



Office of the City Manager

MEMORANDUM

DATE: January 10, 2023
TO: Mayor and City Council
THROUGH: Doug Thornley, City Manager Approved Electronically
FROM: JW Hodge, Assistant City Manager 
SUBJECT: Requested clarification on agenda items for the January 11, 2023 Council meeting

B.10 Clarification on sidewalk replacement schedule and locations.

Annual Sidewalk Replacement Program (2023), (2) locations are in Ward 4 (Approximately 5% of all locations of the contract).

In addition, the Annual Sidewalk Replacement Program (2022) awarded last year included (29) locations in Ward 4 (Approximately 35% of all locations in the contract). There is limited funding, so the locations are prioritized based on the severity of the damage.

C.1 Clarification on the Reno Municipal Code related to zoning changes including associated fees and hours of operations limitations specific to IC and ME zoning designations.

This section of the zoning code exempts applicants from paying an application fee if they are requesting a zone change to something that aligns with the Master Plan. 18.01.604 Master Plan and Zoning Consistency - Any property located in a zoning district that is not consistent with the applicable Master Plan Land Use designation may apply for a rezoning to a district that is consistent with the Master Plan Land Use designation without an application fee.

Hours of Operation - All uses in the Mixed Employment (ME) zoning district require a conditional use permit if they want to be open after 11 p.m. or before 6 a.m. Uses in the Industrial (I) or Industrial Commercial (IC) zoning district can operate 24 hours a day, but only if they are either a manufacturing and processing use or a storage, distribution and warehousing use. Otherwise, they require approval of a conditional use permit for operating after 11 p.m. and before 6 a.m.

18.08.605 Conditional Use Permit

- (3) Operation Hours: All uses operating between the hours of 11:00 p.m. and 6:00 a.m. shall require a conditional use permit unless they meet one of the following exemptions:
- a. All uses located in the Industrial (I) or Industrial Commercial (IC) districts and are a Manufacturing and Processing use or a Storage, Distribution, and Warehousing use;

- b. Indoor uses located in the Mixed-Use Downtown (MD-) districts, Mixed-Use Midtown (MU-MC) District, or Mixed-Use Urban (MU) District and greater than 300 feet from residentially zoned property.
- c. Low traffic-generating uses, such as radio stations and alarm monitoring companies in the Mixed-Use and Nonresidential zoning districts that must operate 24 hours per day to exist;
- d. Stocking and inventory activities that occur inside Retail uses;
- e. All uses in the Public Facilities (PF) District;
- f. All Hotels or Motels with Nonrestricted Gaming; or
- g. Adult Businesses.

D.4 Clarification on the redlined version of the 2023 Legislative Platform and its relationship to the 2021 platform.

The 2023 redline version shows changes compared to the 2021 legislative platform approved by Council prior to the 2021 legislative session. Staff reviewed and confirmed that the original attachment did not show the redline. Staff updated and uploaded a new attachment on Monday, January 9, 2023.