

LDC23-00036

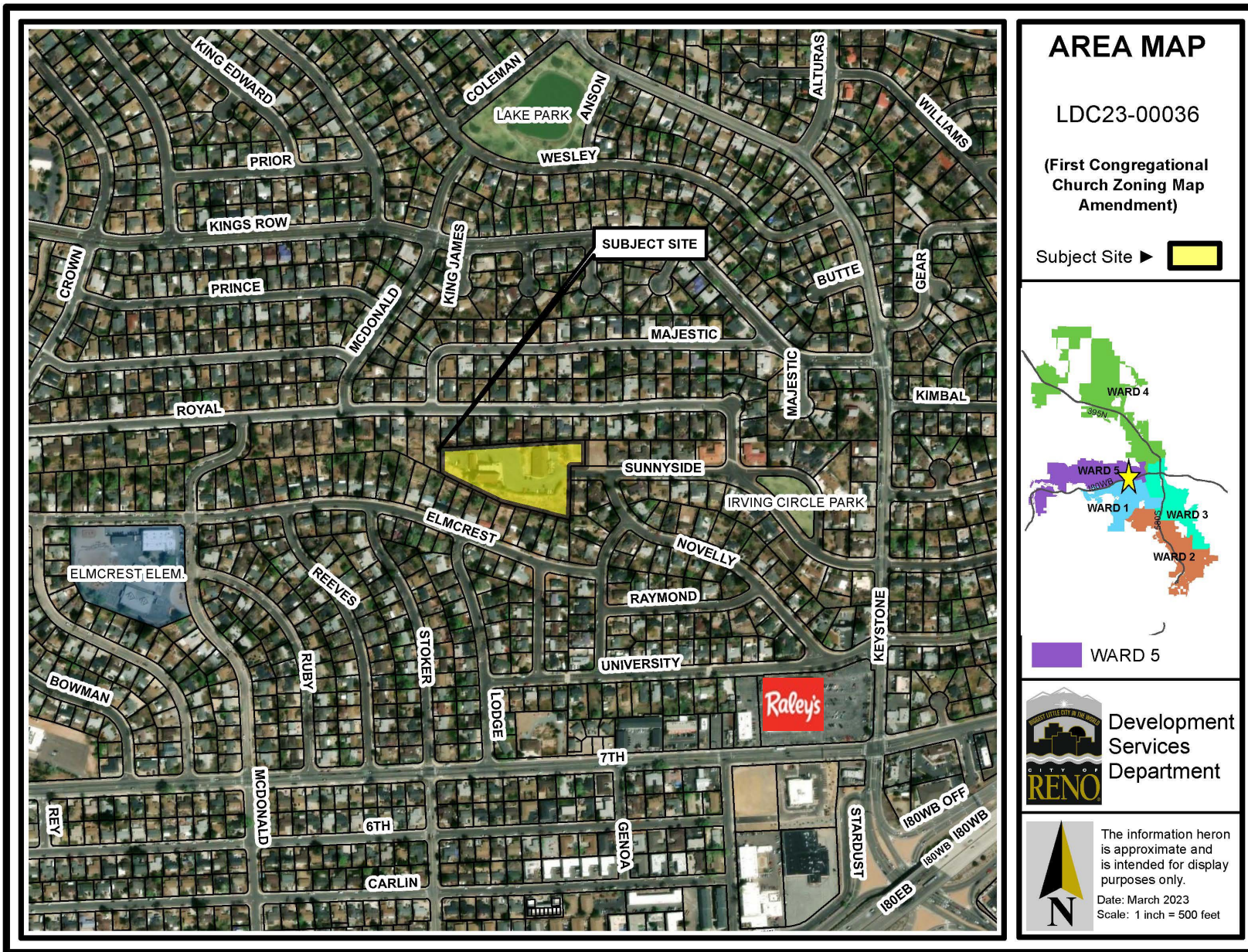
(First Congregational Church Zoning Map Amendment)

Reno City Council

March 22, 2023



C I T Y O F
RENO



Site:

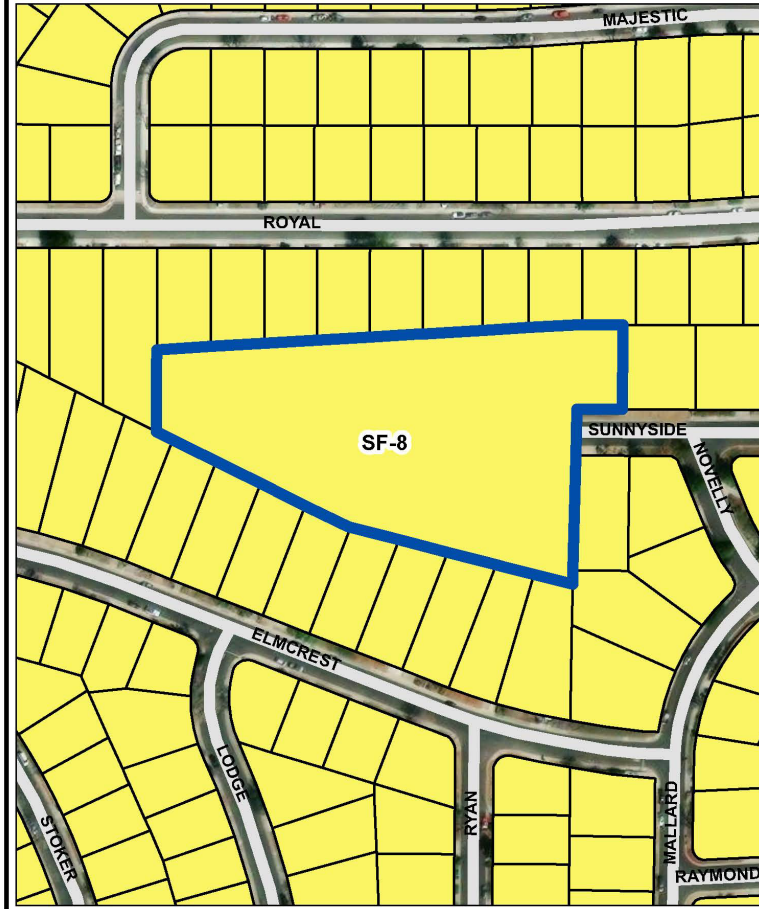
- ±3.404 acre site

ZONING MAP

LDC23-00036 (First Congregational Church Zoning Map Amendment)

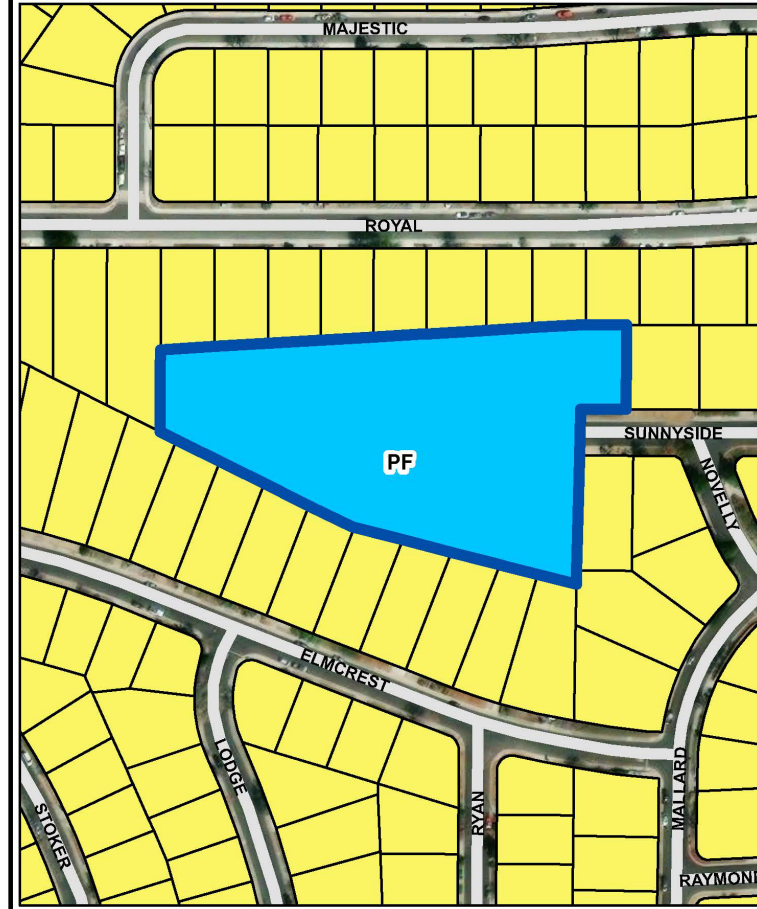
Existing Zoning: SF-8

Subject Site ► 



Proposed Zoning: PF

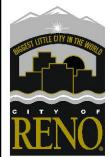
Subject Site ► 



Request:

Zoning Map Amendment

- Single-Family Residential – 8 units per acre (SF-8) to Public Facilities (PF)



Zoning Designations

 PF

 SF-8



Date: March 2023 Scale: 1 inch = 200 feet

The information hereon is approximate and is intended for display purposes only.



Key Issues:

- Compatibility of the proposed zoning with surrounding zoning districts
- Conformance with the current zoning code

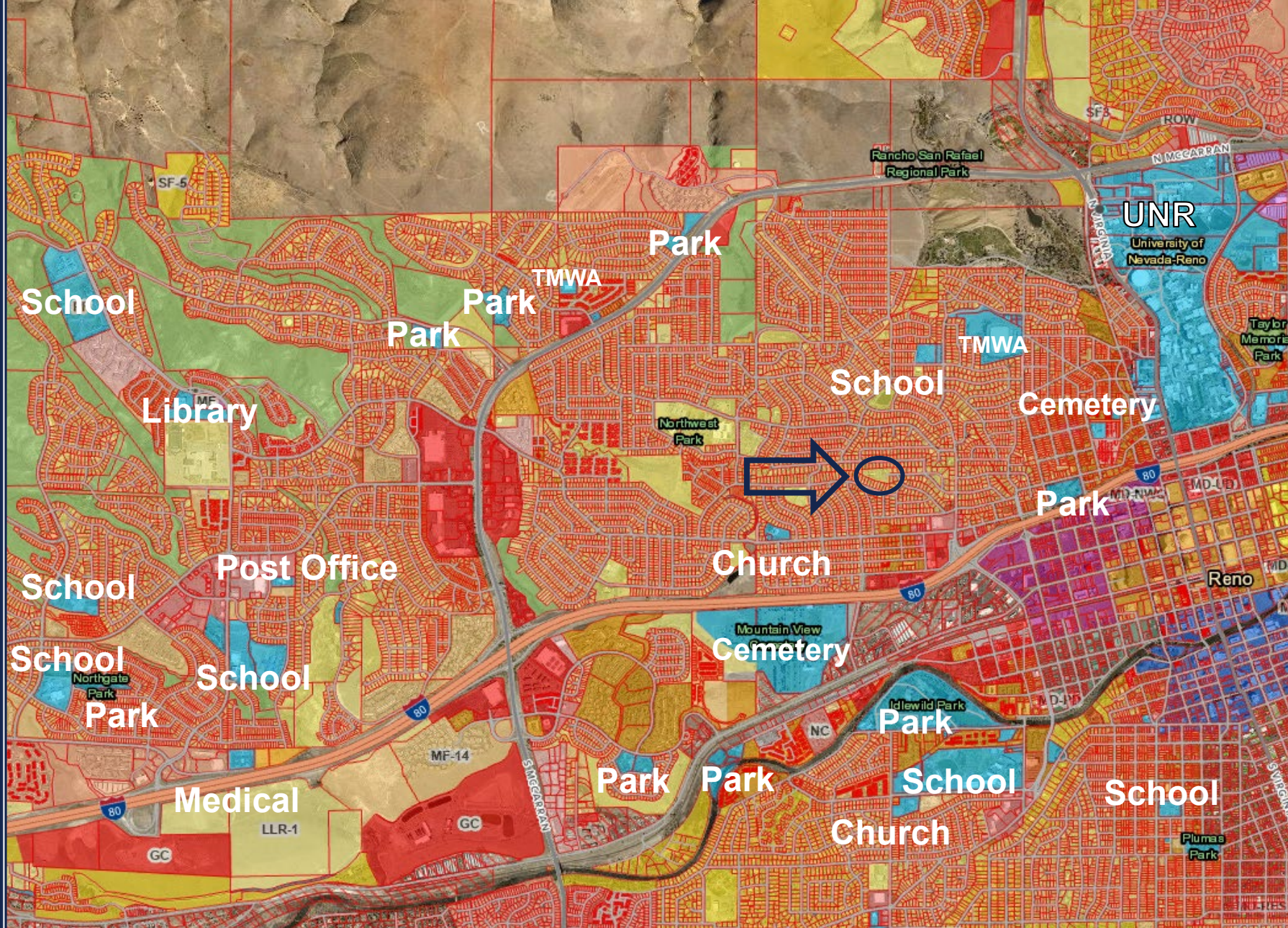


Background:

- 1959 – Site developed with a religious assembly
- 1996 – Board of Adjustment expansion (approved)
- 2022 – Conditional Use Permit for school (approved)

Use Comparison

Uses	SF-8	PF
Residential, Single-family	Allowed	Allowed
Residential, Multi-family	Allowed	Not Allowed
Schools, Primary & Secondary	Allowed	Allowed
Religious Assembly	Allowed	Allowed
Utilities, Minor & Major	Allowed	Allowed
Office & Professional Services	Not Allowed	Allowed
Daycare Center	Not Allowed	Allowed
Hospital, Acute, Overnight Care	Not Allowed	Allowed



Existing PF Zoning

- Schools
- Religious Assemblies
- University
- Minor Utilities
- Parks
- Cemeteries
- Medical

Zoning Map Amendment Recommended Findings

ZMA Findings	Analysis	Staff Review
Conforms with state law NRS Section 278.250(2)	Conforms to all requirements listed in NRS and current RMC zoning regulations	✓ Yes
Conforms with Master Plan	PF is in conformance with the Single-Family Neighborhood (SF) Land Use Designation and the following Guiding Principles: <ul style="list-style-type: none">- 2.2B: Underutilized Properties- 4.2E: Neighborhood Connections- 4.2F: Neighborhood Gathering Places	✓ Yes

Recommended Motion

I move to uphold the recommendation of the Planning Commission and refer Bill No. _____ for a second reading and adoption.

Development Standards

PROPOSED ZONING

Zoning District	SF-8	PF
Setbacks – Front/Side/Rear	10’/5’/20’ or 5’	10’/5’/10’
Height	35’	45’*
Stories	2.5	3
Building Area, Maximum	40%	N/A
Lot Width, Minimum	70’	50’
*Additional height possible through site plan review, additional stepback from residentially zoned property for height above 35 ft., and finding of compatibility.		

Allowed Uses in Public Facilities

Residential	Civic, Institutional, Public	Commercial	Industrial
Duplex, Triplex, Fourplex SFR, Attached & Detached Group Homes Private Dorm Transitional Living Facility	Library, Art Gallery, or Museum Minor Government Facility Public Park or Recreation Area Religious Assembly Schools, Colleges, Educational Facilities Daycare Centers Medical Facility	Laboratory Office, General Recording Studio Personal Services Amusement or Recreation, Inside Bus/Transportation Terminal	Railroad Yard/Shop Warehouse or
Convent or Monastery (CUP) Single-room Occupancy 4 – 49 units (MCUP) 50+ units (CUP)	Hospital, Acute and Overnight Care (CUP) Prison or Custodial Institution (CUP) Cemetery or Mausoleum (CUP)	Daytime Entertainment Venue (CUP) Sports Arena, Stadium, or Track (CUP) Gun Range, Indoor (CUP)	Distribution Center (CUP)