

## Exhibit A – Planning Commission Staff Report

### PLANNING COMMISSION STAFF REPORT

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**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

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**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.

<b>Adjacent Properties</b>		
	<b>Zoning</b>	<b>Use</b>
<b>North</b>	LLR-1	Mobile home (across Orrcrest Drive)
<b>East</b>	I	Outdoor storage yard
<b>South</b>	I	RV storage
<b>West</b>	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) Consistency with the Reno Master Plan. 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) Compliance with Title 18. 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) Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
  - 4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
  - 5) Rational Phasing Plan. 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;
- l. 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**

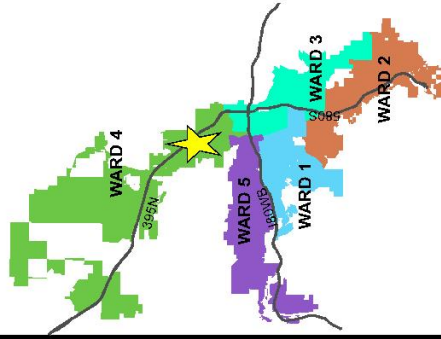
**Exhibit C. Public Comments**

# AREA MAP

LDC23-00061

(550 Orrcrest)

Subject Site ► 



WARD 4

## Exhibit A. 6.1 Case Maps



Development  
Services  
Department

The information here  
is approximate and  
is intended for displ  
purposes only.

Date: June 2023


Scale: 1 inch = 300 feet

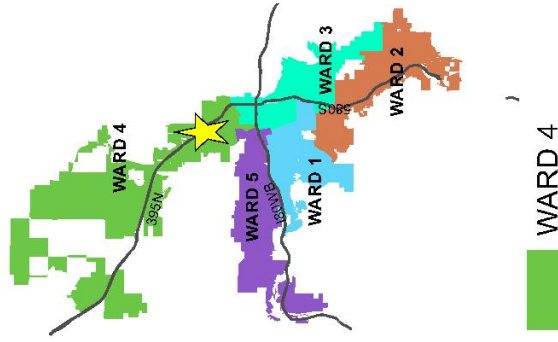


# VICINITY MAP

LDC23-00061

(550 Orrcrest)

Subject Site ► 



Development  
Services  
Department

6.1

The information herein  
is approximate and  
is intended for display  
purposes only.  
Date: June 2023  
Scale: 1 inch = 150 feet



# ZONING MAP

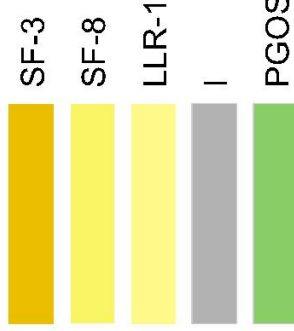
LDC23-00061

(550 Orrcrest)

ZONING = LLR-1

Subject Site ► 

## Zoning Designations

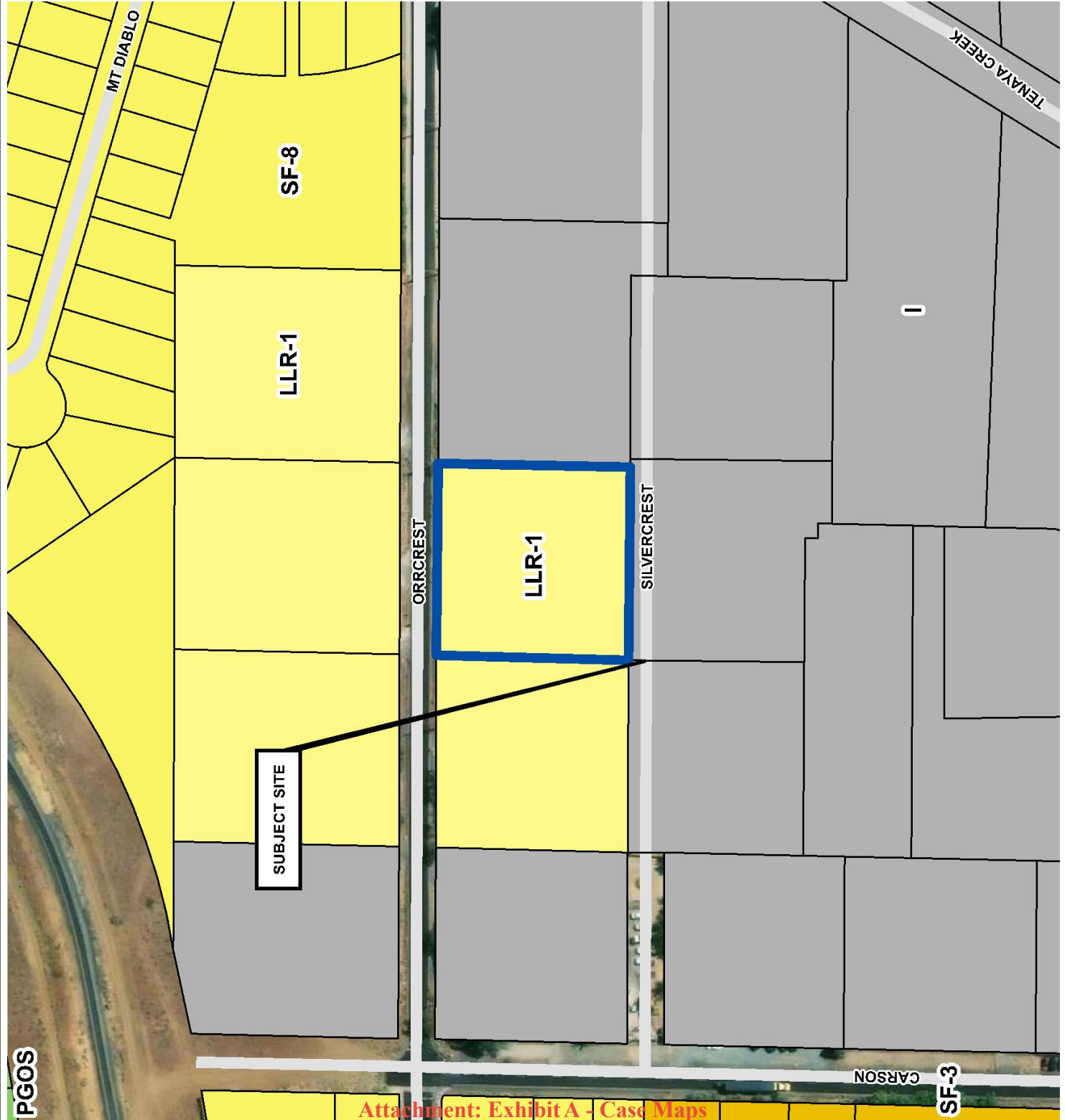


Development  
Services  
Department

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DATE: June 2023  
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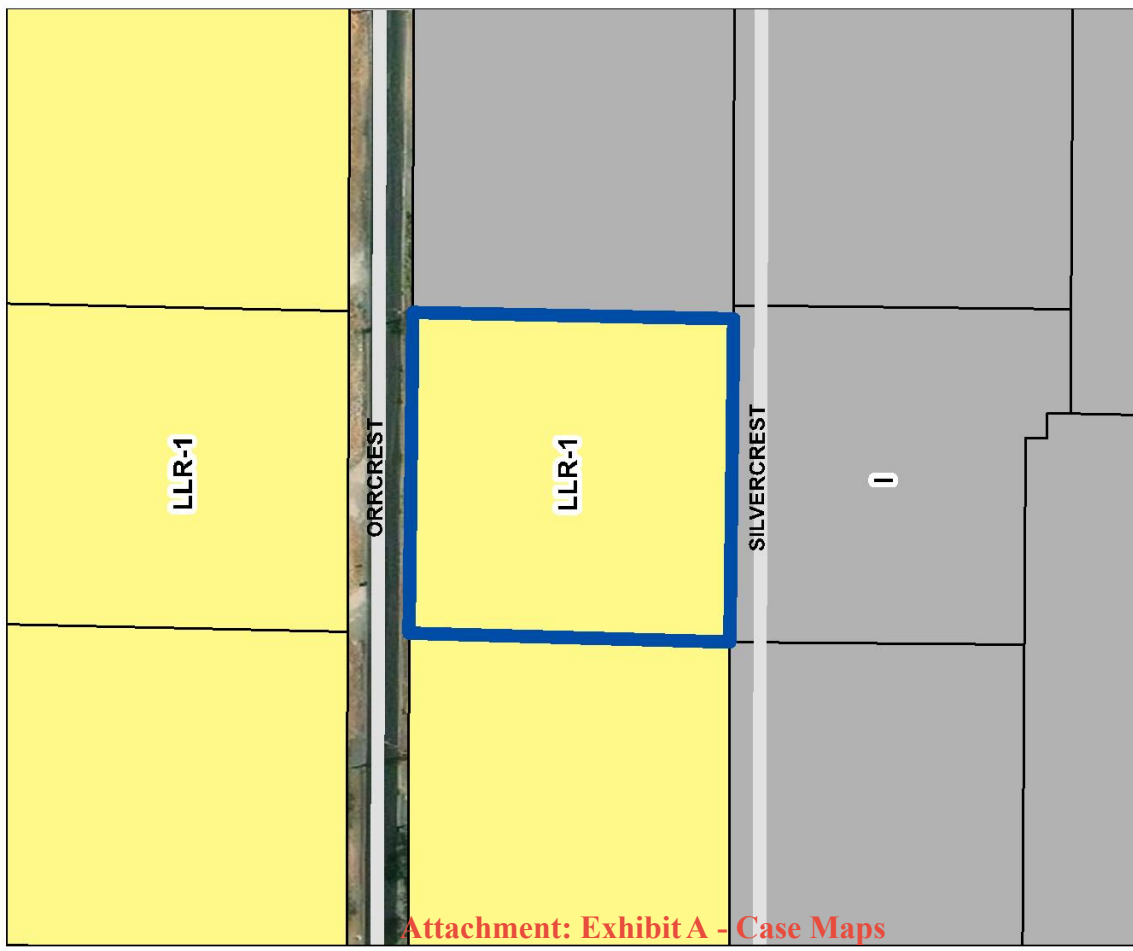


# ZONING MAP

LDC23-00061 (550 Orrcrest)

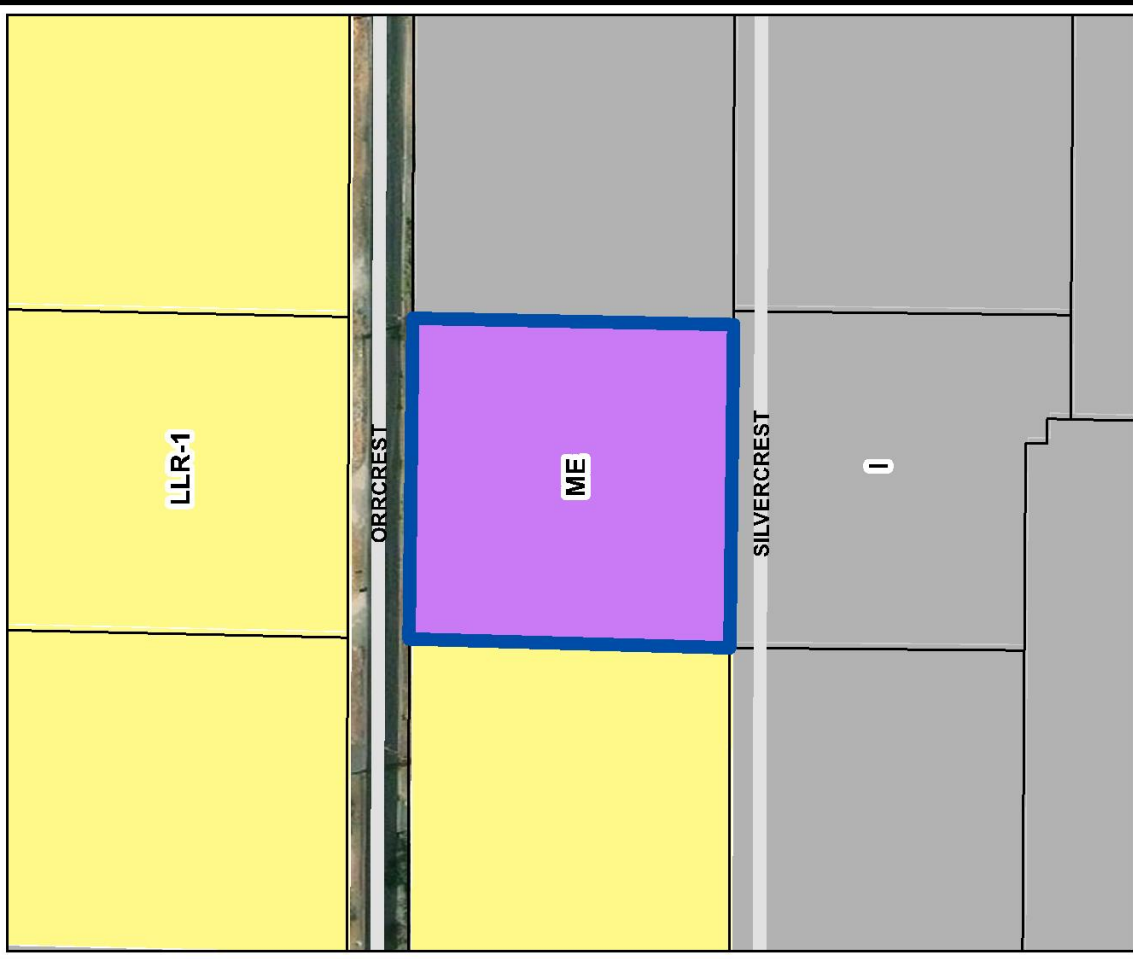
Existing Zoning: LLR-1

Subject Site ☐

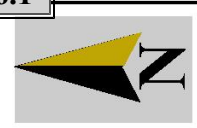
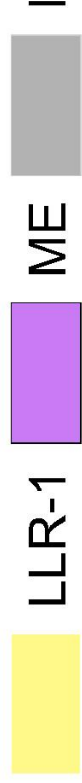


Proposed Zoning: ME

Subject Site ☐



## Zoning Designations




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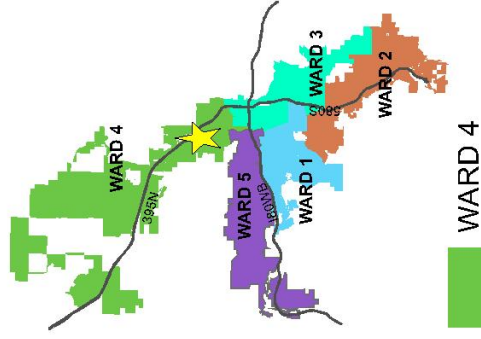
Attachment: Exhibit A - Case Maps

# MASTER PLAN MAP

LDC23-00061

(550 Orrcrest)

Subject Site ► 



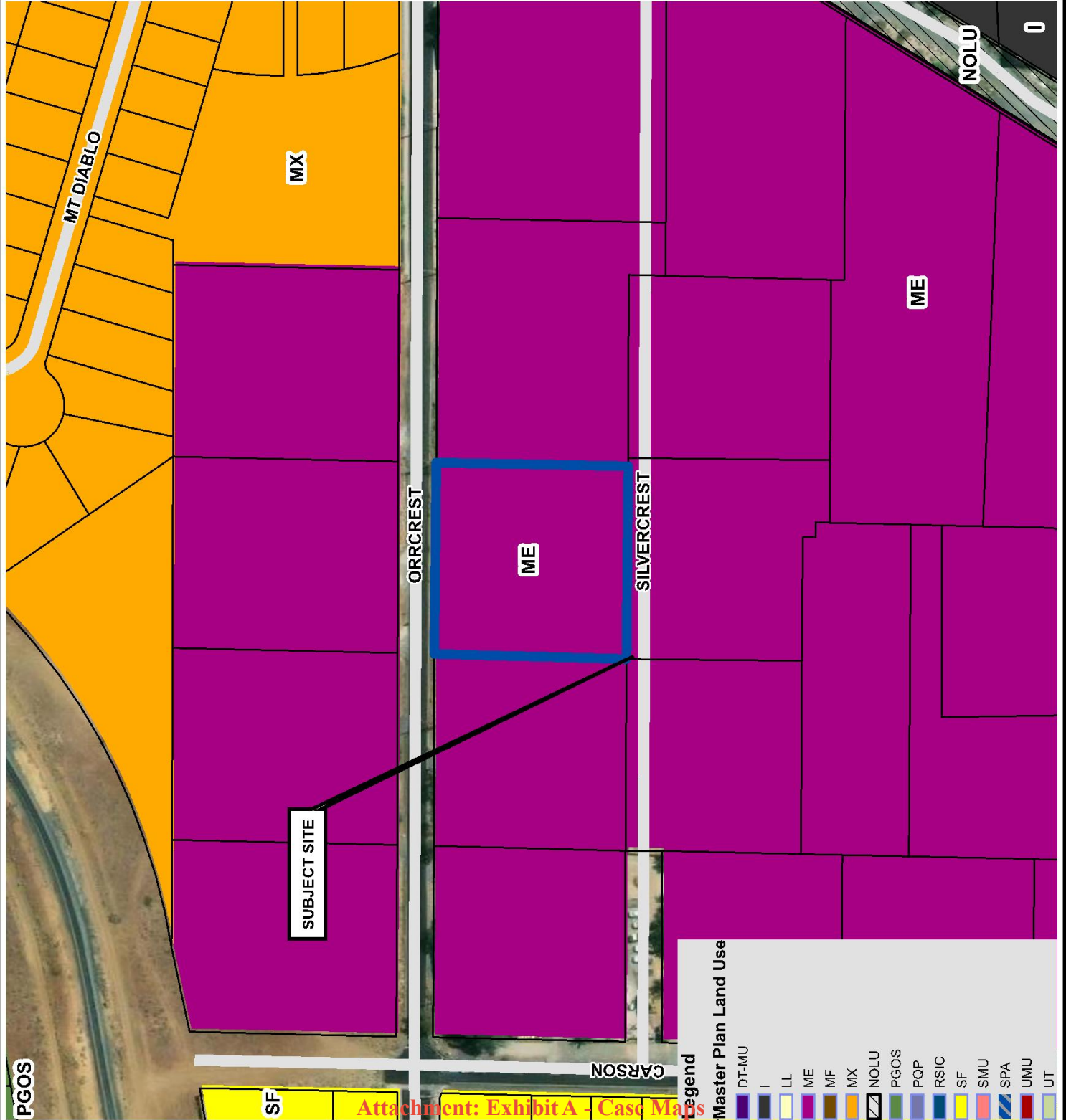
Development  
Services  
Department

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Date: June 2023

Scale: 1 inch = 150 feet



Attachment: Exhibit A - Case Maps

**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  
[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.

Zone Districts	Residential								Mixed-Use										Employ.		Special		Use-Specific Standards									
	LLR2.5	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		PGOS	PF	UT5	UT10	UT40				
RESIDENTIAL USES																																
Household Living																																
Dwelling, Duplex																													P	P	P	18.03.302(a)(1)
Dwelling, Fourplex																													P	P	P	18.03.302(a)(1)
Dwelling, Live/Work																																18.03.302(a)(2)
Dwelling, Multi-family																																18.03.302(a)(3)
Dwelling, Single-Family Attached																																18.03.302(a)(4)
Dwelling, Single-Family Detached																																18.03.302(a)(5)
Dwelling, Triplex																																18.03.302(a)(1)
Manufactured Home																																18.03.302(a)(6)
Manufactured or Mobile Home Park																																18.03.302(a)(7)
Mobile Home Subdivision																																18.03.302(a)(8)

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Group Living																																	
Assisted Living Facility																																	18.03.302(b)(1)
Boarding or Rooming House																																	18.03.302(b)(2)
Convent or Monastery																																	18.03.302(b)(3)
Fraternity or Sorority House																																	
Group Home																																	18.03.302(b)(4)
Private Dorm																																	18.03.302(b)(5)
Single-Room-Occupancy																																	18.03.302(b)(6)
Transitional Living Facility																																	18.03.302(b)(7)
PUBLIC, INSTITUTIONAL, AND CIVIC USES																																	
Community and Cultural Facilities																																	
Cemetery or Mausoleum																																	18.03.303(a)(1)

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Funeral Parlor													P	P	P	P	P	P			P					P						
Library, Art Gallery, or Museum													P	P	P	P	P	P	P	P	P	P				P	C	P				
Major Government Facility													P	P	P	P	P	P	P	P	P	P				P	P	C				C
Minor Government Facility										P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	M	P	C	C	C	C	
Prison or Custodial Institution																											C					
Private Club, Lodge, or Fraternal Organization									C	C	P	P	P	P	P	P	P	P	C	P					P							
Public Meal or Homeless Services Provider												C				C <sub>4</sub>							C									18.03.303(a)(2)
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.303(a)(3) 18.04.107
Religious Assembly				C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P			C		P	C	C	C	C	18.03.303(a)(4)
Educational Facilities																																
Adult Education	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.303(b)(1)
Childcare Center	C	C	C					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	M	18.03.303(b)(2)

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College, University, or Seminary											P	P	P	P	P	P	P	P	P	P	P	P	P			P		P				18.04.107
School, Primary	M	M	M	M	M	M	M	M			P	P	P	P	P	P	P	P	P		P	P	P			P	P	P	M	M	M	18.03.303(b)(3)
School, Secondary	M	M	M	M	M						P	P	P	P	P	P	P	P	M		P	P	P			P	P	P	M	M	M	18.03.303(b)(4)
School, Vocational or Trade											P	P	P	P	P	P	P	P	P		P	P	P			P	P	P	M	M	M	18.04.107
											P	P	P	P	P	P	P	P	P					P		P	P	P	M	M	M	18.03.303(b)(5)
																																18.04.107
Healthcare Facilities																														18.04.107		
Blood Plasma Donor Center											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.303(c)(1)
Hospital, Acute and Overnight Care											P	P	P	P	P	P	P	P	P	P	P	P	P	P		C		C				
Medical Facility, Day Use											P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P				
COMMERCIAL USES																																
Agriculture, Animals, and Farming																														18.04.107		
Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility	C	C	C								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	M	18.03.304(a)(1)

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Farm																											P	P	P	P	P	18.03.304(a)(2)	
Stable, Commercial																	P	P	P			P				P		M	M	M	M	18.03.304(a)(3)	
Urban Farm																	M	M	M			M		M		M		M	M	M	M	18.03.304(a)(4)	
Food and Beverage																																	
Bakery, Retail									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	2						
Bar, Lounge, or Tavern											P	P	P	P	P	P	P	P	C			P				P							
Commercial Kitchen											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		M	M	M	18.03.304(b)(1)	
Microbrewery, Distillery, or Winery											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Restaurant									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	P	P	M		P				P							18.03.304(b)(2)
Lodging																																	
Bed and Breakfast Inn	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										18.03.304(c)(1)

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Hotel-Condominium										P	P	P	P	P	P	P	P	P		P			P			P4					18.03.304(c)(2)	
Hotel										P	P	P	P	P	P	P	P	P		P						P4					18.03.304(c)(3)	
Hotel with Nonrestricted Gaming										C				C		C	C								C4						18.03.304(c)(4)	
Motel																P		P3							P4						18.03.304(c)(5)	
Motel with Nonrestricted Gaming																	C														18.03.304(c)(6)	
Office and Professional Services																																
Call Center										P	P	P	P	P	P	P	P	P		P			P			P						
Financial Institution									P	P	P	P	P	P	P	P	P	P	M		P		P		P	P	M				18.03.304(d)(1)	
Laboratory											P	P	P	P	P	P	P	P		P			P		P	P	P				18.03.304(d)(2)	
Office, General								P	P	P	P	P	P	P	P	P	P	P		P	P		P		P	P	P				18.03.304(d)(3)	
Recording Studio										P	P	P	P	P	P	P	P	P		P	P		P		P	P	P					

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Personal Services																																
Cleaners, Commercial																															18.04.107	
Personal Service, General																															18.03.304(e)(1)	
Tattoo Parlor, Body Painting, and Similar Uses																																
Wedding Chapel																																
Recreation and Entertainment																																
Adult Business																															18.03.304(f)(1)	
Amusement or Recreation, Inside																															18.03.304(f)(2)	
Amusement or Recreation, Outside																															18.04.107	
Casino (see Hotel with Nonrestricted Gaming)																																
Convention Center																																
Country Club, Private	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P					18.03.304(f)(3)	

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[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential									Mixed-Use										Employ.				Special				Use-Specific Standards						
	LLR2.5			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		IC			MA	PGOS	PF	UT5	UT10	UT40
Escort Service/Outcall												P																						
Event Center/Banquet Hall											C	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	C	C			
Gun Range, Indoor																				C						P	C		C					
Recreational Vehicle Park																C		C	C	C	C												18.03.304(f)(4)	
Sports Arena, Stadium, or Track												C	C	C	C	C	C	C	C	C			C			C	C	C	C	C			18.04.107	
Retail																																		
Building, Lumber, and Landscape Material Sales																P	P	P	P	P	P		P		P	P	P	P	P				18.03.304(g)(1)	
Cannabis Dispensary, Medical												P	P	P	P	P	P	P	P	P	P		P			P	P	P	P				18.03.304(g)(2)	
Cannabis Dispensary, Adult-use													P			P	P	P	P	P	P												18.03.304(g)(3)	
Convenience Store												P	P	P	P	P	P	P	P	P	C		P		P	M	P	P						
General Retail, less than 10,000 Square Feet											P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P					18.03.304(g)(4)	
General Retail, 10,000 Square Feet or more												P	P	P	P	P	P	P	P	P			P	P	P	P	P	P					18.03.304(g)(5)	

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Zone Districts	Residential									Mixed-Use										Employ.			Special				Use-Specific Standards						
	LLR2.5			LLR.5	SF3	SF5	SF8	SF11	MF14	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	UT5	UT10	UT40
General Retail, Package Alcohol Sales														C		C		C	C	C		C			C	C	C	C					18.03.304(g)(6)
Pawn Shop																		C	C	C		C			C	C	C	C					18.03.304(g)(7)
Plant Nursery or Garden Supply																																	
Transportation, Vehicles, and Equipment																																	
Airport Operations and Facilities																											P						18.04.107
Auto Service and Repair														C	C	C	4	P	P	P	M				P	P	M	P					18.03.304(h)(1) 18.04.107
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental														C	C	C	4	C	C	C					P	P	C	P					18.03.304(h)(2)
Bus or Other Transportation Terminal														C	C	C		C	C	C					P	P	P	P	P				18.03.304(h)(3)
Car Wash														C	C	C		C	M	P					P	P	P	P					18.03.304(h)(4) 18.04.107
Gas Station														C	P	P		C	M	P					P	P	P	P					18.03.304(h)(5)
Parking Lot, Open														P	P	P		P	P	P	P	P	P	P	P	P	P	P	P				
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

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Zone Districts	Residential								Mixed-Use								Employ.		Special		Use-Specific Standards																
	LLR2.5								LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-ID	MD-RD	MD-NW		MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	IC		MA	PGOS	PF	UT5	UT10	UT40
Truck Stop/Travel Plaza																							C						C								18.03.304(h)(6) 18.04.107
PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES																																					
Communications and Broadcasting																																					
Communication Facility, Equipment Only	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M				18.03.305(a)(1)		
TV Broadcasting and Other Communication																	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				18.03.305(a)(2)		
Utilities																																					
Utilities, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.305(b)(1)	
Utilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				18.03.305(b)(2)		
INDUSTRIAL USES																																					
Manufacturing and Processing																																					
Animal and Animal Byproduct Processing																															C	C	C		18.03.306(a)(1)		
Cannabis Cultivation Facility, Adult-use																	P						P													18.03.306(a)(2)	

## 6.1

Reno, Nevada – Annexation and Land Development Code  
Effective October 28, 20223-14

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Zone Districts	Residential									Mixed-Use										Employ.			Special				Use-Specific Standards					
	LLR2.5		LLR.5	SF3	SF5	SF8	SF11	MF14	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	UT5	UT10	UT40
Indoor Manufacturing, Processing, Assembly, or Fabrication												P				P	P	P			P			P	P		P				C	
Maintenance, Repair, or Renovation Business												P			P	P	P	P			P	P		P	P		P					
Outdoor Manufacturing, Processing, Assembly, or Fabrication																							C	C	C	C						
Printing and Publishing											P	P	P	P	P	P	P	P	P		P	P		P	P		P					
Resource and Extraction																																
Asphalt or Concrete Batch Plant																								C							C	
Mining Operations																								C		C					C	
Storage, Distribution, and Warehousing																																
Heavy Machinery and Equipment, Rental, Sales, and Service																	4	C	C					P	P	C	P					18.03.306(b)(1)
Mini-warehouse									C	C	C	C	C	C	C	C	C	C	C	C	C			P	P	P	P	2				18.03.306(b)(2)
Outdoor Storage																	4	C						C	P	C	P					18.03.306(b)(3)

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Zone Districts	Residential									Mixed-Use									Employ.			Special				Use-Specific Standards											
	LLR2.5		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		IC			MA	PGOS	PF	UT5	UT10	UT40				
Railroad Yard or Shop																	C								P		P										
Salvage or Reclamation of Products, Indoors																									P	C		P									
Septic Tank Services																								C							C						
Tow Yard																								P	P	C	P					18.03.306(b)(4)					
Transfer Station																								C								18.03.306(b)(5)					
Truck Terminal																								C	C	C											
Warehouse or Distribution Center													P <sub>1</sub>				C	P <sub>1</sub>						P	P	P <sub>1</sub>	C										
Wholesale																	P	P	P					P	P	P	P					18.03.306(b)(6)					
Wrecking Yard, Salvage Yard, or Junk Yard																								C			C										
ACCESSORY USES																																					
Automated Teller Machine, Freestanding									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A							
Ball Court	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		18.03.405(a)				

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Zone Districts	Residential								Mixed-Use								Employ.			Special				Use-Specific Standards										
	LLR2.5		LLR.5	SF3	SF5	SF8	SF11	MF14	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	UT5	UT10	UT40		
Caretaker Quarters								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A					18.03.405(b)	
Childcare, In-Home (1-6 Children)	A		A	A	A	A					A	A	A	A	A	A	A	A	A	A	A	A					A	A <sub>1</sub>	A	A	A		18.03.405(c)	
Childcare, In-Home (7-12 Children)	M		M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M					M	A	A	A	A		18.03.405(d)	
Community Center, Private								A	A	A	A	A	A	A	A	A	A	A																18.03.405(e)
Drive-Through Facility (Food Service)													C <sub>4</sub>		C <sub>4</sub>		C <sub>4</sub>	M <sub>4</sub>	A							A	A <sub>1</sub>							18.03.405(f)
Drive-Through Facility (Non-Food Service)														M	M		M	A								A	A							18.03.405(g)
Gaming Operation, Restricted											A		A	A	A		A	A	A	A	A					A	A							18.03.405(h)
Guest Quarters	A		A	A	A	A	A										A	A																18.03.405(i)
Helipad											M	A	M	A	M		M	M	M							M	A				M			18.03.405(j)
Home Occupation	A		A	A	A	A	A				A	A	A	A	A		A	A	A	A	A	A					A	A	A	A	A			18.03.405(k)
Live Entertainment											A	A	A	A	A	A	A	A	A	A	A	A					A	A	A					18.03.405(l)
Outdoor Storage											A	A	A	A	A		A <sub>1</sub>	A <sub>1</sub>	A <sub>1</sub>	A	A <sub>1</sub>	A <sub>1</sub>				A	A							18.03.405(m)

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Zone Districts	Residential								Mixed-Use										Employ.			Special		Use-Specific Standards													
		LLR2.5		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		IC		MA	PGOS	PF	UT5	UT10	UT40			
Package Alcohol Sales Accessory to a Primary Use										A 1	A 1	M	M	M	M	M	M	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A						18.03.405(n)			
Retail Sales Associated with a Primary Use												A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A							18.03.405(o)			
Satellite Dish		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(p)			
Sidewalk Café										A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A							18.03.405(q)			
Stable, Private		A	A	A	A																							A	A	A	A	A	A	18.03.405(r)			
Utilities, Alternative Systems		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(s)			
TEMPORARY USES																																					
Asphalt or Concrete Batch Plant		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	18.03.503(a)			
Carnival, Circus, Entertainment Event, Amusement Ride												P	P	P	P	P	P	P	P	P	P	P	P	P	P					P				18.03.503(b)			
Christmas Tree Sales Lot and Similar Uses												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(c)			
Construction Field Office		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	18.03.503(d)			

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Zone Districts	Residential									Mixed-Use									Employ.			Special			Use-Specific Standards							
		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		IC			MA	PGOS	PF	UT5	UT10	UT40
Garage Sale		P	P	P	P	P	P	P	P																						18.03.503(e)	
Parking Lot, Open										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.503(f)	
Real Estate Sales Office		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(g)	
Stockpiling		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(h)	
Urban Farm		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(i)	
Vegetation Management		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(j)	

(Ord. No. 6614, § 1.1, 12-8-21)

<b>Which Category Describes You</b>	Citizen
-------------------------------------	---------

<b>Case Number</b>	LDC23-00061
--------------------	-------------

<b>Do you wish to opt-in to receive Reno Connect Development Project email newsletters?</b>	Yes
---	-----

### **Citizen General Public Comment Form**

<b>Full Name</b>	carlos rodriguez
------------------	------------------

<b>Contact Email</b>	leahlo59@yahoo.com
----------------------	--------------------

<b>Contact Phone Number</b>	7758460141
-----------------------------	------------

<b>Position</b>	Neutral/No Position
-----------------	---------------------

<b>Leave comments on this case here.</b>	More parking
--	--------------

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