Exhibit A - PC Staff Report

PLANNING COMMISSION STAFF REPORT

Date: November 17, 2022

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council):

Resolution No. 06-22 Case No. LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments) – A request has been made for: 1) a Master Plan amendment from Unincorporated Transition (UT) to Single-Family Neighborhood (SF), and; 2) a zoning map amendment from Unincorporated Transition – 5 acres (UT-5) to Single-Family Residential – 3 units per acre (SF-3). The ± 3 acre site is located northwest of Hoge Road ± 670 feet west of its intersection with Mason Road; together with matters which pertain to or are

necessarily connected therewith.

From: Grace Mackedon, Associate Planner

Ward #: 4 (Upon Annexation)

Case No.: LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map

Amendments)

Applicant: Po Yi Chen **APN:** 082-361-16

Request: 1) Master Plan Amendment: From Unincorporated Transition (UT) to

Single-Family Neighborhood (SF);

2) **Zoning Map Amendment:** From Unincorporated Transition – 5 acres

(UT-5) to Single-Family Residential – 3 units per acre (SF-3).

Location: See Case Maps (Exhibit A)

Proposed Motion: Based upon compliance with the applicable findings, I move to adopt the

amendment to the Master Plan by resolution and recommend that City Council approve the Master Plan and zoning map amendments, subject to

conformance review by the Regional Planning Commission.

Summary: The ± 3 acre subject site is located northwest of Hoge Road ± 670 feet west of its intersection with Mason Road. The site is currently accessed via an easement from the property to the south. This is a request for 1) a Master Plan amendment from Unincorporated Transition (UT) to Single-Family Neighborhood (SF); and 2) a zoning map amendment from Unincorporated Transition – 5 acres (UT-5) to Single-Family Residential – 3 units per acre (SF-3). The change

from Unincorporated Transition to Single-Family designations would allow smaller lot sizes and up to two additional residential lots through the parcel map process. The requested amendments are displayed graphically in the provided Master Plan and zoning comparison display maps (Exhibit A). Key issues related to the request consist of: 1) compatibility of the proposed zoning with surrounding zoning and land uses; 2) conformance with the Master Plan, and; 3) availability of public services and infrastructure. The proposed SF Master Plan land use designation and SF-3 zoning districts are appropriate and compatible with the surrounding land uses and zoning.

Background: The subject ± 3 acre parcel consists of an existing single-family detached home which is currently on well and septic. The site is located outside City limits but within the City's Sphere of Influence (SOI). Application for annexation is being reviewed concurrently with this request and is scheduled to be heard by the Reno City Council on December 14, 2022. Properties to the east of the subject site were annexed in 1981 and have a Master Plan designation of SF and a zoning designation of SF-3. City records show the UT Master Plan designation was assigned with the adoption of the Reimagine Reno Master Plan in 2017. Prior to this amendment, the subject parcel and surrounding areas featured the Single-Family Residential land use designation.

Analysis: The existing UT Master Plan designation is intended for largely undeveloped unincorporated land within the SOI anticipated to develop within 20 years. The proposed SF Master Plan designation is intended for primarily single-family detached homes with varied lot sizes. The proposed SF-3 zoning district conforms to the proposed SF Master Plan designation.

Land Use Compatibility: Upon annexation, the site will be zoned UT-5 and located in the City of Reno. Although the site has a zoning designation of UT-5, it is considered non-conforming as the property is only three-acres in size, and UT-5 requires a minimum of five-acres. The proposed SF-3 zoning designation conforms to the ±3 acre subject parcel and is consistent with the adjacent properties. The properties to the east of the site are zoned SF-3 within the Reno City limits, the properties to the south, west, and north are located in Unincorporated Washoe County within the SOI. Properties to the south and west of the subject site currently have the Master Plan land use designation of UT and are also considered non-conforming as the lot sizes are less than five-acres. A comparison of allowed land uses between the existing and proposed zoning districts is provided in Exhibit B. The proposed change from UT-5 to SF-3 zoning is compatible with the surrounding area.

Development Standards: A comparison of the bulk/dimensional standards for the existing and proposed zoning districts is noted in the table below. This comparison demonstrates the proposed SF-3 zone is compatible with the surrounding area, and similar to the existing UT-5 zoning district. The minimum lot size for the proposed SF-3 zoning district would allow the applicant to create up to seven additional lots. A tentative map, approved by the Planning Commission, is required for the creation of more than four lots through which site specific requirements may be applied.

Zoning	UT-5	SF-3
Setbacks – Front/Side/Rear	30'/15'/30'	30'/5'/30'
Height	35'	35'
Stories	3	2.5
Lot size, Minimum	5-acres	15,000 sq. ft.
Lot Width, Minimum	200'	80'

Utilities: The subject site is within the existing Truckee Meadows Water Authority (TMWA) service area and extension of City of Reno sewer would be required to be extended by the applicant in order to further develop the site. Necessary infrastructure (i.e. sewer, storm drainage, water, and power) will be further reviewed with associated permit requests to develop the site. Water "Will Serve" from TMWA will be required prior to the issuance of any building permit.

Traffic, Access, and Circulation: The subject site is accessed from Hoge Road. If the Master Plan and Zoning Map Amendment is approved, the level of service for Hoge Road is not expected to be impacted as the trips generated from a potential project are minimal. Hoge Road southeast of the site is currently unimproved. In accordance with NRS 278.462, on and off-site improvements will be required with permit requests to develop the site. From submitted application materials, there is no indication that the Master Plan and zoning map amendments will have any adverse effect/impact to City infrastructure facilities beyond existing use.

Public Safety: City of Reno Fire Department reviewed the request and indicated no major concerns. The closest fire station to the site is Station 10 location at 5250 N Virginia Street with a response time of 5 minutes. The second closest fire station is Station 2 located at 2500 Sutro Street with a response time of 10 minutes.

Conformance with the Master Plan: With the approval of the Master Plan Amendment the subject site would have a Master Plan designation of Single-Family Neighborhood and is within the Foothill Neighborhood within a half mile of a neighborhood corridor per the Structure Plan Framework of the Reno Master Plan. The proposed amendments are supportive of the following Master Plan policies.

- Policy 4.1A: Housing Options
- Policy N-G.21: Transitions
- Policy N-FN.8: Transitions to Unincorporated County/Open Space
- Policy N-FN.9: Access to Public Lands

Public and Stakeholder Engagement: Courtesy notices were mailed out to allow for early engagement of surrounding property owners with City staff and the applicant on this project. No comments were received. The request was intended to be heard by the Ward 4 Neighborhood

Advisory Board (NAB) meeting on October 20, 2022, but was not scheduled in time. The applicant provided public comment at the NAB, and scheduled a separate neighborhood meeting to meet the requirements of NRS 278.210 (Exhibit C). No concerns have been identified at the time this report was prepared. Any future comments will be forwarded to the Planning Commission as received.

Findings:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) <u>Consistency with the Reno Master Plan.</u> The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve and application that provides a public benefit even if the development is contrary to some of the foals, policies, or strategies in the Reno Master Plan.
- 2) <u>Compliance with Title 18.</u> The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) <u>Mitigates Traffic Impacts.</u> The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) <u>Provides Safe Environment.</u> The project provides a safe environment for pedestrians and people on bicycles.
- 5) <u>Rational Phasing Plan.</u> If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- a. The amendment is in substantial conformance with Master Plan priorities and policies;
- b. Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- c. Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Rezoning (Zoning Map Amendment): All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

(1) The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2) (Outlined below)

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;
- 1. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- n. To promote systems which use solar or wind energy;
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.
- (2) The amendment is in substantial conformance the Master Plan.

Attachments:

Exhibit A - Display Maps

Exhibit B - Land Use Comparison Table

Exhibit C – Public Meeting Verification

Resolution No. 06-22

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC23-00002 (1045 HOGE ROAD MASTER PLAN AND ZONING MAP AMENDMENTS), **FROM** ±3 **ACRES** OF UNINCORPORATED TRANSITION (UT) TO SINGLE-FAMILY NEIGHBORHOOD (SF) LOCATED NORTHWEST HOGE **ROAD** ± 670 **FEET** WEST OF INTERSECTION WITH MASON ROAD, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00002 (1045 HOGE ROAD MASTER PLAN AND ZONING MAP AMENDMENTS), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on November 17, 2022, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

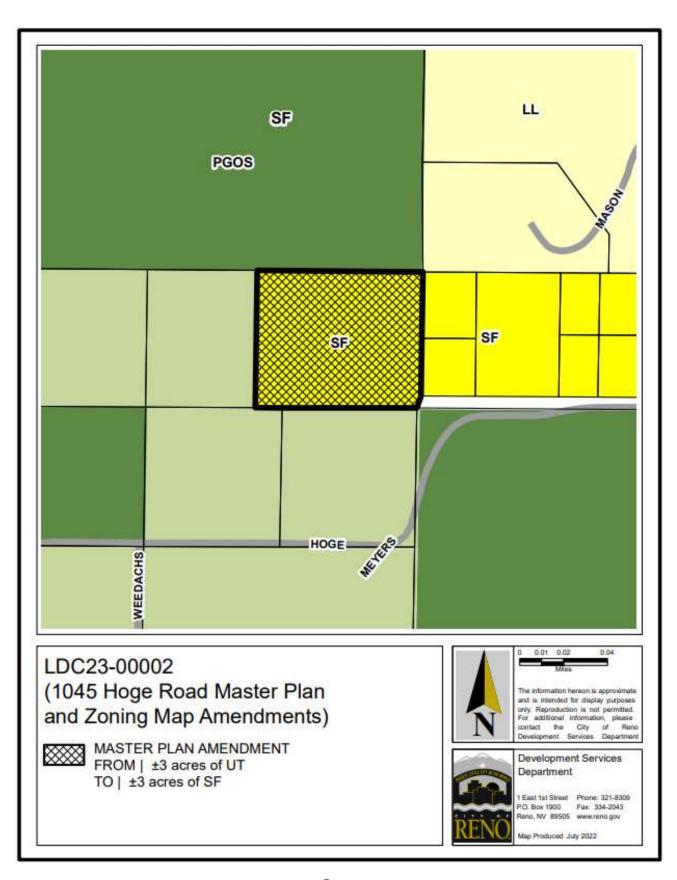
1. That the maps, documents and descriptive material in Planning Case No. LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments) (hereafter referred to as "the

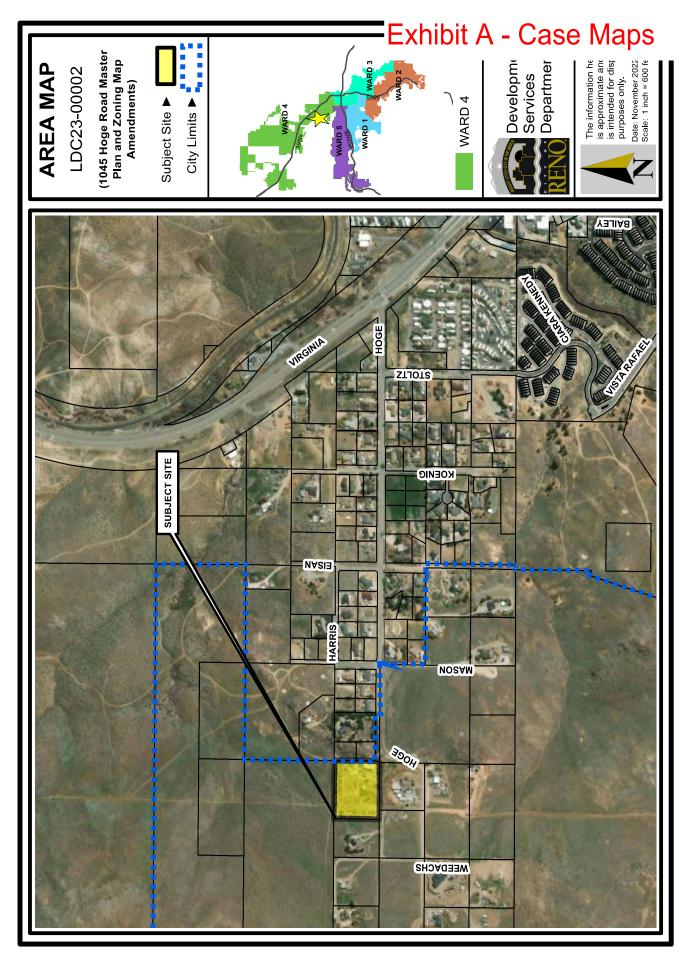
Amendment") are related to the planning and physical development of the City and are hereby **ADOPTED** as an Amendment to the City of Reno Master Plan; and

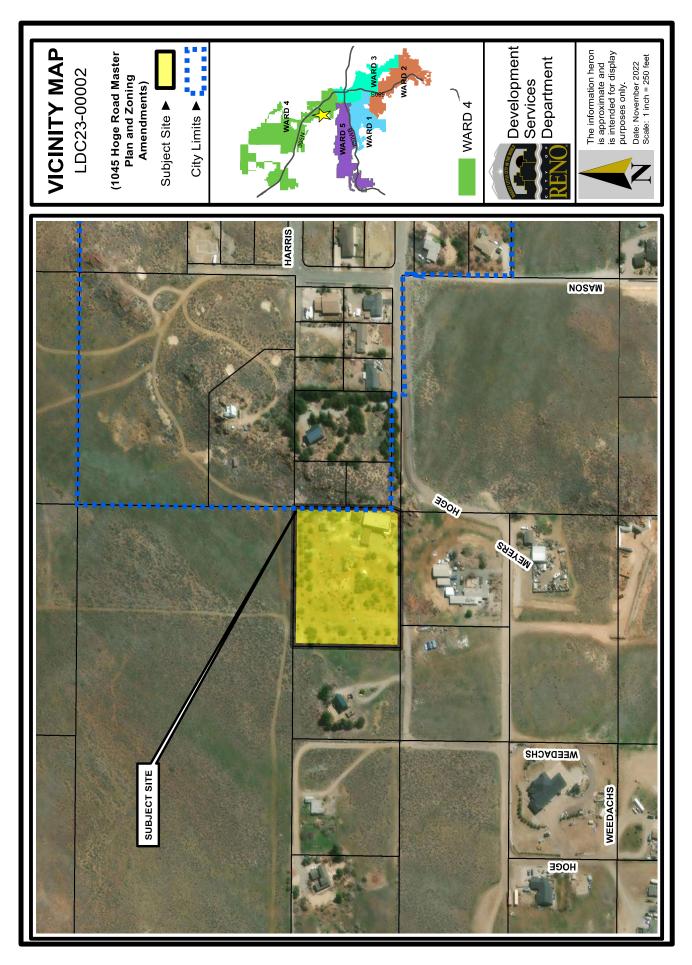
- 2. That the Planning Commission recommends that the City Council make the determination that with the Amendment, the City of Reno Master Plan will continue to serve as:
 - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.
- 3. That the Planning Commission recommends that the City Council adopt such parts of the Amendment as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

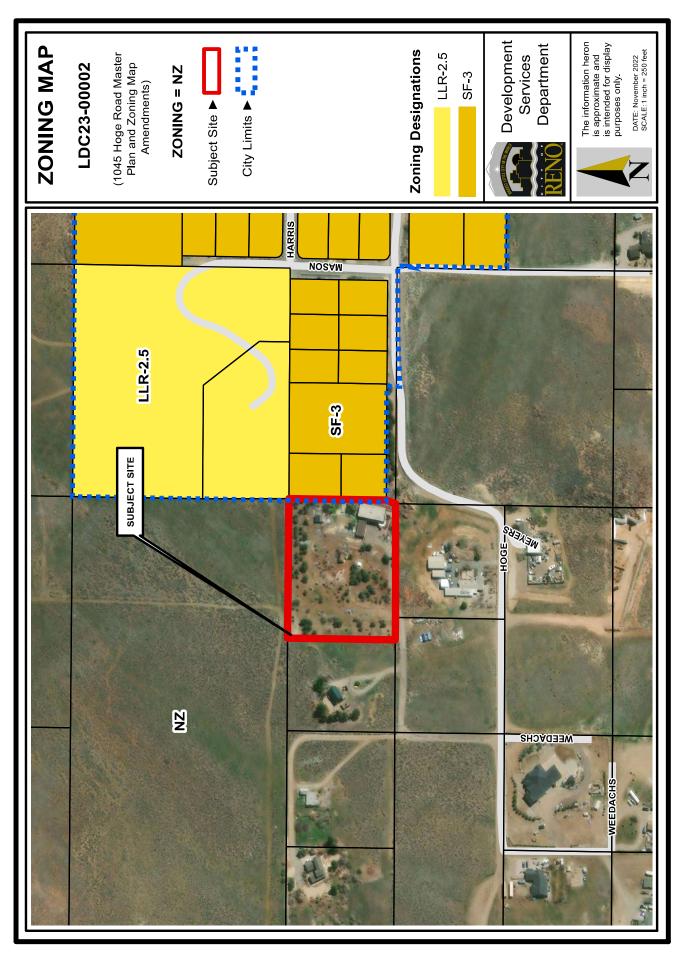
Upon motion of Comr	nissioner	, seconded by Commissioner	, the foregoing
Resolution was passed	d and adopted thi	is 17th day of November, 2022, by the fo	ollowing vote of the
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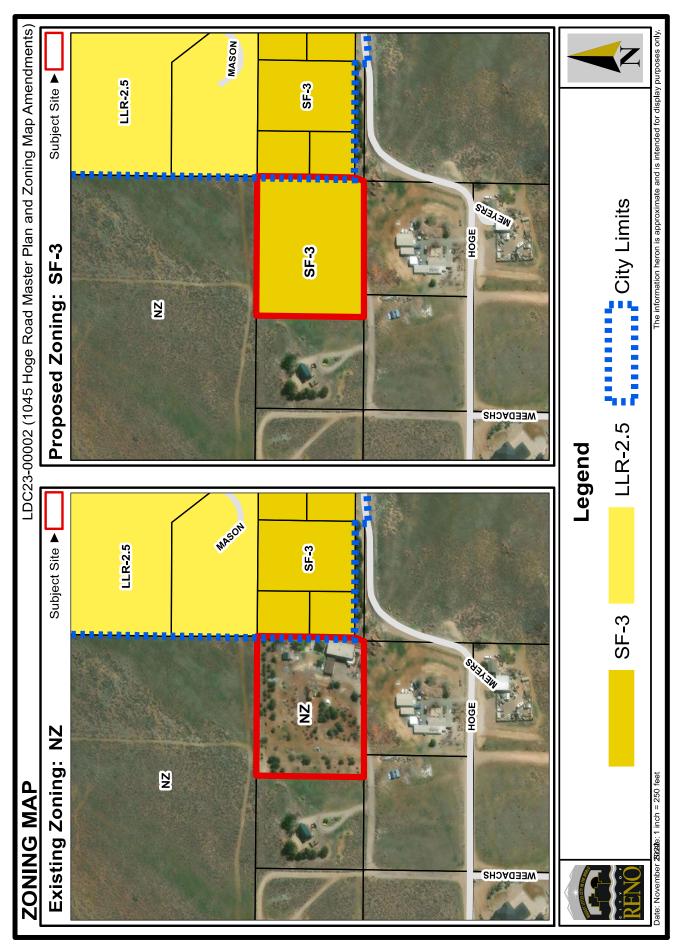
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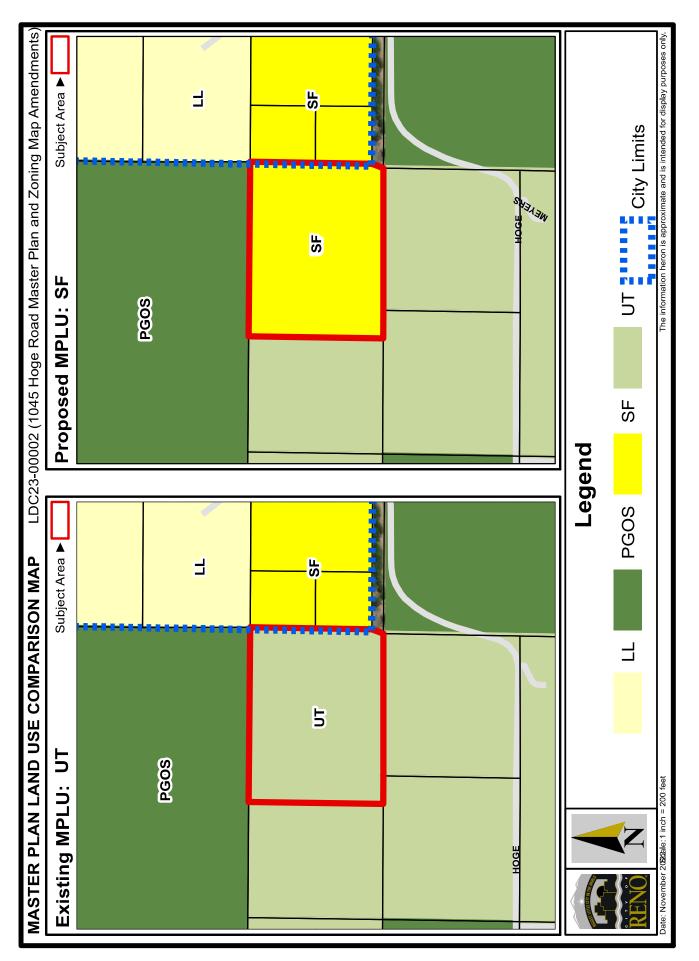


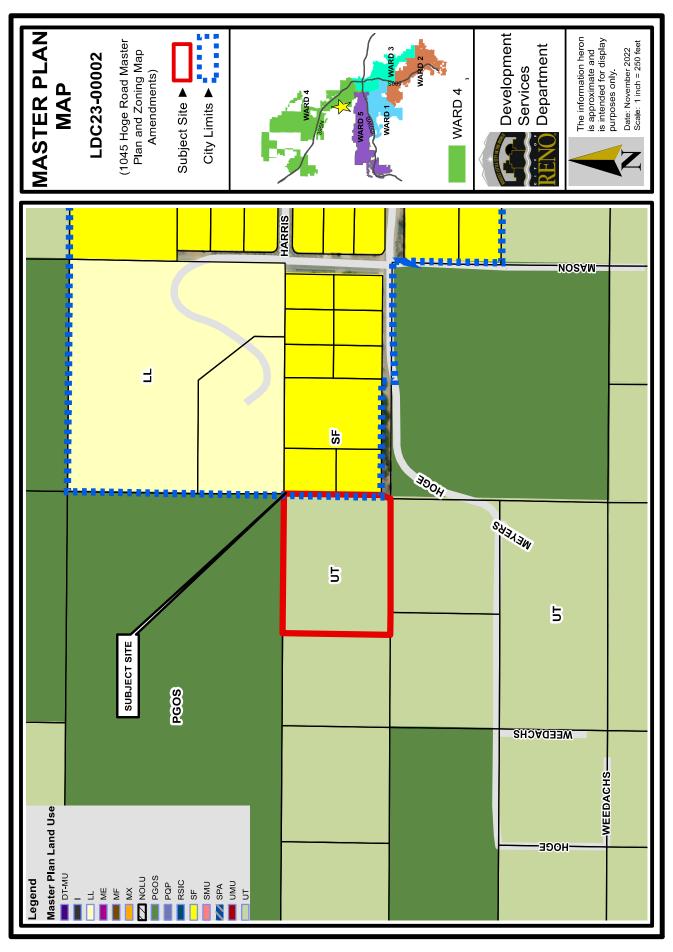












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Reno, Nevada – Annexation and Land Development Code Effective January 13, 2021

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P/M/C/A]4 = permitted of conditionally permitted	5	Shall	Olla	Res	y permitted of			න =	only in geographic areas explicitly listed within the use-specific standards. Mixed-Use	<u>a</u>	ר מות	a v) M	Ittly	M. W.	Mixed-Use	Use	n e	<u>y</u>	l dec	IC 31	and		m	Employ.			Spe	Special		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	CEAA	MF14	MF30 MF21	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW		MU	MS	GC	NC	РО	MU-MC	MU-RES	I	IC .	ME	MA	PGOS	PF	UT10 UT5	UT40	Use-Specific Standards
Farm																											۵	_	а а	۵.	18.03.304(a)(2)
Stable, Commercial	U	U														۵	۵	۵			۵					۵		_	Σ	Σ Σ	18.03.304(a)(3)
Urban Farm	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	∠	Σ Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Z	Σ Σ	18.03.304(a)(4)
Food and Beverage																															
Bakery, Retail								_	_ ∠ ∑	∆ ∑	Δ_	Δ.	Ъ	۵	۵	۵	۵	Ъ	Δ.	Σ	Д	۵		۵	۵	2 Б					
Bar, Lounge, or Tavern											۵.		۵	۵	۵	۵	۵	U			۵		۵	۵	۵	۵					
Commercial Kitchen										Δ.	۵.	Δ.	Ъ	۵	۵	۵	۵	۵	۵		۵	۵	Ь	۵	۵	۵			Σ	Σ	
Microbrewery, Distillery, or Winery										Δ.	<u> </u>	4	۵	۵.	۵	۵	۵	۵	۵		۵	۵	۵	۵	۵	۵					18.03.304(b)(1)
Restaurant									Σ	∆ ∑	۵.	Ъ	Ь	۵	Ф	Ъ	۵	Ь	۵	Σ	Ъ		Ъ	۵	۵	۵					
Restaurant with Alcohol Service									O O	<u> </u>	<u> </u>	_	۵	۵	۵	۵	۵	۵	Σ		۵		۵	۵	۵	۵					18.03.304(b)(2)
Lodging																															
7						-	-	-								L															

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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	Allov = minc	Nec pr co	d U	ses iona	al use	e per	rmit	Ü	uoo:	nditic	ona	use	pern	nit re	aduir	e d	A	acces	sory	, use	peri	mitte	(q pa	/ righ	8	ank		e pro	ihibi	ted		
[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review [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/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.	ght ey ght ey ght ey I or co	xcep xcep xcep ndit	ot who to the contract of the	nen t nen t nen t	he u he u he u	use-s use-s use-s itted	speci speci speci speci d on	ific si ific si ific si y in	tand tand tand geog	ards ards ards grap	req req red hic	uire uire uire areas	enhe pub enhe	ance lic he ance dicit	d ad earin d ad y list	mini og mini ted v	strat strat vithii	ive riive ri	evier evier use	w or -spe	pub	lic h	earir	S. S								
				Re	side	Residential	al									Mixe	Mixed-Use	Ise					H	En	Employ.	.y		S	Special	ial		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	ME IC	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Hotel-Condominium											Ь	۵	۵	۵	۵	۵	۵	۵				<u>م</u>		4		О 4						18.03.304(c)(2)
Hotel											Ь	Ь	۵	Ь	۵	Ъ	۵	Ь	Ь			Ь				Δ 4						18.03.304(c)(3)
Hotel with Nonrestricted Gaming											C				U		U	U								O 4	(1)					18.03.304(c)(4)
Motel																	Д		P 3							В	0 .					18.03.304(c)(5)
Motel with Nonrestricted Gaming																		U														18.03.304(c)(6)
Office and Professional Services	al S	erv	ices	I/A																												
Call Center											۵	۵	۵	۵	۵	۵	۵	۵	۵			۵	-	4	а а	А						
Financial Institution										۵	۵	۵	۵	Ь	۵	۵	۵	<u>م</u>	Ъ		Σ				Ь	<u>а</u>	_	Σ				18.03.304(d)(1)
Laboratory												Ь	Ь	Д	Ь	Ь	Ь	Ь	Ь	_	Ь	Ь	•	Ь	ЬР	- С		Ь				18.03.304(d)(2)
Office, General									۵	Ь	Д	Д	۵	Д	۵	۵	۵	۵	Ъ	_	<u>م</u>	_	_	Ч	Ь	Д_		۵				18.03.304(d)(3)
Recording Studio											Ъ	۵	۵	۵	۵	۵	۵	۵.	۵	<u>-</u>	4	<u>-</u>		Д.	- В	<u>а</u>		۵				

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Residentia	5			Re	side	Residential	_								Ξ	Mixed-Use	Use						ū	Employ.	Š		01	Special	ia		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8		MF14	MF21	MF30	MD-UD MD-ED	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES	1	IC	ME	PGOS MA	FF	UT5	UT10	UT40	Use-Specific Standards
Personal Services																										ł					
Cleaners, Commercial										_	Р	<u> </u>	۵		۵	۵	۵	۵	ф		۵		۵	_							18.04.107
Personal Service, General									_	۵	А		۵	۵	۵	۵	۵	۵	۵	۵	۵	۵	۵	_	۵	_	Δ.				18.03.304(e)(1)
Tattoo Parlor, Body Painting, and Similar Uses																۵	۵	Ъ			۵		۵	_		۵					
Wedding Chapel											Ь		۵	Δ_	۵	۵	۵	Д			۵	Ъ									
Recreation and Entertainment	tain	ıme	Ţ																												
Adult Business																							Ф 4	С 4	Ф 4						18.03.304(f)(1)
Amusement or Recreation, Inside										۵	<u>а</u>		Ь	۵	Ь	۵	۵	Ь	۵		۵		۵		۵	٥	С				18.03.304(f)(2)
Amusement or Recreation, Outside											Σ Σ	Σ	Σ	Σ	Σ	Σ	Σ	C			Σ		J	U	J)	J	U	O	С	18.04.107
Casino (see Hotel with Nonrestricted Gaming)																															
Convention Center											РС	0	O	U	O	U															
Country Chilb Drivate	((((((((,	,	-		(C	٥	((-					

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PMAIS Parameter by right decrease where sharing a parameter and the services of parameter by right decrease where the parameter by right decrease where the parameter by the bar by the parameter by the parameter by the parameter by the bar by the bar by the bar bar by the bar	Table 3-1 Table of Allowed Uses P = permitted by right W = minor conditional use permit C = conditional use permit required A = accessory use permitted by right except when the use-specific standards require enhanced administrative review IP/A12 = permitted by right except when the use-specific standards require public hearing	Allowe = minor ght exce	ed (concept weept we well and we do not we well and we we well and	Jse dition when	S lalu the the	se po use- use-	ermi spec	t c Sific Sific	= col stanc	nditii Iards Iards	ona <mark>l</mark> requ	use paire e	oerm enha oubli	nit re nced ic he	quire d adr aring	ed /	\ = a trati	cces ve re	sory evie	' Use	perr	nitte	d by	righ	B	ank	ssn =	pro	hibit	ed		
UT40	[P/A]3 = permitted by r [P/M/C/A]4 = permitted	ght exce or cond	ept w ditior	vhen nally	peri	use- mitte	spec	offic s	tanc geo	lards grap	requ	ure e	enha	nced licitly	d adr y list	minis ed w	ithir	ve re	use	v or -spe	publ	ic he stano	dard					,	·			
UT40 UT10 UT10 UT5 PF U UT 0				~	esic	lent	ia				ľ	ľ		ŀ	<	/lixe	0-p	se	-	-	-	-	-	Em	old	×.	_	S	peci	а		
all C C C P P P P M M M M M P P P P C C C C	Zone Districts						SF11	MF14	MF21	MF30	MD-ED	MD-UD																PF	UT5	UT10	UT40	Use-Specific Standards
all hard with the property of	Daytime Entertainment Venue								O	C	۵	Ъ	۵	Ъ	Ъ					Σ		5	ъ.				O	U				18.03.304(f)(4)
Park Individual Park Individua	Escort Service/Outcall										Ъ																					
Park Individual Park Individua	Gun Range, Indoor																	_	U				U	, ,		U		U				
and of the control of	Live Entertainment										Σ	Σ	Σ	Σ						U		()	0					U	U	U	C	18.03.304(f)(5)
nn, or and sales No. C.	Recreational Vehicle Park														U				U													18.03.304(f)(6)
Nd Sales X,	Sports Arena, Stadium, or Track										U	U	U	U	U				U			L)			0			U				18.04.107
Nd Sales % % % % % % % % % % % % %	Retail																															
// Y	Building, Lumber, and Landscape Material Sales														Ъ				Д			_	п.									18.03.304(g)(1)
// han	Cannabis Dispensary, Medical										Ф 4		Ф 4	Ф 4	Ф 4			Ф 4				0 4			□ 4							18.03.304(g)(2)
Han han har	Cannabis Dispensary, Adult-use																		Ф 4		_ `	0 4			Α 4							18.03.304(g)(3)
.han	Convenience Store										۵	۵	۵	۵	۵.								<u> </u>									
	General Retail, less than 10,000 Square Feet									Д	۵	۵	۵	۵	_					Δ.												18.03.304(g)(4)

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[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. Residential		onditi	iona	lly pe	y permitted	tted c	only		60a	raph	ic ar		2		/ list	ed w	ted within th	n the	e use	e-spe	ecific	c sta	ndar		Employ.	o V			Spe	Special		-	
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5			MF14	MF21	MF30	MD-UD	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU		GC	NC	РО	MU-MC	MU-RES	I	IC		MA	PGOS	PF	UT5	LIT10	UT40	Use-Specific Standards
General Retail, 10,000 Square Feet or more										 	А	4	4	٩	_	Ь	۵	۵	۵	۵		۵		۵	۵	Д	۵					13	18.03.304(g)(5)
Pawn Shop																	O 4	O 4	O 4			O 4				O 4	O 4					31	18.03.304(g)(6)
Plant Nursery or Garden Supply											4	4	4	٩	<u> </u>	4	۵	۵	۵	۵		۵	۵	۵	۵	۵	۵						
Transportation, Vehicles, and Equipment	cles,	and	d Ec	in t	ome	int																											
Airport Operations and Facilities																											۵						18.04.107
Auto Service and Repair												7	O 4	- 1	O 4		Ф 4	۵	۵	Σ				Ъ	۵	Σ	۵					2 2	18.03.304(h)(1)
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental												7	O 4	- '	O 4		O 4	U	Ú					۵	۵	U	۵					12	18.03.304(h)(2)
Bus or Other Transportation Terminal										J	U	O O	U	-	U		U	O	U					Ь	۵		۵		<u>ط</u>			18	18.03.304(h)(3)
Car Wash													U		U		U	Σ	۵					۵	۵	Д	۵						
Gas Station													U		U		U	Σ	۵					۵	۵	_	۵					2 2	18.03.304(h)(4) 18.04.107
Parking Lot, Open											Д.		4		_	۵	۵	۵	۵	۵	۵	۵	۵	۵	۵	۵	۵		۵.			18	18.03.304(h)(5)
Public Transit or School	۵	۵		_		_	۵.	<u>-</u>	4	4	А	4	4	4	۵	4	۵	۵	۵	۵	۵	۵	Ь	Ь	۵	۵	۵	Ь	۵				

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 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]1 = permitted by right except when the use-specific standards require enhanced administrative review [P/A]2 = permitted by right except when the use-specific standards require public hearing 	= mi right right	P = permitted by right M = minor conditiona [P/A]1 = permitted by right except when t [P/A]2 = permitted by right except when t	cond pt w	litior hen	alus the the	se pe use-s use-s	rmit	C = ific si	con: and:	ditic ards ards	nal u requ	use p iire e iire p	erm nhai	it red nced c hea	quire I adn arinc	ba 🎜	ı = ao trati	ccess /e re	sory view	nse l)erm	itted	by	ight	<u>8</u>	h k	nse -	pro	ibit	pa			
[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.	right d or	exce	pt w lition	/hen	the pern	use-s nitte	peci d on	ific si <mark>I</mark> y in	and: geog	ards grap	requ nic a	ire e reas	nhai exp i	nced icit l)	adn' Iste	ninis ed w	trati [,] ithin	/e re the	view use-	or p	ub li ific s	c hea tand	aring ards										
	Ш			R	Resident	enti	ial			П					2	lixe	Mixed-Use	se					Ц	Em	Employ.			Sp	Special	a			
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	NC GC	PO	MU-MC	MU-RES	1	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards	ciffic ds
Truck Stop/Travel Plaza																		U					U	U		U						18.03.304(h)(6) 18.04.107	(9)(1
PUBLIC AND QUASI-PUBLIC UTILI <mark>TIES</mark> AND SERVICES USES	UBLI	C O.	=	TIES	AN	D SE	ERV	CES	SN:	ES																							
Communications and Broadcasting	d B	roac	dcas	stin	5																												
Communication Facility, Equipment Only	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	۵	۵	_	۵.	_	_	4	Ч	Д.	_ A	٩	Δ.	Д	Δ.	۵	۵		Σ				18.03.305(a)(1)	(1)
TV Broadcasting and Other Communication											Ь	Д.	Д.	Ь				- Д	ЬР	_			Ь	۵	۵	۵		۵				18.03.305(a)(2))(2)
Utilities																																	
Utilities, Major	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	0	U	U	U	U	U	U	U	U	U	U	18.03.305(b)(1)	0)(1)
Utilities, Minor	۵	۵	Ь	۵	۵	۵	Ь	Ь	۵	۵	۵	Ь	_	Ь	Ь		4	Ь	Ь	۵	<u>ا</u>	۵	۵	۵	Ь	۵	۵	۵	U	U	U	18.03.305(b)(2)	0)(2)
INDUSTRIAL USES																																18.04.107	
Manufacturing and Processing	Pro	cess	ing																														
Animal and Animal Byproduct Processing																							U						U	U	U	18.03.306(a)(1)	(1)
Cannabis Cultivation Facility, Adult-use													Ф 4				Φ 4	Ф 4					Φ 4	Φ 4	Φ 4	Ф 4						18.03.306(a)(2))(2)

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Table 3-1 Table of Allowed Uses	llowe	⊃	ses	10																												
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]1 = permitted by right except when the use-specific standards require enhanced administrative review [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.	minor control bit except the exce	ondi ot wh ot wh ot wh tiona	tion nen nen ally k	al us the u the u the u	se pe use-s use-s nitte	speci speci speci d on	ifics fics fics fics y in	cortand tand tand and	nditionards ards ards ards	onal creduredureduredureduredureduredureduredu	use p uire e uire p uire e reas	perm nhar nblik nhar expli	it red nced c hea nced icitly	quire adn aring adm	d A	\= a trati trati thin	ccess ve re ve re the	sory sviev sviev use-	use v v or f	pern oubli	nitte ic he	d by aring	righ g	t B	ank	sn =	e prd	idih	ited			
			Re	Resident	enti	ial								Σ	Mixed-Use	d-U	3e						Em	Employ.	×.		S	Special	ial			
Zone Districts	LLR1 LLR2.5	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-PU	MD-PD	MU	MS	GC	PO NC	MU-MC	MU-RES	MILDEC	IC	ME	MA	PGOS	PF	UT5	UT10	UT40		Use-Specific Standards
Cannabis Cultivation Facility, Medical												С 4			- 7	Д 4	Д 4					Α 4	О 4	О 4	Д 4						18.03.306(a)(3))6(a)(3)
Cannabis Independent Testing Laboratory, Adult-use												□ 4	Ф 4		_ ~	<u></u> Т 4	Д ₄	Ф 4		7 4	Ф 4	G 4	О 4	Ф 4	Ф 4						18.03.306(a)(4))6(a)(4)
Cannabis Independent Testing Laboratory, Medical												□ 4	G 4			<u> </u> 4	Д 4 Д 4	Ф 4		T 4	G 4	G 4	С 4	□ 4	Ф 4						18.03.306(a)(5))6(a)(5)
Cannabis Production Facility, Adult-use												Ф 4			_ ~	Р Р 2	Ф 4					Q 4	О 4	Ф 4	О 4						18.03.306(a)(6))6(a)(6)
Cannabis Production Facility, Medical												Ф 4			_ ~	Р 4	Р 4	Ф 4				Q 4	О 4	Ф 4	О 4						18.03.306(a)(7))6(a)(7)
Chemical Processing and/or Manufacture																						O	0		O							
Collection Station																		U				Ь	۵	U	P 2			U	O			
Crematorium											U	U	_	U	0	0	U	U		0	U	Ъ	Д.	U	P 2						18.03.306(a)(8))6(a)(8)
Custom and Craft Manufacturing										۵	۵	_	_	٩	Д.	Д.	4	4	а.	ш.	А	٥	۵	Δ.	۵			U	U	U		
Food Processing or Wholesale Bakery											۵					<u> </u>		۵.				Δ_	_	Δ.	Δ_							
Hazardous Waste Facility										U	U	U	U	0	0	0	O				O O	2 P	2 P	2 P	2 2						18.03.306(a)(9))6(a)(9)

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Parentted by 10th Mainted by	Table 3-1 Table of Allowed Uses	₽ P	We	S C	Jse	IO.																													
UT40	P = permitted by right M = [P/A]1 = permitted by rig [P/A]2 = permitted by rig [P/A]3 = permitted by rig [P/A]3 = permitted by rig	= mir ght e ght e ght e	exce exce exce ondi	cond pt w pt w pt w ition	ition hen hen hen	the the the the the bern	se pe use- use- use-	ermi spec spec spec	t C Cific Cific Jy ir	= co stano stano stano n geo	ondit daro daro daro ogra	iona Is rec Is rec S rec phic	quire quire quire quire area	e pe e enl e pu e ent	rmit hand blic l hand splici	requenced a	uired Indmi Ing Idmi Isted	nistr nistr nistr	= ace ative ative hin t	e rev e rev e rev he u	ory u iew iew se-s	or p	oerm ublic fic st	ittec c hea tand	d by aring	right.	<u>R</u>	ank	sn =	e pro	ihibi	ted			
UT40					R	sid	ent	ial									Mi	xed	-Use	di						Em	ploy			S	pec	ial			
rction ction ction on, and Warehousing v. and Warehousing	Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8		MF14	MF21															I	IC		MA							ecific ards
C C C C C C C C C C	Indoor Manufacturing, Processing, Assembly, or Fabrication													۵				۵.	۵				۵		۵		۵	۵					U		
ction ction on, and Warehousing v A C C C C C C C C C C C C	Maintenance, Repair, or Renovation Business													۵		۵		۵	Ъ	۵			Ь				۵	۵							
Extraction P P P P P P P P P P P P P P P P P P	Outdoor Manufacturing, Processing, Assembly, or Fabrication																								U										
Extraction Straction Str	Printing and Publishing											Ь	Д		Д	Д			Ъ	Д			Ь				۵	Δ_							
ribution, and Warehousing and al, Sales, C C C C C C C C C C C C C C C C C C C	Resource and Extract	ion	_																																
ribution, and Warehousing and al, Sales, C C C C C C C C C C C C C C C C C C C	Asphalt or Concrete Batch Plant																								U								U		
and al, Sales,	Mining Operations																								U				U				U		
and al, Sales, C C C C C C C C C C C C C C C C C C C	Storage, Distribution	ı, ar	ν pr	Nar	ehc	isno	ing																												
0 0 0 0	Heavy Machinery and Equipment, Rental, Sales, and Service																	4	O 4	U					۵		O 4	۵						18.03.306	(b)(1)
O 4	Mini-warehouse									U	U	U	U			U		U					U		۵		۵	2 Б						18.03.306	(p)(2)
	Outdoor Storage																	4	U				U		۵		O 4	۵						18.03.306	(p)(3)

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[P/A]3 = permitted by right except which the use-specific standards require enhanced administrative review or public hearing [P/A/C/A]4 = 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. Provided the provided that is a provided that i	l or c	exce	pt w ition	ally	on the use-spe by permitted of the second of	nitte	d on	ri Ti	geo	grap	hica		5		y lis	ted v	ted within th	in th	e us	e-spe	ecific	star	ndar		Fmplox	2			Special	<u></u>		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES		IC	ME	MA	PGOS	UT5 PF	UT10	UT40	Use-Specific Standards
Railroad Yard or Shop																	U							۵			۵		۵			
Salvage or Reclamation of Products, Indoors																								Д	۵	U	۵					
Septic Tank Services																						1		U							U	
Tow Yard																								۵	۵	O 4	۵					18.03.306(b)(4)
Transfer Station																								U								18.03.306(b)(5)
Truck Terminal																								U	U	U	U					
Warehouse or Distribution Center													۵ -				U	٦ -						Ь	۵	۵ -	۵		U			
Wholesale																	۵	۵	۵					۵	۵	۵	۵.					18.03.306(b)(6)
Wrecking Yard, Salvage Yard, or Junk Yard																								U			U					
ACCESSORY USES																																
Automated Teller Machine, Freestanding									<	⋖	⋖	<	⋖	4	<	<	⋖	<	⋖	⋖	⋖	<	<	<	⋖	4	∢	4	A			
Ball Court	۵	۷	۵	٥	۵	٥	۵	٥	٥	۵	٥	<	4	<	٥	٥	<	<	<	<	<	<	<	<	<	<				•	•	

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[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review [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. Residential Mixed-Use	ight e	ondi	tion	Re	ly permitte Residenti	nitte ent i	<u>ia</u>									Mix	ed-	Mixed-Use			Jec I		al ICo		Emp	Employ.			S	Special	<u>a</u>		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES	1	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Caretaker Quarters								∢	∢	A	٧	⋖	٧	⋖	⋖	⋖	∢	⋖	⋖	∢	∢	∢	٧	⋖	∢	∢			∢				18.03.405(b)
Childcare, In-Home (1-6 Children	⋖	K	⋖	⋖	⋖	A	⋖	∢	<	A	⋖	⋖	4	<	4	⋖	⋖	⋖	⋖	⋖	⋖	<	A			<			< -	⋖	⋖	⋖	18.03.405(c)
Childcare, In-Home (7-12 Children)	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ			Σ			Σ	⋖	⋖	⋖	18.03.405(d)
Community Center, Private						A	<	<	⋖	A	⋖	⋖	A	<	⋖	⋖	⋖	⋖															18.03.405(e)
Drive-Through Facility (Food Service)													O 4		O 4		O 4	Σ	⋖					∢	∢ -	⋖	∢ -						18.03.405(f)
Drive-Through Facility (Non-Food Service)													Σ	Σ	Σ		Σ	Σ	∢		Σ			⋖	⋖	⋖	∢						18.03.405(g)
Gaming Operation, Restricted											⋖		A	⋖	A		⋖	⋖	A	4	⋖	⋖		⋖	⋖	⋖	⋖		4				18.03.405(h)
Guest Quarters	⋖	A	⋖	⋖	⋖	⋖	⋖	⋖									⋖	⋖								⋖							18.03.405(i)
Helipad											Σ	٧	Σ	٧	Σ		Σ	Σ	Σ					Σ	Σ	Σ	⋖		Α			Σ	18.03.405(j)
Home Occupation	⋖	٧	⋖	⋖	⋖	⋖	⋖	⋖	⋖	Α	٧	⋖	٧	⋖	⋖	⋖	⋖	⋖	∢	⋖	⋖	⋖	Α					⋖	⋖	⋖	⋖	⋖	18.03.405(k)
Outdoor Storage											⋖	⋖	V		⋖		< -	∢ -	< -	⋖		< -		⋖	<	<	∢						18.03.405(I)
Retail Sales Associated											⋖	⋖	⋖	⋖	⋖	<	⋖	⋖	⋖	⋖	⋖	⋖	A	⋖	⋖	⋖							18 03 405(m)

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18.03.503(g)

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Real Estate Sales Office

Parking Lot, Open

18.03.503(f)

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Garage Sale

18.03.503(e)

Use-Specific Standards 18.03.405(n) 18.03.405(q) 18.03.503(c) 18.03.405(o) 18.03.405(p) 18.03.503(a) 18.03.503(b) 18.03.503(d) **UT40** ⋖ ⋖ ⋖ U ۵ UT10 ⋖ ⋖ \cup ⋖ Д P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited Special ⋖ ⋖ ⋖ U UT5 ۵ PF ⋖ ⋖ \cup ۵ Д Δ **PGOS** ⋖ Ø \cup Д ⋖ MA ⋖ ⋖ \cup ⋖ Д Д **Employ** ME ⋖ ⋖ ⋖ \cup Д Д Д IC ⋖ ⋖ ⋖ \cup Δ Д [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. ⋖ ⋖ ⋖ \cup Ь Д ⋖ ⋖ \cup **MU-RES** Δ. Д Д MU-MC ⋖ ⋖ ⋖ Д ⋖ ⋖ ⋖ U PO Д \cup NC ⋖ ⋖ ⋖ ۵ ۵ GC ⋖ ⋖ ⋖ U Д Ь Д Mixed-Use ⋖ MS ⋖ ⋖ \cup ۵ Д MU ⋖ ⋖ ⋖ U Д Δ Д ⋖ ⋖ MD-PD ⋖ \cup Д Д Д MD-NW ⋖ ⋖ ⋖ U Д Д Д ⋖ MD-RD ⋖ ⋖ \cup Д Д Д MD-ID ⋖ ⋖ ⋖ \cup Д ۵ Δ MD-UD ⋖ ⋖ ⋖ \cup Д Ь Д ⋖ Ø MD-ED ⋖ \cup Д Д Д ⋖ U **MF30** ⋖ ⋖ Д ⋖ U **MF21** ⋖ ⋖ Д ⋖ ⋖ \cup **MF14** ۵ **SF11** ⋖ ⋖ \cup Д Residential SF8 ⋖ ⋖ \cup Д SF5 ⋖ ⋖ U Д **Fable 3-1 Table of Allowed Uses** SF3 ⋖ ⋖ ⋖ \cup Д ⋖ LLR.5 ⋖ ⋖ Д LLR1 ⋖ ⋖ ⋖ \cup Д U **LLR2.5** ⋖ ⋖ ⋖ Д Construction Field Office Christmas Tree Sales Lot **TEMPORARY USES** Entertainment Event, Asphalt or Concrete Utilities, Alternative Amusement Ride and Similar Uses Zone Districts Carnival, Circus, Stable, Private Sidewalk Café Satellite Dish Batch Plant Systems

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Chapter 18.03 Use Regulations Article 2 Table of Allowed Uses 18.03.206 Table of Allowed Uses

Table 3-1 Table of Allowed Uses	Mo	ved	Us	es																											
 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]1 = permitted by right except when the use-specific standards require enhanced administrative review [P/A]2 = permitted by right except when the use-specific standards require public hearing 	= mind ght ex ght ex	or cor cept cept	nditic whe	onal u n the n the	use p use use	-spe	it C cific cific	= co stan stan	nditi dard: dard:	onal s req	use uire uire	pern enha pub i	nit re ance ic he	quir dadr aring	ed / minis g	A = a strati	ccess ve re	sory	use p	erm	ittec	lby r	ight	Bla	ᆂ		proh	ibite	ъ		
[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.	ght ex or col	cept	whe	n the y per	e use	-spe	cific n <mark>l</mark> y ii	stan n ged	dard: ograp	s req	uire areas	enha s exp	ance licit	d adr y list	minis ed w	strati vithin	ve re	view use-s	or p	ub l ic ific st	c hea	aring ards.									
				Residentia	den	tial								<	Aixe	Mixed-Use	Se						Emp	Employ.			Sp	Special		Н	
Zone Districts	LLR.5 LLR1 LLR2.5	LLR1	SF3	SF5	SF8	SF11	MF14	MF21		MD-ED MF30	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	NC GC	PO	MU-MC	MU-RES	1	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Stockpiling	Ъ	а а а	۵	۵	۵	۵	۵	۵	Ь	Ъ	۵	۵	۵	۵	۵.	۵	٩	<u>а</u>	۵	۵	۵	۵	۵	۵	Д	۵	۵	۵	۵	P 18	P 18.03.503(h)
Urban Farm	۵	Ь	<u>م</u>	Д .	۵	۵	۵	۵	Ь	Ъ	Ь	۵	Ь	۵	۵		4	Ь	۵	۵	۵	Ь	۵	۵	Ь	Ъ	۵	۵	Ь	P 18	18.03.503(i)
Vegetation Management	РР	- d	Д	۵	۵	۵	۵	۵	Ь	۵	Ь	۵	Ь	۵	۵	4	Ь	Ь	۵	۵	۵	۵	۵	۵	۵	Ъ	۵	Ь	Ъ	P 18	P 18.03.503(j)

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11/2/22, 9:15 AM

Exhibit C - Public Meeting

Grace Mackedon <mackedong@reno.gov>

RENO

Hoge Road Neighborhood Meeting

Eric Hasty <ehasty@woodrodgers.com>
To: Grace Mackedon <mackedong@reno.gov>
Co: Grace Whited <whitedg@reno.gov>

Wed, Nov 2, 2022 at 8:49 AM

Mrs. Mackedon,

Yesterday Wood Rodgers hosted a virtual neighborhood meeting for 1045 Hoge Road (ANX23-00001 & LDC23-00002). The meeting started at 5:30 and ended at 6:15pm. All three requests; annexation, master plan amendment, and zone change were discussed. There were four attendees including the applicant. Questions and comments were not directed to the three current requests but were focused on future development including future offsite improvements including extending Hoge Road and utilities. The neighbors were generally in support of the request as long as the future development was appropriate for the surrounding development and appropriate for the area.

I encouraged all comments and concerns be passed on to you for recording purposes and gave the tentative date and times for the upcoming PC and City Council meetings.

Attached is a document that has a screen shot of the attendees and the comments provided in the chat. A recording of the meeting was taken and can be provided.

Please let me know if you need anything else.

Thanks.

Eric Hasty, AICP | Planner

Wood Rodgers, Inc. | www.woodrodgers.com | 775.823.9770 Direct ehasty@WoodRodgers.com

| Celebrating 25 Years |

From: Grace Mackedon <mackedong@reno.gov>
Sent: Tuesday, November 1, 2022 2:57 PM
To: Eric Hasty <ehasty@WoodRodgers.com>
Cc: Grace Whited <whitedg@reno.gov>
Subject: Re: Hoge Road Neighborhood Meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senderstrachment: Exhibit C - Public Meeting

Ö B ŏ X 20 2004 26 76 0 Amber Harmon (Host, me) Participants (6) Eric Hasty (Co-host) Cynthia's iPad Jared Souther Jason Chen sarah H Sr Ū

We can't even get emergency services up here during a storm.

17:51:33 From sarah To Everyone:

Meeting Chat

Eric, Thanks for the great presentation.

17:58:00 From Jared Souther To Everyone: