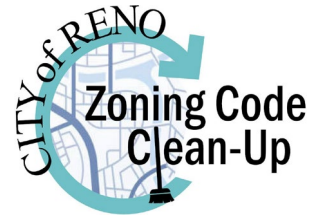
Commercial Uses



- Tattoo Parlors removed as a separate use and included in General Personal Service
- Car wash use expanded to NC zone with a CUP
- Drive-through Facility food and non-food uses were collapsed into one use
 - Stacking analysis required
 - Allowed in NC zones with a CUP



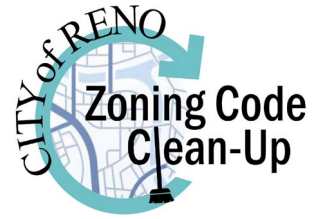
Schools



- Consistent with Washoe County and City of Sparks school regulations
- Combined primary and secondary schools into one category
- Added language that City will ask for a study that identifies driveways, circulation, parking, crosswalks, flashers, etc.
- All schools with **over 400 students** require a Conditional Use Permit



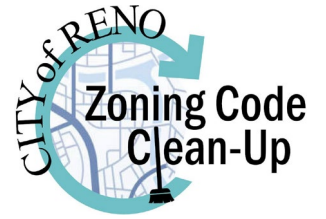
Supporting Sustainable Development



- Added minimum landscape requirements for districts that were missing
- Revamped screening standards to require more trees
- Added requirements for paving to reduce track out
- Prohibit sprinklers within 18-inches from ROW



Supporting Sustainable Development



- Support multimodal transportation with regards to Traffic Impact Analysis requirements
- Allowance for reduced parking with the additional of solar parking structures or solar panel installation

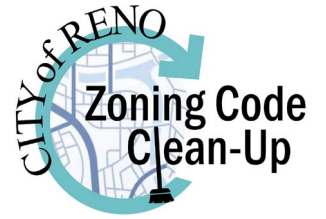


Wild Horse Protection Standards

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



Examples of Difficult to Interpret Items



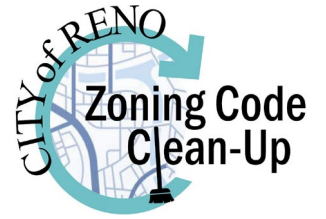
Public Park or Recreation Area Requirements:

In all districts except the PGOS District, ball courts, ballfields, and parking areas shall comply with the following standards:

- a. Lights shall be shielded from adjacent residences.*
- b. Courts and parking areas shall be screened from adjacent residential zoned property.*
- c. All court and parking area lighting, **greater than three feet in height**, shall be subject to site plan review.*

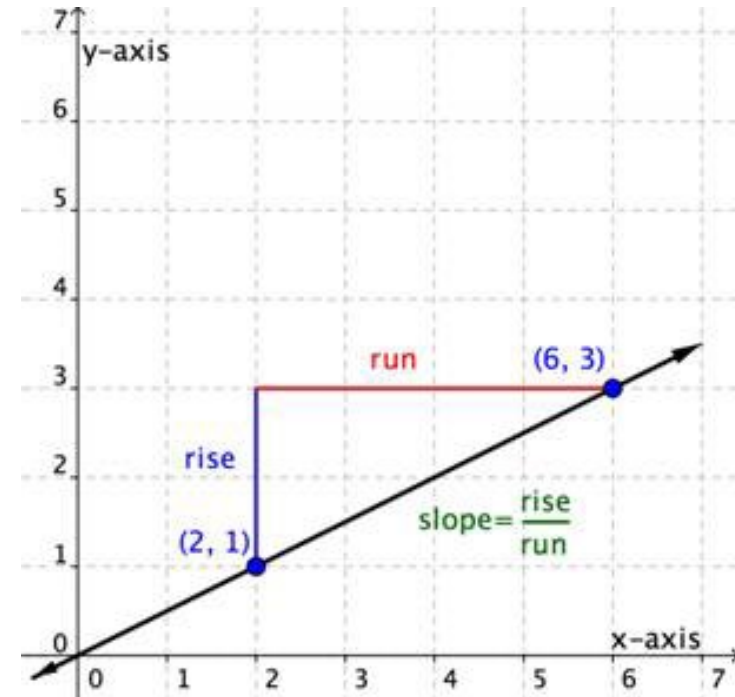


Examples of Difficult to Interpret Items

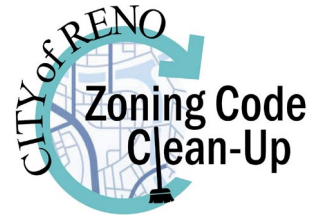


Rear Yard Setback Requirements:

*The rear yard for each parcel may be 10 feet if **one side of the yard** is at least 20 feet wide and contains a minimum of 400 sf having a **maximum slope of seven to one (7:1).***

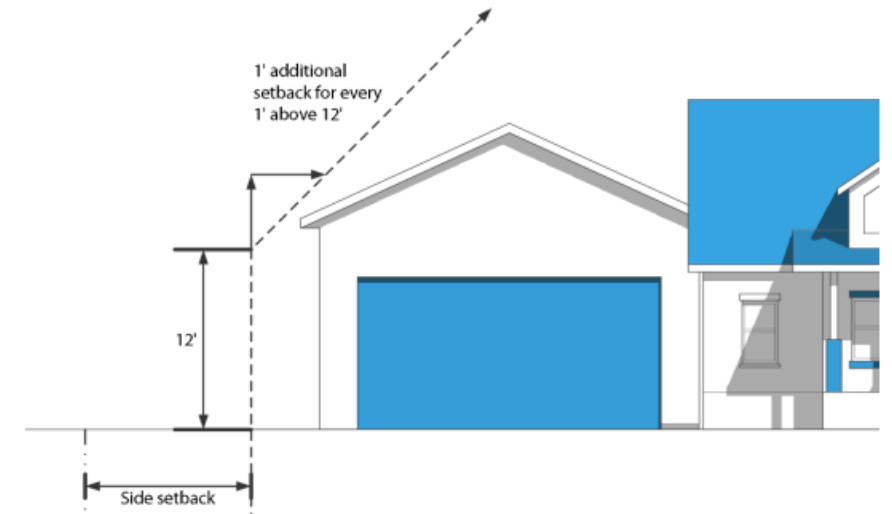


Examples of Difficult to Interpret Items



Side Setback Requirements:

Within the rear setback and the larger of the front setback or 15 feet from any front property line, portions of any building that exceed 12 feet in height shall maintain an additional **one-foot side yard** for each foot of height over 12 feet.



Items Modified from Previous Draft

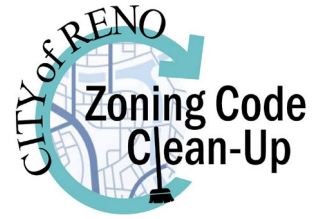
- Tree protection standards removed
 - Processed separately with additional input
- Changes to sign regulations removed
 - Currently being processed as a separate text amendment
- Excess parking requirements were left in as they currently exist (maintain requirement for extra trees)

CONTENT REMOVED

Staff Recommended Change

- **18.03.405(h)(2) – Gaming Operation, Restricted**
 - Staff originally suggested removal of this language from current Code, but have now changed direction
 - Comment received indicates we should not remove
 - (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.

Proposed Motion



- Based upon compliance with the applicable findings, I move to recommend that City Council approve the text amendment by ordinance, with the edit to section 18.03.405(h)(2) as discussed.