Exhibit A – Planning Commission Staff Report

PLANNING COMMISSION STAFF REPORT

Date: July 20, 2023

To: Reno City Planning Commission

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

No. LDC23-00061 (550 Orrcrest) – A request has been made for a zoning map amendment from Large-Lot Residential - 1 acre (LLR-1) to Mixed Employment (ME). The ± 1 acre site is located on the south side of Orrcrest Drive ± 440 feet east of its intersection with Carson Lane. The site has a Master

Plan land use designation of Mixed-Employment (ME).

From: Jeff Foster, Associate Planner

Ward #: 4

Case No.: LDC23-00061 (550 Orrcrest)

Applicant: Paul Hofmann (Hofmann Family Trust)

APN: 003-084-22

Request: Zoning Map Amendment: From Large-Lot Residential - 1 acre (LLR-

1) to Mixed Employment (ME)

Location: See Case Maps (Exhibit A)

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

recommend that City Council approve the zoning map amendment by

ordinance.

Summary: The current Large-Lot Residential - 1 acre (LLR-1) zoning district for the vacant ± 1 acre site does not conform to the Mixed-Employment (ME) Master Plan land use designation. The proposed change to Mixed Employment (ME) zoning will bring the parcel into conformance with the Master Plan land use designation. No uses or buildings are proposed at this time. Due to residential adjacency, a site plan review would be required for any nonresidential development on the site. The key issue related to this request is compatibility of the proposed zoning with surrounding zoning districts. Staff can make all of the findings and recommends approval of the zoning map amendment.

Background: The applicant is proposing the zone change to generally conform to the surrounding parcel zoning and uses in the Parr industrial area and to bring it into conformance with the Master Plan land use designation, which supports light industrial development. The proposed ME zone would facilitate future maximization of the property's usefulness. While many of the surrounding parcels are zoned Industrial (I) as shown in **Exhibit A**, the I zoning designation is nonconforming under the ME Master Plan land use designation.

Discussion: The ME zoning district is intended to provide a mix of employment focused uses such as light manufacturing, processing, wholesaling, flex space, research and development, and offices. In contrast, the LLR-1 zoning district is intended to accommodate rural single-family residential uses and agricultural uses. A comparison of uses allowed within the existing LLR-1 zoning district and the proposed ME zoning district is provided as **Exhibit B**. To compare and contrast the allowed uses for the existing surrounding zoning, this exhibit also highlights the I zoning district.

Analysis:

Compatibility with Surrounding Development: Land uses surrounding the site consist of a mobile home to the north across Orrcrest Drive, a vacant single-family home to the west, RV storage to the south, and an outdoor storage yard to the east. The general development pattern south of the site is industrial in nature. The Master Plan supports light industrial development and ME zoning for parcels east of Carson Lane. Code contains numerous residential adjacency standards to mitigate for potential issues such as noise, lighting, signage, setbacks, and building orientation. Each of these standards would provide an added level of protection to maintain compatibility with existing residential zones. Additionally, a site plan review would be required, per RMC 18.08.602(b)(2)(b), for any nonresidential development adjacent to residentially zoned property. Nearby properties would be noticed and additional site specific conditions for compatibility could be applied through the site plan review. The land uses surrounding the site are summarized in the table below.

Adjacent	Properties	
	Zoning	Use
North	LLR-1	Mobile home (across Orrcrest Drive)
East	I	Outdoor storage yard
South	I	RV storage
West	LLR-1	Vacant single-family residence

Development Standards: The lot and building standards for the existing LLR-1 zoning district and proposed ME zoning district are listed in the table below.

Zoning District	LLR-1	ME
Setbacks – Front/Side/Rear	30'/12'/30'	10'/0' or 10'/0' or 10'
Height	45'	55'*
Stories	3	4
Building Coverage, Maximum	35%	N/A
Lot Width, Minimum	120'	N/A

^{*} One foot of additional step back is required adjacent to streets and residentially zoned property for each one foot above the height of 35 feet.

Traffic, Access and Circulation: No uses are contemplated or proposed at this time. As this application only addresses the zoning map amendment, a site plan review would be required for any nonresidential use due to residential adjacency. Vehicular and pedestrian access and circulation would be reviewed at that time and a traffic impact analysis may be required to assess the need for potential onsite and offsite improvements.

Master Plan Conformance: The subject site has a Master Plan land use designation of Mixed-Employment (ME) and is located within an Industrial/Logistics Employment Area per the Structure Plan Framework of the Reno Master Plan. The zoning map change to ME is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

• GP 1.2D: Employment Centers

• GP 2.2B: Underutilized Properties

• EA-ILA.1: Overall Mix

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies and no comments were received. The application was reviewed at the Ward 4 Neighborhood Advisory Board (NAB) meeting on June 15, 2023 and no follow-up comments were received. A courtesy notice was sent out to surrounding property owners and one neutral comment was received at the time of writing this staff report (**Exhibit C**). Any future comments will be forwarded to the Planning Commission as they are received.

Findings:

General Review Criteria and Considerations: 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.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approval 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 278.250(2) (outlined below):

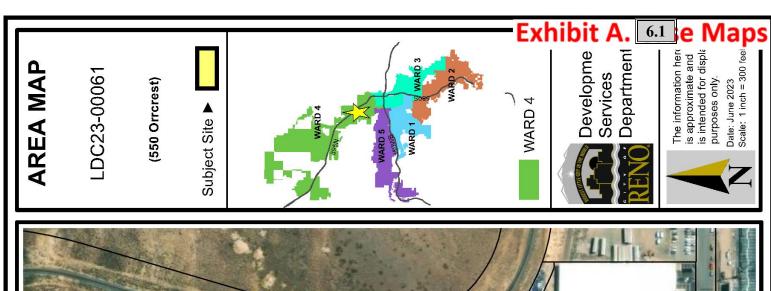
The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- 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 with the Master Plan.

Attachments:

Exhibit A. Case Maps
Exhibit B. Comparison of Allowed Uses
Exhibit C. Public Comments





VICINITY MAP

LDC23-00061

(550 Orrcrest)

Subject Site ▶

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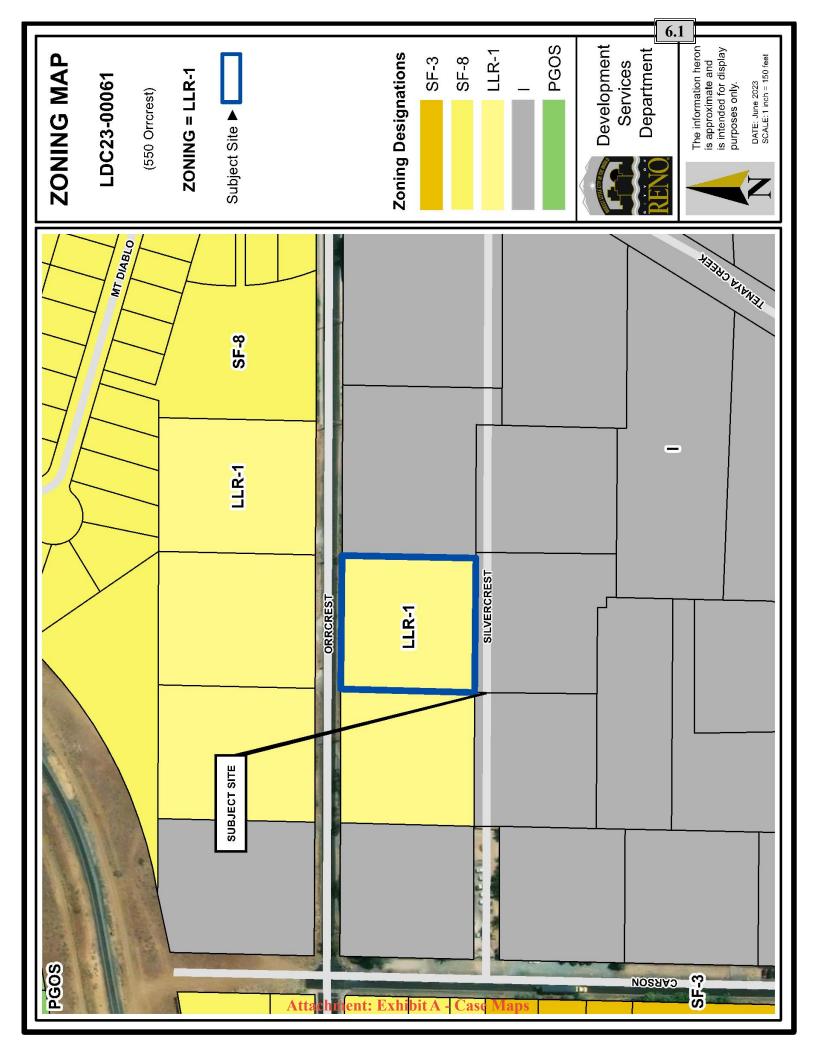
Development Services Department

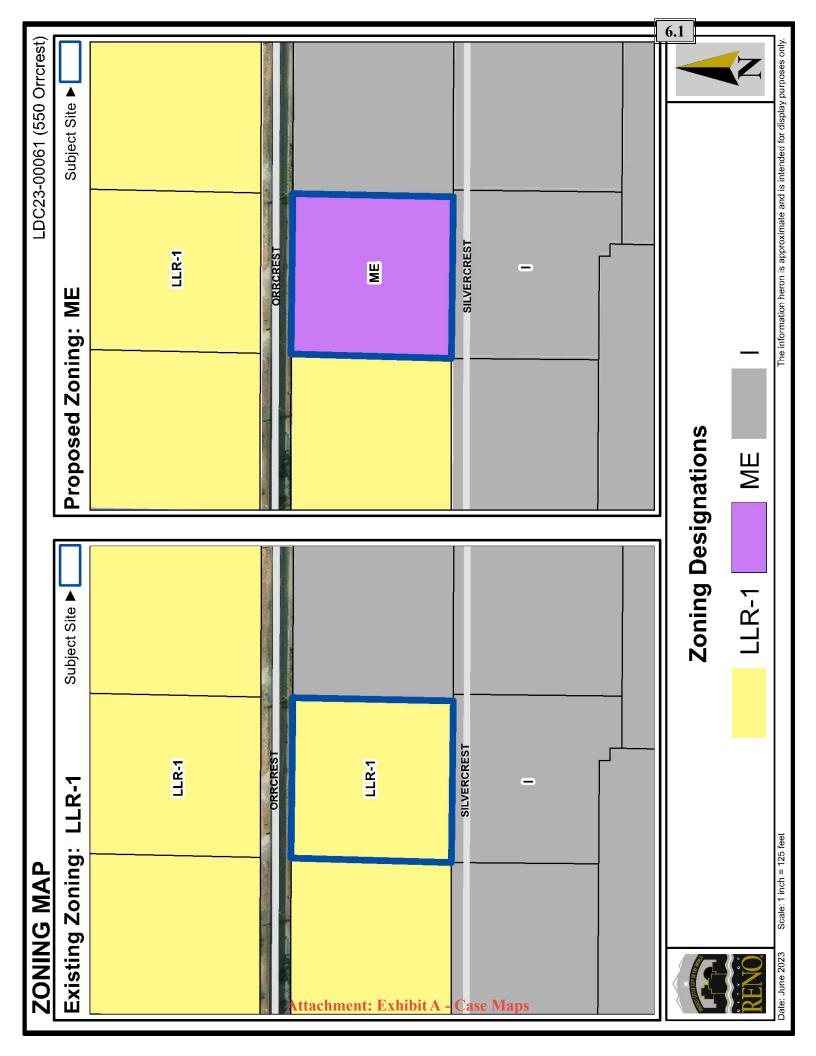


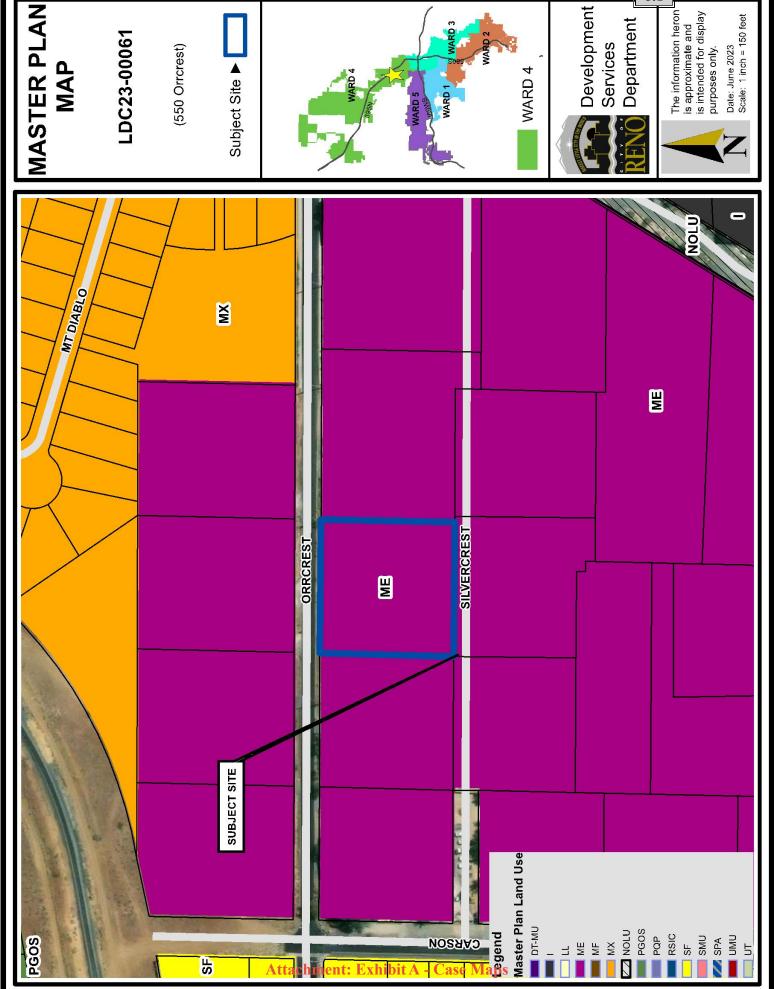
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Date: June 2023 Scale: 1 inch = 150 feet









Development Services

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Table 3-1 Table of Allowed Uses

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[P/A]3 = permitted by right except when	3
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Zone Districts	LLR2.5	<u> </u>	LLR.5	SF ₃	SF ₅	SF8	MF14 SF11	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO NC	MU-MC	MU-RES		IC		MA	PGOS	PF	UT ₅	UT40 UT10		Use-Specific Standards	
Farm																										۵		4	4	P 18	18.03.304(a)(2)	
Stable, Commercial	U	Ú														Ф		а.		Δ.					۵		_	Σ	Σ	M 18	18.03.304(a)(3)	
Urban Farm	Σ	Σ	Σ	Σ	Σ	Σ	Σ		Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	2	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	M 18	18.03.304(a)(4)	
Food and Beverage																																
Bakery, Retail								2	Σ		۵	۵	Δ.	۵	۵	۵	۵	<u> </u>	2				۵	۵	Д г							
Bar, Lounge, or Tavern										ᡅ	۵	Ф	Д	Ф	۵	ட	۵	U		<u>Ф</u>	-	Ф	Д	Ф	۵							
Commercial Kitchen										Φ	۵	Ф	Ф	Ф	۵	۵	٩	4	4	Φ.	4	Φ	Ь	۵	А		_	Σ	Σ	Σ		
Microbrewery, Distillery, or Winery										Δ.	۵	۵	۵	۵	۵	Δ.	۵		۵	Δ.	_	۵	۵	۵	۵					18	18.03.304(b)(1)	
Restaurant					<u> </u>			Σ	Σ		۵	۵	۵	۵	۵	۵	۵	<u> </u>	2	Σ		۵	۵	۵	۵							
Restaurant with Alcohol Service								U		۵	۵	۵	Δ.	۵	۵	۵	۵.		Σ	₽.		۵	۵	۵	۵					18	18.03.304(b)(2)	
Lodging																8					9											
Bed and Breakfast Inn	Σ	Σ	Σ	Σ	Σ	Σ	Σ					۵	Δ	_	۵	Д.	۵		Σ	<u>⊼</u>											18.03.304(c)(1)	

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[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review P/Al2 = permitted by right except when the use-specific standards require public hearing

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Zone Districts	LLR2.5	LLR.5	SF ₃	SF ₅	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MS MU	GC	NC	PO	MU-MC	MU-RES		IC	ļ.	MA	PGOS	UT40 UT10 UT5 PF		Use-Specific Standards
Hotel-Condominium										۵	۵	۵	4	Ь	4	Д.				Δ.		Δ.	Ь		О 4			18.03	18.03.304(c)(2)
Hotel										Δ.	Δ.	₽	۵.		<u>Ф</u>	<u></u>		-		₾					□ 4			18.03	18.03.304(c)(3)
Hotel with Nonrestricted Gaming										U				U	J	U									O 4			18.03	18.03.304(c)(4)
Motel															щ	а.	<u>М</u>	•							Ф 4			18.03	18.03.304(c)(5)
Motel with Nonrestricted Gaming																U												18.03	18.03.304(c)(6)
Office and Professional S <mark>erv</mark> ices	al Ser	vice	S																										
Call Center										Δ.	۵	۵			σ.	<u></u>	_	-		₾		Д.	Δ.	Δ	Δ.				
Financial Institution									۵	۵	۵	<u>а</u>	Δ.	Δ.	Ф	Ф	₽	Ф.	Σ	_			Δ.	Δ	۵		Σ	18.03	18.03.304(d)(1)
Laboratory											Д	۵	Д.	_	а.	а.	₽	-	₾	₾		Δ.	Δ.	۵	Δ.		Ь	18.03	18.03.304(d)(2)
Office, General								۵	۵	۵	۵	۵	۵.	<u> </u>	4	<u>а</u>	۵	۵.	<u> </u>	Δ.	Δ.	Δ.	Δ.	Δ	Δ.		а.	18.03	18.03.304(d)(3)
Recording Studio										۵	۵	<u></u>	_	<u> </u>	<u>а</u>	<u>a</u>	Δ.	Δ.	<u> </u>	Δ.	Δ.	Δ.	<u>a</u>	Δ.	Δ.		<u>a</u>		

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[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing $extstyle{ iny NA}$ 1 $extstyle{ iny 1}$ = 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/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.	n con	ditio	nally	perr	nitte	uo p	ıly in	geog	raph	ic are	eas e	×plic	itly	isted	with	in th	e USE	-spe	cific	stano	dards										
				Resi	Residential	tial								2	1ixe	Mixed-Use	e e					Ш	Employ.	oy.			Special	cial			
Zone Districts	LLR2.5	LLIN.5	LLR.5	SF ₅ SF ₃	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MS MU	GC	NC	PO	MU-MC	MU-RES		IC		MA	PGOS	UT ₅ PF	UT10	UT40	Use-Specific Standards	ecific ards
Personal Services																															
Cleaners, Commercial										Δ	Δ.	Δ	Δ	Δ.	₽	<u>_</u>	Δ.	at-	Α).	△		۵	۵	۵				<u> </u>		18.04.107	2
Personal Service, General									۵	۵	۵	۵	۵	۵	4	<u>م</u>	۵	Δ.	۵	۵	۵	۵	۵	Δ.	۵		۵			18.03.304(e)(1)	(e)(1)
Tattoo Parlor, Body Painting, and Similar Uses															-	<u>م</u>	Δ.			۵		۵	۵	۵	۵						
Wedding Chapel										Д	Δ	۵	Δ	Δ.	4	<u>م</u>	Δ.			Δ	Д				Δ.						
Recreation and Entertainment	ainn	nen	ىد								•					- 1															
Adult Business																						₽ 4	О 4	₽ 4						18.03.304(f)(1)	(f)(1)
Amusement or Recreation, Inside									Ь	۵	۵	Ф	۵	Д	д	д	Д	Ф		Δ.		۵	۵	۵	Д	U	Д			18.03.304(f)(2)	(f)(2)
Amusement or Recreation, Outside										Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ			Σ		Û	U	U	U	U	O	U	U	18.04.107	
Casino (see Hotel with Nonrestricted Gaming)																															
Convention Center										۵	U	Ų	U	Ų	U	U															
Country Club, Private	U	U	U	U	U	U		υ	U	۵	۵	۵	4	۵	4	<u>а</u>	,			۵				۵	4					18.03.304(f)(3)	(£)(J)

18.03.304(9)(5)

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				nd Land Development Code
General Retail, less than	10,000 Square Feet	General Retail, 10,000	Square Feet or more	Reno, Nevada – Annexation and Land Development Code Effective October 28, 2022

Table 3-1 Table of Allowed Uses P = permitted by right M = minor conditional use permit [P/A]1 = permitted by right except when the use-specific [P/A]2 = permitted by right except when the use-specific [P/A]3 = permitted by right except when the use-specific [P/A]4 = permitted or conditionally permitted only	Illow minol ght exi ght exi ght exi	ed (r cond cept v cept v cept v	Use dition when when nally	ss naluate the the the	se pe use- use- nitte	ermit speci speci speci d onf	₩	cont anda anda anda	ditior ards r ards r ards r reph	nal us requi requi requi ic are	se pe re er re pu re en	rmit nhan ublic nhan xplic	C = conditional use permit requirer ic standards require enhanced admic standards require public hearing ic standards require enhanced admin geographic areas explicitly liste	 C = conditional use permit required A = accessory use permitted by rice standards require enhanced administrative review it standards require public hearing it standards require enhanced administrative review or public hearing it standards require enhanced administrative review or public hearing in geographic areas explicitly listed within the use-specific standards. 	A = nistra nistra with	acce ative ative in th	ssor revie revie	y use ew ew or e-spe	pern publ	nitte ic he	d by Paring	ight	B	nk =	nse	 C = conditional use permit required A = accessory use permitted by right Blank = use prohibited is standards require enhanced administrative review c standards require public hearing c standards require enhanced administrative review or public hearing in geographic areas explicitly listed within the use-specific standards. 	oited			
				Resi	Residential	tial								Σ	Mixed-Use	g-Ps	e e					Ш	Employ.	o.	-		Special	a		
Zone Districts	LLR2.5	LLK.5	SF ₃ LLR. ₅	SF ₅	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-PU	MD-PD	MS MU	GC	NC	PO	MU-MC	MU-RES		IC		MA	PF PGOS	UT ₅	UT10	ت ن UT40	Use-Specii Standard
Escort Service/Outcall										۵																		1		
Event Center/Banquet Hall									U	۵	۵	Δ.	Δ.	4	4	<u> </u>		_	U	_		۵	<u> </u>	۵	<u>a</u>	U				
Gun Range, Indoor																	U	U				V			U	U				
Recreational Vehicle Park														Ų)		O O												18.0	18.03.304(f)(
Sports Arena, Stadium, or Track										U	U	Ų	U	0	O O	C	0 1			C		U		U	U	CC			18.0	18.04.107
Retail	0																													
Building, Lumber, and Landscape Material Sales														Δ.	1 7	Д 4 П	Δ.			۵		۵	<u>a</u>	۵					18.0	18.03.304(g)(
Cannabis Dispensary, Medical										۵ 4		₽ 4	₽ 4	P 4	P 4	P 4	•			₾ 4				△ →					18.0	18.03.304(g)(
Cannabis Dispensary, Adult-use															1	P 4	С 4			₽ 4				₾ 4					18.0	18.03.304(g)(
Convenience Store										<u></u>	۵	۵	Δ.	<u> </u>	₽	<u>م</u>	<u>~</u>	U		₾		Δ.	Σ	۵	Δ.					
General Retail, less than 10,000 Square Feet									۵	<u>a</u>	۵	Δ.	4	4	4	4	<u>с</u>	Δ.		۵	۵	۵	۵	Δ.	<u>a</u>				18.0	18.03.304(g)(

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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 $[P/A]_1 = \text{permitted by right except when the use-specific standards require enhanced administrative review}$

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	Use-Specific Standards	18.03.304(g)(6)	18.03.304(g)(7)			18.04.107	18.03.304(h)(1) 18.04.107	18.03.304(h)(2)	18.03.304(h)(3)		18.03.304(h)(4) 18.04.107	18.03.304(h)(5)	
_	UT40 UT10	Dest.	87-97			78.7	787 787	70-0	(East)			****	
Special	UT ₅ PF								۵			۵	۵
	PGOS												Ф
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	MU-RES			Δ_								۵	<u></u>
	MU-MC	U	O 4	Δ								۵	₾
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	GC	U	U 4	۵			۵	U	U	۵	Δ.	۵	₽
Mixed-Use	MS	U	O 4	Δ.			<u>а</u>	U	Ü	Σ	Σ	۵	₽
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	MD-UD			<u> </u>					Ú			۵	۵
	MD-ED	-		Δ.					Ų			۵	ட
	MF30	5						, ,					۵
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ia	SF11												Ф
Residential	SF8				ent								۵
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	LLR2.5				cles								₾
	Zone Districts	General Retail, Package Alcohol Sales	Pawn Shop	Plant Nursery or Garden Supply	Transportation, Vehicles <mark>, an</mark> d Equipment	Airport Operations and Facilities	Auto Service and Repair	Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental	Bus or Other Transportation Terminal	Car Wash	Gas Station	Parking Lot, Open	Public Transit or School Bus Shelter

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[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing [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

				Re	Residential	enti	a la								2	Mixed-Use	n-p	se						Em	Employ.			S	Special	lal		
Zone Districts	LLR2.5		LLR.5	SF ₃	SF ₅	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		IC		MA	PGOS	PF	UT ₅	UT10	UT40	Use-Specific Standards
Truck Stop/Travel Plaza																	<i>(</i>	U					U	U		U						18.03.304(h)(6) 18.04.107
PUBLIC AND QUASI-PUBLI <mark>C U</mark> TILITIES AND SERVICES USES	UBLI	כח	TIL.	TIES	SAN	Z O S	SER	VICE	U SE	SES	1.6																					
Communications and Broadcasting	Bro	ade	ast	ing																												
Communication Facility, Equipment Only	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ		Δ.	Δ.	<u>а</u>		۵		4	<u>-</u>	۷					<u>Ф</u>	<u></u>		Σ				18.03.305(a)(1)
TV Broadcasting and Other Communication											۵	Δ.	а.	Δ.	а.	۵		4	Ф.	Ч	Δ.		Ф	Δ.	Ф.	Ф		₽				18.03.305(a)(2)
Utilities																																
Utilities, Major	U	U	Û	Ú	U	U	U	Ú	Ú	U	Ų	U	Ų	U	Ų	U	U	Ú	U	Ü	U	U	U	U	Ų	U	U	Ú	Û	Ú	Ų	18.03.305(b)(1)
Utilities, Minor	Ф	Ф	Ф	۵	Δ	Д	۵	Д	۵	۵	۵	۵	۵	۵	Δ.	۵		4		Р	Δ.	۵.	Δ.	Δ_	Δ	Ф	Δ.	Д	V	U	U	18.03.305(b)(2)
INDUSTRIAL USES																																18.04.107
Manufacturing and Processing	roce	Ssil	<u>D</u> L																													
Animal and Animal Byproduct Processing																							U						U	U	U	18.03.306(a)(1)
Cannabis Cultivation Facility, Adult-use													₽ 4			57 - 15 12	С 4	Д 4					Д 4	Д 4	₽ 4	Д 4						18.03.306(a)(2)

Table 3-1 Table of Allowed Uses

 $extstyle{ iny NA}$ 1 $extstyle{ iny 1}$ = permitted by right except when the use-specific standards require enhanced administrative review

P/Al2 = permitted by right except when the use-specific standards require public hearing

	Use-Specific Standards	18.03.306(a)(3)	18.03.306(a)(4)	18.03.306(a)(5)	18.03.306(a)(6)	18.03.306(a)(7)			18.03.306(a)(8)			18.03.306(a)(9)
	UT40									Ç		
ial	UT10							U		U		
Special	UT ₅ PF							Ų		Ų		
	PGOS											
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	MU-RES									4		U
	MU-MC		₽ 4	С 4					Ú	_	_	U
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d)	GC		Ф 4	О 4		Д 4		U	Ú	<u>a</u>	₽.	
-Use	MS	□ 4	G 4	Q 4	О 4	О 4			U	Δ.	Δ.	U
Mixed-Use	MU	□ 4	□ 4	□ 4	□ 4	□ 4			U	₽.	₽.	U
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	MD-NW								Ų	₽.	Δ.	Ų
	MD-RD		₫ 4	О 4						4	4	U
	MD-ID	□ 4	₽ 4	₽ 4	□ 4	Ο 4			Ų	₽.	□	Ų
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	MD-ED									<u>Ф</u>		Ų
	MF30											
	MF21											
	MF14											
tial	SF11											
den	SF8											
Residential	SF ₅ SF ₃											
	LLR.5											
П	LLK.5	0										
L	LLR2.5											
	Zone Districts	Cannabis Cultivation Facility, Medical	Cannabis Independent Testing Laboratory, Adult-use	Cannabis Independent Testing Laboratory, Medical	Cannabis Production Facility, Adult-use	Cannabis Production Facility, Medical	Chemical Processing and/or Manufacture	Collection Station	Crematorium	Custom and Craft Manufacturing	Food Processing or Wholesale Bakery	Hazardous Waste Facility

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		P/A13 = 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.
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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	perm	1= 7[
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Zone Districts	LLR2.5	LLR.5	SF ₃	SF ₅	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU		NC GC	PO	MU-MC	MU-RES		. IC		MA	PF PGOS	UT40 UT10 UT5		Use-Specific Standards
Indoor Manufacturing, Processing, Assembly, or Fabrication												۵				۵				۵		۵	۵	۵	4			U	
Maintenance, Repair, or Renovation Business			· · · · · ·									Д		۵.		۵	۵	<u> </u>		۵	Ь	۵	۵	۵	4				
Outdoor Manufacturing, Processing, Assembly, or Fabrication																						U	U	U	U				
Printing and Publishing										۵	۵	Д	۵	Д	۵	Δ.	۵	Д.		۵	Д	Д	Δ	۵	Δ.				
Resource and Extraction	on		3	27	23	-	-	70	27	-	40					-				<u>-</u> 0					-8	es i		•	
Asphalt or Concrete Batch Plant																						Ų						U	
Mining Operations																						U				U		U	
Storage, Distribution, and Warehousing	and	Mai	reh	Sno	ing																								
Heavy Machinery and Equipment, Rental, Sales, and Service			·													4	U +					۵	4	O 4				18.03.306(b)(1)	(p)(1)
Mini-warehouse								U	U	Û	U	Ç		Ç		U	Ü	0		V		Д	۵	۵	2 2			18.03.306(b)(2)	6(b)(2)
Outdoor Storage																4	U			U		۵	۵	O 4	<u>a</u>			18.03.306(b)(3)	(E)(q)9

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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.	ht ex	cept cept cept cept ditio	whe whe whe	in the in the n the / per	e use e use e use mitt	ed o	cific cific cific	stan stan stan n ged	dard dard dard ograp	ds re ds re phic	andards require enhanced adm andards require public hearing andards require enhanced adm leographic areas explicitly liste	e enr e pub e enh s exp	nance olic h nance plicit	ed ad earir ed ac Ily lisi	dmin dmin ted v	istra istra <i>n</i> ithi	tive tive in the	revie revie e use	ew o	r pub ecific	olic h stan	earir Idard	<u>8</u>										
				Res	Residential	ntia									Σ	ixed	Mixed-Use	e)						Emi	Employ.			Sp	Special	_			
Zone Districts	LLR2.5		LLR.5	SF ₃	SF ₅	SF8	SF11	MF14	MF21	MF30	MD-UD MD-ED		MD-RD MD-ID	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES		IC		MA	PGOS	PF	UT ₅	UT10	UT40	Use-Specific Standards	.∪
Railroad Yard or Shop																U	1.0						Д			А		۵					
Salvage or Reclamation of Products, Indoors																							۵	۵	Ų	4							
Septic Tank Services																			*				U							100000	U		
Tow Yard																							۵	۵	Ú 4	۵					Н	18.03.306(b)(4)	→
Transfer Station																							U								-	18.03.306(b)(5)	
Truck Terminal																							Ų	U	Ų	Ú							
Warehouse or Distribution Center												т.	Д н			U	Д п						۵	<u>a</u>	Д н	_		U					
Wholesale																۵	۵.	۵	140				۵	۵	۵	۵					Н	18.03.306(b)(6)	<u></u>
Wrecking Yard, Salvage Yard, or Junk Yard																							U			U							
ACCESSORY USES																																	
Automated Teller Machine, Freestanding									4	4	4	∢	4	∢ /	4	4	4	∢	∢	∢	⋖	∢	∢	∢	∢	∢	∢	⋖					
Ball Court	∢	A	⋖	∢	₹	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	⋖	⋖	⋖	⋖	∢	⋖	4	⋖	⋖	∢	4 4	18.03.405(a)	

Table 3-1 Table of Allowed Uses

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

P/Al2 = permitted by right except when the use-specific standards require public hearing

		Use-Specific Standards	18.03.405(b)	18.03.405(c)	18.03.405(d)	18.03.405(e)	18.03.405(f)	18.03.405(g)	18.03.405(h)	18.03.405(i)	18.03.405(j)	18.03.405(k)	18.03.405(1)	18.03.405(m)
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	ME	D-ID	¥	Α	Σ	⋖) ₄	Σ	⋖		Σ	⋖	∀ ⊓	⋖
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		R2.5		4	Σ					< <		4		
H		112.5										2.55		
		Zone Districts	Caretaker Quarters	Childcare, In-Home (1-6 Children	Childcare, In-Home (7-12 Children)	Community Center, Private	Drive-Through Facility (Food Service)	Drive-Through Facility (Non-Food Service)	Gaming Operation, Restricted	Guest Quarters	Helipad	Home Occupation	Live Entertainment	Outdoor Storage

Table 3-1 Table of Allowed Uses

[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

	18.03.405(n)	18.03.405(0)	18.03.405(p)	18.03.405(q)	18.03.405(r)	18.03.405(s)		18.03.503(a)	18.03.503(b)	18.03.503(c)	18.03.503(d)
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MU-MC	∀ 1	⋖	4	⋖		⋖		Ų	۵	_	Δ
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LLR2.5											
Zone Districts	Package Alcohol Sales Accessory to a Primary Use	Retail Sales Associated with a Primary Use	Satellite Dish	Sidewalk Café	Stable, Private	Utilities, Alternative Systems	TEMPORARY USES	Asphalt or Concrete Batch Plant	Carnival, Circus, Entertainment Event, Amusement Ride	Christmas Tree Sales Lot and Similar Uses	Construction Field Office
	MA IC MU-RES MU-MC PO NC GC MS MU MD-PD MD-NW MD-RD MD-ID MD-UD MD-ED MF30 MF21 MF14 SF11 SF8 SF5 SF3 LLR.5	MA	MA IC MU-RES MU-MC PO NC GC MS MU MD-PD MD-NW MD-PD MD-NW MD-RD MD-ID MD-UD MD-ED MF30 MF21 MF14 SF8 SF5 SF3 LLR.5 LLR2.5 LLR2.5 LLR2.5 A	## A A A A A A A A A A A A A A A A A A	## Proposition of the Dish pro	## A SEPTION SEPTION FOR PRINCE STATISTICE S	## Principle Paper Paper	## Deventive ## Parisis, Alternative ## Parisis, Alter	## Pistricts C	C	Seles Associated A A A A A A A A A A A A A A A A A A

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

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[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

P/Al2 = permitted by right except when the use-specific standards require public hearing

	Use-Specific Standards	18.03.503(e)	18.03.503(f)	18.03.503(g)	18.03.503(h)	18.03.503(i)	18.03.503(j)
	UT40			Д	۵	Д	۵
al	UT10			Ъ	Д	Д	Ъ
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	MF14	۵.		۵	Ъ	4	Ъ
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	LLR2.5	۵		۵	۵	۵	۵
	Zone Districts	Garage Sale	Parking Lot, Open	Real Estate Sales Office	Stockpiling	Urban Farm	Vegetation Management

(Ord. No. 6614, § 1.1, 12-8-21)

Exhibit C. Public Comments

Which Category Describes You

Citizen

Case Number

LDC23-00061

Do you wish to opt-in

to receive Reno

Connect Development

Project email newsletters?

Yes

Citizen General Public Comment Form

Full Name carlos rodriguez

Contact Email leahlo59@yahoo.com

Contact Phone Number 7758460141

Position Neutral/No Position

Leave comments on

this case here.

More parking

This PDF is generated with the **Google Forms Notification** add-on.

To generate customized PDFs from Google Forms, download <u>Document Studio</u> (video demo).

These messages are not added in the premium version.

Attachment: Exhibit C - Public Comments