

EXPLANATION: Matter underlined is new; matter in brackets [] is material to be omitted.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE RENO MUNICIPAL CODE TITLE 18, “ANNEXATION AND LAND DEVELOPMENT”, SPECIFICALLY IN CHAPTER 18.03 “USE REGULATIONS” SECTION 18.03.206 “TABLE OF ALLOWED USES”, SECTION 18.03.304 “COMMERCIAL USES”, SECTION 18.03.306 “INDUSTRIAL USES”, SECTION 18.03.405 “STANDARDS FOR SPECIFIC ACCESSORY USES”, AND CHAPTER 18.09 “RULES OF CONSTRUCTION AND DEFINITIONS” SECTION 18.09.303 “COMMERCIAL USES”, AND SECTION 18.09.306 “ACCESSORY USES”, IN ORDER TO REVISE LOCATIONAL REQUIREMENTS FOR CANNABIS USES, AMEND REGULATIONS FOR PACKAGE ALCOHOL SALES FOR GENERAL RETAIL AND ACCESSORY USES, TO AMEND STANDARDS FOR DAYTIME AND LIVE ENTERTAINMENT USES AND TO ADD THE LOCATIONAL CRITERIA FOR ADULT BUSINESSES IN THE MIXED EMPLOYMENT ZONING DISTRICT; TOGETHER WITH MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.03 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.03.206, 18.03.304, 18.03.306 and 18.03.405, the same to read as follows:

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	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	IC	ME	MA	PGOS	PF	UT5	UT10	UT40

Group Living

Assisted Living Facility																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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PUBLIC, INSTITUTIONAL, AND CIVIC USES

Community and Cultural Facilities

Cemetery or Mausoleum	C	C	C								P	P	P	P	P	P	P	P	P	P								P	P						18.03.303(a)(1)
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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	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	IC	ME	MA	PGOS	PF		UT5	UT10	UT40
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	C	C	P	
Major Government Facility																																C	
Minor Government Facility											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	C	C	C		
Prison or Custodial Institution																																	
Private Club, Lodge, or Fraternal Organization									C	C	P	P	P	P	P	P	P	P	P		C	P				P							
Public Meal or Homeless Services Provider												C					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	P	18.03.303(a)(3) 18.04.107
Religious Assembly			C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P		C	P			P	C	C	C	18.03.303(a)(4)

Educational Facilities

Adult Education	M	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					18.03.303(b)(1)
Childcare Center	C	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	18.03.303(b)(2)

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Zone Districts	Residential										Mixed-Use											Employ.				Special					Use-Specific Standards							
	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	IC	ME	MA	PGOS	PF	UT5		UT10	UT40					
College, University, or Seminary											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	M					P	P	P	P	P	P	P	P	M			P	P			P	P		P	M	M	M	18.03.303(b)(4) 18.04.107					
School, Vocational or Trade											P	P	P	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					18.03.303(c)(1)					
Hospital, Acute and Overnight Care											P	P	P	P	P	P	P	P	P			P				C												
Medical Facility, Day Use											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		M	M	M	18.03.304(a)(1)					
Farm																													P	P	P	P	18.03.304(a)(2)					

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	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	IC	ME	MA		PGOS	PF	UT5	UT10	UT40																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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Food and Beverage

Bakery, Retail									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P ₂			
Bar, Lounge, or Tavern											P	P	P	P	C	P	P	P	P	P	P	P	P	P	P	P		
Commercial Kitchen											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M
Microbrewery, Distillery, or Winery											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		18.03.304(b)(1)
Restaurant									M	M	P	P	P	P	P	P	P	P	P	P	P	P	M	P	P	P		
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	P	P	P	P	P	M	P	P	P		18.03.304(b)(2)

Lodging

[illegible]

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Zone Districts	Residential										Mixed-Use												Employ.				Special					Use-Specific Standards	
	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	IC	ME	MA	PGOS	PF	UT5	UT10		UT40
Hotel with Nonrestricted Gaming											C				C		C	C									C						18.03.304(c)(4)
Motel																	P		P								P						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	P	P	P	P	P						
Financial Institution									P		P	P	P	P	P	P	P	P	P	P	P	M					P						18.03.304(d)(1)
Laboratory												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						18.03.304(d)(3)
Recording Studio											P	P	P	P	P	P	P	P	P	P	P		P				P						

Table 3-1 Table of Allowed Uses

Zone Districts	Use-Specific Standards	
	Employ.	Special
	MA	UT ₄₀
	ME	UT ₁₀
	IC	UT ₅
	I	PF
		PGOS
	MU-RES	
	MU-MC	
	PO	
	NC	
	GC	
	MS	
	MU	
	MD-PD	
	MD-NW	
	MD-RD	
	MD-ID	
	MD-UD	
	MD-ED	
	MF ₃₀	
	MF ₂₁	
	MF ₁₄	
	SF ₁₁	
	SF ₈	
SF ₅		
SF ₃		
LLR.5		
LLR ₁		
LLR _{2.5}		

Personal Services

[illegible]

Recreation and Entertainment

[illegible]

Table 3-1 Table of Allowed Uses

Zone Districts		Residential										Mixed-Use												Employ.				Special					Use-Specific Standards				
		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	IC	ME	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	P	P	C	C						
Gun Range, Indoor																				C					C					C							
Live Entertainment											A	A	A	A	A	A	A	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E			
Recreational Vehicle Park																C		C	C	C														18.03.304(f)(46)			
Sports Arena, Stadium, or Track												C	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						18.03.304(g)(1)		
Cannabis Dispensary, Medical											P	4	P	P	P	4	P	P	P	4	4	4	P					P	4						18.03.304(g)(2)		
Cannabis Dispensary, Adult-use																		P	P	P	4	4	P					P	4						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	P							18.03.304(g)(5)		

Table 3-1 Table of Allowed Uses

[illegible]

Transportation, Vehicles, and Equipment

[illegible]

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Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards			
	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	IC	ME	MA	PGOS	PF		UT5	UT10	UT40
Truck Stop/Travel Plaza																		C						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	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M
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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	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	4			P	4	P	4				P	4	P	4	P	4				18.03.306(a)(2)
Cannabis Cultivation Facility, Medical													P	4			P	4	P	4				P	4	P	4	P	4				18.03.306(a)(3)

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	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	IC	ME	MA	PGOS	PF	UT5	UT10		UT40		
Cannabis Independent Testing Laboratory, Adult-use												P 4	P 4				P 4	P 4	P 4			P 4		P 4	P 4	P 4	P 4	P 4						18.03.306(a)(4)	
Cannabis Independent Testing Laboratory, Medical												P 4	P 4				P 4	P 4	P 4			P 4		P 4	P 4	P 4	P 4	P 4						18.03.306(a)(5)	
Cannabis Production Facility, Adult-use												P 4					P 4	P 4						P 4	P 4	P 4	P 4	P 4						18.03.306(a)(6)	
Cannabis Production Facility, Medical												P 4					P 4	P 4						P 4	P 4	P 4	P 4	P 4						18.03.306(a)(7)	
Chemical Processing and/or Manufacture																								C	C		C								
Collection Station																			C					P	P	C	P			C	C				
Crematorium												C	C		C	C	C	C	C					P	P	C	P							18.03.306(a)(8)	
Custom and Craft Manufacturing											P	P	P	P	P	P	P	P	P	P				P	P	P	P			C	C	C			
Food Processing or Wholesale Bakery												P	P	P	P	P	P	P	P					P	P	P	P								
Hazardous Waste Facility											C	C	C	C	C	C	C	C						P 2	P 2	P 2	P 2								18.03.306(a)(9)
Indoor Manufacturing, Processing, Assembly, or Fabrication													P				P	P						P	P	P	P					C			

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Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards		
	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	IC	ME	MA	PGOS	PF		UT5	UT10
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						18.03.306(b)(2)
Outdoor Storage																	4	C				C		P	P	C	P						18.03.306(b)(3)
Railroad Yard or Shop																	C						P				P	P					
Salvage or Reclamation of Products, Indoors																							P	P	P	C	P						

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Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards				
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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	C							
Warehouse or Distribution Center													P ₁				C	P ₁						P	P	P ₁	P	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	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	A	18.03.405(a)	
Caretaker Quarters								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	A	A	A	A			A			A ₁	A	A	A	18.03.405(c)	

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Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards				
	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	IC	ME	MA	PGOS	PF		UT5	UT10	UT40	
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	M			M	A	A	A	A	A	A	18.03.405(d)	
						A	A	A	A	A	A	A	A	A	A	A	A	A															18.03.405(e)	
Drive-Through Facility (Food Service)												C ₄	C ₄	C ₄	C ₄	C ₄	C ₄	M ₄	A					A ₁	A ₁	A ₁	A ₁						18.03.405(f)	
Drive-Through Facility (Non-Food Service)													M	M	M		M	M	A		M			A	A	A	A						18.03.405(g)	
Gaming Operation, Restricted											A		A	A	A		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									A	A							A								18.03.405(i)	
Helipad											M	A	M	M	M		M	M	M					M	M	M	A	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	A					A	A	A	A	A	A	18.03.405(k)
Live Entertainment								<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>18.03.405(l)</u>		
Outdoor Storage											A	A	A		A		A ₁	A ₁	A ₁	A		A ₁		A	A	A	A						18.03.405(m)	
Package Alcohol Sales Accessory to a Primary Use									<u>A₁</u>	<u>A₁</u>	<u>M</u>	<u>M</u>	<u>M</u>	<u>M</u>	<u>M</u>	<u>M</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>A₁</u>	<u>18.03.405(n)</u>		
Retail Sales Associated with a Primary Use											A	A	A	A	A	A	A	A	A	A	A	A	A	A	A								18.03.405(o)	

Table 3-1 Table of Allowed Uses

[illegible]

18.03.304 Commercial Uses

(a) Agriculture, Animals, and Farming

(1) Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility

a. LLR2.5, LLR1, LLR.5, UT5, UT10, and UT40 Districts

1. Shall have a minimum lot size of two and one-half acres.
2. Outside pens may not be closer than 150 feet to residentially zoned property.
3. A four-foot tall, 25-foot wide landscaped berm shall be provided on any property line in common with a residentially zoned property.

b. ME and Mixed-Use Districts

1. All animal pens and boarding shall be inside.
2. Outdoor facilities and activities, including outdoor runs, shall not be located within 150 feet of any adjacent property.

(2) Farm

a. All Districts

1. Buildings for the sale and display of products grown and raised on the premises shall not be situated closer than 50 feet to any residentially zoned property with an allowed density of greater than one dwelling unit per acre, or closer than 30 feet to any public street.
2. Buildings, corrals, coops, pens, or structures used in conjunction with commercial farming or ranching shall not be located closer than 100 feet to any public street or to any public park or school, or to any property residentially zoned with an allowed density or greater than one dwelling unit per acre.
3. Accessory slaughtering and processing of animals raised on-site is permitted.

- b. **LLR2.5 and LLR1 Districts** Poultry or hog farms shall be permitted as a home occupation, subject to the standards in Subsection 18.03.405(k), Home Occupation.

(3) Stable, Commercial

- a. **Mixed-Use Districts** Commercial stable uses shall be indoor only.

(4) Urban Farm A site plan review shall be approved for any urban farming operation intended to be established beyond three years (otherwise temporary use standards shall apply). The application shall outline the proposed layout, site access/circulation, and any structures, and demonstrate compliance with the following standards:

- a. No vehicular access to the site may occur unless the Administrator determines that ingress and egress to the property is sufficient for automotive and pedestrian safety and convenience, traffic flow and control, emergency access; and that parking is sufficient to accommodate the use through an approved site plan.
- b. All structures allowed under this land use shall be considered accessory to the urban farm. The Administrator shall confirm that all accessory structures adhere to minimum five-foot side and rear setbacks and that the front setbacks required in the underlying zoning designation are maintained through issuance of one accessory structure permit applicable to all onsite structures. These standards shall supersede the accessory structure standards specified in Section 18.03.405 with no limit on the quantity or restrictions on aesthetic design of accessory structures.

- c. No accessory structure shall exceed 12 feet in height or 120 square feet without a building permit. No accessory structure shall be occupied by the general public unless a valid building permit is issued.
- d. Dead plant material shall be removed promptly or screened from view of adjacent property and streets by a solid permitted fence. All farm equipment shall be adequately screened or stored in an enclosed structure.
- e. On-premises signs are subject to the standards of Chapter 18.05 Signs, as amended.
- f. No more than 12 fowl and no hooved animals or livestock shall be allowed on site.
- g. Only the sales of products grown on site shall be allowed. Operations on the site, including sales of farm products, shall be restricted to 6:00 a.m. to sunset.

(b) **Food and Beverage**

(1) **Microbrewery, Distillery, or Winery**

- a. **ME District and Mixed-Use Districts** Shall be limited to no more than 50,000 square feet in floor area.

(2) **Restaurant with Alcohol Service**

- a. **GC, I, IC, and ME Districts**
 - 1. Lounge areas shall occupy no more than 30 percent of the total floor area.
 - 2. Shall include a full commercial kitchen.
 - 3. Food shall be served all hours that the business is open.

(c) **Lodging**

(1) **Bed and Breakfast Inn**

- a. **SF5, SF8, MF14, MF 21, MF30, PO, and NC Districts**
 - 1. The establishment shall be in an existing residential structure containing not more than six guest rooms.
 - 2. Cooking facilities in guest rooms are not permitted.
 - 3. Individual guest occupancy is limited to no more than one month in any three-month period.
 - 4. The required off-street parking for guests shall be screened by a six-foot fence or by dense landscaping.
 - 5. The operator of the establishment shall reside on-site.
 - 6. Twenty percent of the site shall be landscaped.
- b. **SF5, SF8, MF14, PO, and NC Districts** Shall only be permitted in structures on the City Register of Historic Places or within a local historic district.

(2) **Hotel-Condominium**

- a. **All Districts** Shall provide recycling containers on-site.
- b. **MA District** Shall be located within ½ mile of the airport terminal, except prohibited in the Airport Critical Area.

(3) **Hotel**

- a. **All Districts** A hotel use, where permitted, may be combined with such ancillary business uses as are customarily conducted in conjunction with hotel uses; including retail, restaurants, fitness, personal services, car rental, recreation, and special events. For purposes of interpreting and administering this Chapter, such ancillary business uses may be considered principal uses to allow different ownership and operation from the principal hotel use, but in all other respects shall be treated as accessory uses according to Chapter 18.03 Article 4, Accessory Uses and Structures.
 - b. **MU District** Hotels without non-restricted gaming operations and more than 60 units require the approval of a conditional use permit.
 - c. **MA District** Shall be located within ½ mile of the airport terminal, except prohibited in the Airport Critical Area.
- (4) **Hotel, with Nonrestricted Gaming**
- a. **Mixed-Use Districts**
 - 1. **Design and Layout**
 - [a] Shall have a minimum lot size of one acre.
 - [b] Shall maintain a minimum ratio of one square foot of public space to one square foot of gaming space.
 - [c] Gaming space may not exceed public space until a maximum of 37,500 square feet of public space is reached.
 - [d] Shall be a minimum of 301 rooms.
 - [e] A maximum of 37,500 square feet of gaming space will be allowed without requiring an increase in the minimum number of rooms.
 - [f] Expansion of the gaming area beyond the 37,500 square feet will require the construction of additional rooms over 301 by the proportionate ratio of 125 square feet of gaming space to each room up to a maximum of 500 rooms at which point no additional rooms will be required.
 - 2. **Landscaping** All interior parking lot landscaping requirements (islands) may be satisfied by relocation of the total amount required by Subsection 18.04.804(e) to the perimeter of the parking lot. This amount shall be added to whatever would have been required on the perimeter of the lot.
 - 3. **Convention Space**
 - [a] If the site is located within ¼ mile (measured from property line to property line) of the Reno-Sparks Convention Center, the applicant must provide the following prior to any certificate of occupancy for any new development:
 - i. A minimum of 20,000 square feet of convention space shall be provided on site.
 - ii. A minimum of 35,000 square feet of gaming area consisting of both slot machines and live games.
 - iii. Three restaurants shall be provided, one of which must be open for service to the public 24 hours per day, seven days a week and which has a minimum seating capacity of 60 patrons at one time.
 - iv. Safe connections and amenities supporting the convention center.
 - b. **MA District** Shall be located within ½ mile of the airport terminal, except prohibited in the Airport Critical Area.

- (5) **Motel**
 - a. **MA District** Shall be located with ½ mile of the airport terminal, except prohibited in the Airport Critical Area.
- (6) **Motel, with Nonrestricted Gaming** Shall comply with the standards for Hotel, with Nonrestricted Gaming. See Section 18.03.304(c)(4)a, above.
- (d) **Office and Professional Services**
 - (1) **Financial Institution**
 - a. **MF30 District**
 - 1. Shall only be permitted on the first floor.
 - 2. Access shall be from a collector or larger street.
 - (2) **Laboratory** Testing on animals shall be clearly noted on applicable permits and business license; requires approval by Washoe County District Health Department.
 - (3) **Office, General**
 - a. **All Districts** For conversions from existing single-family residential use, backing out into the right-of-way and tandem parking spaces are allowed for a maximum of two parking spaces on streets smaller than a collector and if a minimum of 50 feet from the driveway to the curb return of any intersection is provided.
 - b. **MF30 District**
 - 1. Shall only be permitted on the first floor.
 - 2. Access shall be from a collector or larger street.
 - c. **I District** Medical offices are prohibited.
- (e) **Personal Services**
 - (1) **Personal Service, General**
 - a. **All Districts** Commercial cleaning shall be drop-off only with cleaning performed off-site.
 - b. **MF 30 District**
 - 1. Shall only be permitted on the first floor.
 - 2. Access shall be from a collector or larger street.
 - c. **MF30, ME, and NC Districts** Drop-off/pickup laundry uses shall not exceed 2,000 square feet in area.
- (f) **Recreation and Entertainment**
 - (1) **Adult Business**
 - a. **Purpose; Findings and Rationale**
 - 1. The purpose of these adult business regulations is to prevent crime, protect the city tourist and retail trade, maintain property values, and preserve the quality of the city's neighborhoods, commercial districts, and urban life, and permit reasonable alternative avenues of communication to prevent the proliferation of illegal sex related businesses. Similarly, it is neither the intent nor effect of this Title to restrict or deny access by adults to adult businesses protected by the First Amendment; nor is it to suppress any speech activities protected by the First Amendment. Instead, the intent is to enact a content-neutral ordinance which addresses the adverse secondary effects of adult businesses.

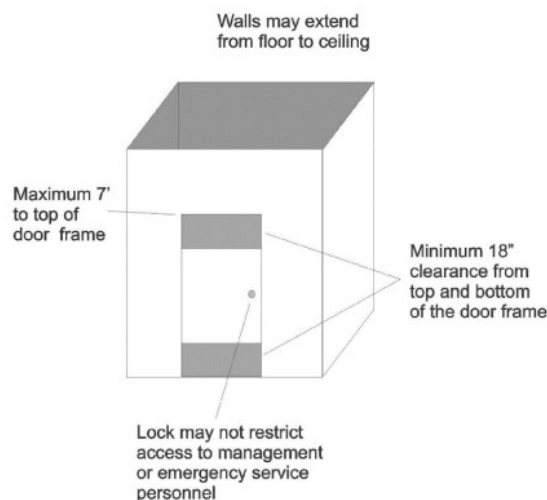
2. The predominant concern of these regulations is the limitation and prevention of the adverse secondary effects of the operation of adult businesses which manifest through exposure of minors to adult business activities and materials (including in the form of exterior signage), distraction to motorists, harm to neighboring properties, businesses and tourism, spread of disease, commission of crime and exacerbation of these effects by the clustering of adult businesses and allowance and use of alcohol on the premises of adult businesses.
3. The provisions of these regulations have neither the purpose nor effect of imposing a limitation or restriction on the content of any communication, including adult business-related materials or performances. Similarly, it is neither the intent nor effect of these regulations to restrict or deny access by adults to adult business-related communication protected by the First Amendment, or to deny access by the distributors, exhibitors, and performers of adult business-related communication to their intended market. Likewise, the City seeks to assure adequate locations within the City of Reno for the conduct of adult businesses, and that regulations governing adult businesses are content neutral reasonable time, place and manner regulations furthering the purpose of these regulations.
4. Based on evidence of the adverse secondary effects of the operation of adult businesses presented in hearings and in reports made available to the City Council, including findings and interpretations incorporated in multiple court cases, and including multiple studies and reports concerning secondary effects occurring in and around adult businesses¹, the City Council finds:
 - [a] Adult businesses, as a category of commercial uses, are associated with a wide variety of adverse secondary effects including, but not limited to, personal and property crimes, prostitution, potential spread of disease, lewdness, public indecency, obscenity, illicit drug use and drug trafficking, negative impacts on surrounding properties, urban blight, exposure of minors to adult business activities and materials (including in the form of exterior signage), exposure of minors to alcohol and adverse secondary effects associated with adult businesses, decrease in nearby property value in both commercial and residential areas, economic vitality of nearby businesses, litter, and sexual assault and exploitation. Alcohol consumption impairs judgment and lowers inhibitions, thereby increasing the risk of and exacerbating adverse secondary effects.
 - [b] Adult businesses should be separated by suitable zoning location and reasonably spaced from sensitive land uses to minimize the impact of their secondary effects upon such uses.
 - [c] Each of the foregoing negative secondary effects constitutes a harm which the City has a substantial government interest in preventing and/or abating. This substantial government interest in preventing secondary effects, which is the City's rationale for this section of code, exists independent of any comparative analysis between adult businesses and non-adult businesses. In addition, the City's interest in regulating adult businesses extends to preventing future secondary effects of either current or future adult businesses that may locate in the city. The City finds that the cases and documentation relied on in this section of code are reasonably believed to be relevant to said secondary effects.
5. The City hereby adopts and incorporates herein its stated findings and legislative record related to the adverse secondary effects of adult businesses, including the judicial opinions, expert testimony, scholarly literature, and reports related to such secondary effects.

- b. **Exception** A business licensed under Title 4, Business License Code, which only has a segment or section devoted to the sale, lease, or display of material referred to in the definition of "adult bookstore" in 18.08.602(b)(2)f of this Title is not subject to regulation under this subsection if all of the following criteria are met:
1. The total square footage of the area devoted to said material does not exceed seven percent of display or retail floor space of the business or 200 square feet of display area or retail floor space in the business, whichever is less;
 2. The material is available only for sale or lease for private use by the purchaser or lessee outside and off the premises of the business;
 3. The area devoted to said material is segregated by partition, separate internal entrance, or otherwise obscured from casual observance by minors;
 4. The area devoted to said material is clearly signed to prohibit access by minors;
 5. The area devoted to said material is adequately staffed or within view of staff or otherwise controlled to assure monitoring of minors who may seek access to said area;
 6. The business in which such an area is located may not advertise itself or hold itself out to the public in any way as being an adult bookstore, whether by store window displays, signs, or other means;
 7. No product, picture, photograph, graphic, or other representation identifying products, entertainment, or entertainers depicting merchandise or pictures of the products or entertainment on the premises that falls within the materials as described under the definition of "adult bookstore" in Section 18.24.203 shall be displayed in window areas or any area where it may be viewed from the exterior of the building;
 8. The business in which the area devoted to said material is located is not licensed pursuant to Chapter 5.11, Gaming, or any other numbered section to which these activities may be assigned; and
 9. A business wherein an exception as defined by the above criteria is established cannot be combined with any other area or business to result in an increase in the floor area devoted to this activity beyond the maximum specified in Subsection 18.03.304(f)(1)b.1., above.
- c. **Locational Criteria** Adult businesses, as defined in 18.08.602(b)(2)f, may be located in the ~~IC and~~ **IC and ME** Districts provided they comply with all of the following:
1. No adult business may be located within Redevelopment Areas 1 and/or 2 (RDA 1 and/or RDA 2) as measured from the building footprint of the adult business to the property line of the nearest parcel within the prohibited area.
 2. No adult business may be located on a parcel which abuts a freeway, expressway, or major or minor arterial roadway.
 3. No adult business may be located within 750 feet of any:
 - [a] Residentially zoned district;
 - [b] Public or private university, college, or school;
 - [c] Preschool or childcare facility licensed by the Washoe County Social Services Department; or
 - [d] Park or playground as measured from the building footprint of the adult business to the property line of the park or playground.
 4. No adult business may be located within 500 feet of any other adult business.

d. **Operational Requirements**

1. No adult business shall operate or remain open for more than 17 hours within a single 24-hour period, unless a conditional use permit for extended hours of operation is approved pursuant to Section 18.08.605.
2. For adult motion picture arcades, individual enclosures shall comply with Figure 3-1, below. Side and rear walls may extend from floor to ceiling. The entrance to the enclosure shall maintain a minimum clearance of 18 inches from the top and bottom of the door frame. Door frames shall not exceed seven feet in height. The opening may not be blocked at any time by a door, wall, curtain, or other partition. A ventilation device or hole in a booth must be covered by a permanently affixed ventilation cover. A ventilation hole may be located only within one-foot from the top of or one-foot from the bottom of the booth walls, or both. Enclosures shall be configured in such a manner that there is an unobstructed view from a manager's station to the interior of the enclosure or a video surveillance system installed to monitor customer activity. Locks or barriers to entry shall not be installed on the doors which would restrict access by management or emergency service personnel. Enclosures shall comply with ADA requirements.
3. The public area including video sale or rental or the viewing area of an adult bookstore must have lighting which is a minimum of 30-foot candle power when measured at a point of 60 inches from the floor.
4. All exterior walls shall provide minimum exterior lighting of the building of no less than three-foot candles measured from the ground level immediately adjacent to the exterior wall.
5. Electronic video shall be used to monitor all exterior portions of the business. Monitoring shall be recorded, and the video recording shall be maintained for at least five days from the date and time of recording.

Figure 3-1: Adult Motion Picture Arcade Individual Enclosure



- e. **Scope of Establishing a Business** Establishment of an adult business, as used in this section, shall include the opening of such business as a new business, the relocation of such business, the enlargement of such business in either scope or area, or the conversion of an existing business location to any of the uses described in this section.
 - f. **Written Decision Required**
 - 1. Decisions shall be in writing.
 - 2. Decisions shall include an explanation setting forth the reasons for the decisions.
 - g. **Appeal Process** The written decision of the Administrator, or other designated official representative of the City may be appealed in accordance with the appeal procedures provided under Section 18.06.208, as applicable.
 - h. **Judicial Review - Writ of Mandamus** Judicial review may be sought in accordance with NRS Section 34.185 by the applicant if there is an allegation of an unconstitutional prior restraint of the applicant's rights under the First Amendment of the U.S. Constitution or Section 9 of Article 1 of the Nevada Constitution.
- (2) **Amusement or Recreation, Inside**
- a. **MF30** When located within the MF30 zone, an Amusement or Recreation, Inside, use shall be limited to 10,000 square feet of gross floor area.
- (3) **Country Club, Private** Except in the Mixed-Use Districts, private country club uses shall have a minimum lot area of two acres.
- ~~(4) **Daytime Entertainment Venue**~~
- ~~a. All events shall be limited to the hours of 7:00 a.m. to 10:00 pm, outside of which food and alcohol service is not permitted and patrons should be cleared of the establishment.~~
 - ~~b. Amplified and live music shall be limited to the hours of 9:00 a.m. to 9:00 pm.~~
 - ~~c. Outdoor food service or amplified and live music shall require a minor conditional use permit if 600 feet or less from residential zoned property.~~
 - ~~d. Any operations beyond the thresholds described in this subsection shall be classified as a Live Entertainment use.~~
- ~~(5) **Live Entertainment**~~
- ~~a. **All Districts** Any establishment offering scheduled live entertainment more than three times per calendar year and exceeds the operating limitations for the Daytime Entertainment Venue use shall meet the following standards:~~
 - ~~1. A conditional use permit or minor conditional use permit for live entertainment shall apply only to the type of entertainment approved, and a different type of entertainment shall require approval of a new or amended conditional use permit.~~
 - ~~2. Exits and entrances to the establishment shall be oriented away from residentially zoned property immediately adjoining the site, except for emergency entrances and exits.~~
 - ~~3. Limited hours of operation and additional operating restrictions may be added through the conditional use permit or minor conditional use permit process to ensure compatibility with surrounding uses and zone districts.~~
- (46) **Recreational Vehicle Park** All recreational vehicle park uses, shall comply with the following standards:
- a. Vehicle may not stay longer than 90 days pursuant to NRS.
 - 1. **Uses Permitted**

- [a] Recreational vehicles.
- [b] Cabana, ramada, or patio, and one detached storage room per recreational vehicle space.
- [c] Community recreation buildings and facilities, laundry, car and trailer wash, battery charging station, water fill-up, boat or storage facilities serving the recreational vehicle park only.
- [d] Management offices or one single-family dwelling, or mobile home, used exclusively for living quarters by the operator or manager of the park.

2. **Area, Space, and Bulk Development Standards** The following standards apply instead of the base zoning district standards:

Table 3-4 Area, Space, and Bulk Development Standards for Recreational Vehicle (RV) Parks	
Standard	Dimension
Minimum overall area:	2 acres
Maximum building height:	Same as the underlying zone
Minimum net space area per RV:	690 sq. ft.
Minimum net RV space width:	23 ft.
Minimum setback of any building or RV from a bordering public street line:	15 ft,
Minimum front setback from internal street:	5 ft.
Minimum setback line from the exterior boundary line of the RV park:	5 ft.
Minimum distance between RV sides or side and end:	15 ft.; between ends: 10 ft.

3. Street System

- [a] All recreational vehicle spaces shall be provided with safe and convenient vehicular access from public or private streets. Alignment and gradient of streets shall be properly adapted to topography.
- [b] All streets shall be paved and drained with a minimum two inches asphalt; four inches base.
- [c] Access to recreational vehicle parks shall be designed to minimize congestion and traffic hazards and provide for safe movement of traffic at the entrance or exits to adjoining streets.
- [d] Streets provided for two-way traffic shall have a paved section not less than 24 feet in width and a right-of-way of not less than 24 feet. Streets provided for one-way traffic shall have a paved section of not less than 12 feet in width and a right-of-way of not less than 12 feet.
- [e] All streets shall be properly signed and lighted at night with at least the equivalent of a 50-watt lamp for each 100 lineal feet of street, or guard light each 300 feet.
- [f] When appropriate, adequate provisions for snow removal and snow storage areas shall be provided.

- 4. **Vehicle Parking Spaces and Driveways** All vehicle parking spaces and driveways shall be paved.
- 5. **Exposed Ground Surfaces** Exposed ground surfaces in all other parts of a recreational vehicle park shall be paved or covered with stone screening or other material or protected with a vegetative growth, any of which can prevent soil erosion and eliminating objectionable dust.
- 6. **Recreation Area** All recreational vehicle parks shall have at least one recreation area or open space accessible from all spaces; the cumulative size of which recreation area shall be not less than two and one-half percent of the gross recreational vehicle park area. It shall be landscaped as per plans approved as part of conditional use permit.
- 7. **Pedestrian Ways** When included, pedestrian ways shall have a minimum width of three feet and shall be appropriately surfaced.

8. **Service Facilities** All recreational vehicle parks shall provide restroom and bath facilities in conformance to regulations of the state and county district health departments. Additionally, all recreational vehicle parks shall provide sanitary stations for the discharge of vehicle retention tanks, such stations to be in conformance with any applicable statutes and ordinances and any regulations of the state and county district health departments.
9. **Water Supply** An accessible, adequate, safe, and potable supply of water for domestic purposes shall be provided within 100 feet of each recreational vehicle space. Such supply of water shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.
10. **Sewage Facilities** An adequate and safe sewer system shall be provided in each recreational vehicle park. Such sewer system shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.
11. **Refuse and Garbage** Storage, collection and disposal of garbage and refuse shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.
12. **Fuel Supply and Storage** Installation of liquefied petroleum gas or fuel oil containers within a recreational vehicle park shall be in conformance to any applicable statutes and ordinances, any regulations of the state or county district health departments, and to the satisfaction of the chief of fire department.
13. **Fire Protection** In every recreational vehicle park, there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the chief of fire department.
14. **Fences** A recreational vehicle park shall be fenced with a solid view-screening fence not more than six feet nor less than four feet in height around the entire boundary of the park.
15. **Management** The holder of a valid city business license for operation of a recreational park shall be responsible for compliance with this chapter and any other applicable ordinances or statutes. The holder shall always maintain the recreational vehicle park in a neat, orderly, and sanitary condition.
16. **Register** The license holder shall be responsible for maintaining a register of the occupants of the park, such register to indicate the following:
 - [a] The name and occupation of each occupant;
 - [b] The make, model and year of all motor vehicles and trailer coaches;
 - [c] The license number and year of license and owner of each trailer coach and motor vehicle parked or stored in the trailer coach park;
 - [d] The dates issuing such license; and
 - [e] The dates of arrival and departure of each trailer coach.
17. **Plan** A copy of the final approved plan for the recreational vehicle park shall be conspicuously posted on the site and the license holder shall be responsible for maintenance of the park as per the final approved plan.

b. **Location Outside Parks**

1. Parking any recreational vehicle outside a recreational vehicle park, when such recreational vehicle is used for dwelling or sleeping purposes, is unlawful, except if such use of self-contained recreational vehicles is permitted by the Administrator on the premises of a public use event in a residential zone or on the premises of a public use event in a

commercial zone. The Administrator may grant such permission only after determining that at least one of the criteria stated in Resolution No. 3831, or its successor, is met. The Administrator, in granting such permission, may impose conditions to protect the public health, safety and welfare. Upon granting such permission, the Administrator shall immediately notify the police department.

2. Storage of a recreational vehicle is permitted on the premises of its owner when not used for dwelling or sleeping purposes if in compliance with this Title.

(g) **Retail**

(1) **Building, Lumber, and Landscape Material Sales**

- a. **Mixed-Use, IC, and I Districts** All parking and outdoor storage areas shall be paved, or an all-weather surface shall be provided.
- b. **I District** Shall be primarily wholesale of merchandise.
- c. **MU, MS, and ME Districts** This use shall be allowed by-right within the MU, MS and ME Districts in the area bounded by Wells Avenue on the west, I-80 on the north, the Truckee River on the south, and Galetti Way on the east.

(2) **Cannabis Dispensary, Medical**

- a. Shall not be located on a parcel:
 1. Adjacent to residentially zoned property;
 2. Owned by the federal government; or,
 - ~~3. In or within 1,500 feet of Gaming Overlays 1, 2, 3, 5; or,~~
 - ~~43.~~ South of Mount Rose Highway or Geiger Grade (SR341).
- b. Shall be exempt from site plan review requirements identified in Section 18.08.602, Site Plan Review.
- c. At the time of application for a zoning verification letter with the City, proof of compliance with all location requirements set forth in Reno Municipal Code (see subsection a, above) and distance separation requirements in NRS shall be provided by a State of Nevada licensed surveyor. NRS Section 678B.210 establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, a 300-foot separation from a community facility, and 1,500 feet from a facility with a nonrestricted gaming license as described in NRS 463.0177-.
- d. All required spacing criteria shall be measured in a straight line from the front door of the cannabis establishment to the closest parcel line, as shown on the Washoe County Assessor's records, of any school, community facility, or licensed gaming establishment identified in NRS Section 678B.210-.
- e. Any medical cannabis dispensary shall be in a separate building from any other medical cannabis establishment. This may include two facilities separated by a fire wall with no shared facilities, other than parking.
- f. Any medical cannabis dispensary shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.
- g. Any signage associated with a medical cannabis dispensary shall be discreet and professional which is consistent with the traditional style of signage for pharmacies and medical offices.
- h. Any medical cannabis dispensary shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.
- i. Hours of operation shall not exceed 8:00 a.m. to midnight seven days a week.

(3) Cannabis Retail Store, Adult-use

- a. Shall not be located on a parcel:
 1. Adjacent to residentially zoned property;
 2. Owned by the federal government;
 - ~~3. In or within 1,500 feet of Gaming Overlays 1, 2, 3, 5; or,~~
 - ~~4. South of Mount Rose Highway or Geiger Grade (SR341); or,~~
 - ~~4. Located closer than 2,500 feet from another adult-use cannabis retail store.~~
- b. Shall be exempt from site plan review requirements identified in Section 18.08.602, Site Plan Review.
- c. At the time of application for a zoning verification letter with the City, proof of compliance with all location requirements set forth in Reno Municipal Code (see subsection a, above) and distance separation requirements in NRS shall be provided by a State of Nevada licensed surveyor. NRS Section 678B.250 establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, a 300-foot separation from a community facility, and 1,500 feet from a facility with a nonrestricted gaming license as described in NRS 463.0177-.
- d. All required spacing criteria shall be measured in a straight line from the front door of the cannabis establishment to the closest parcel line, as shown on the Washoe County Assessor's records, of any school, community facility, or licensed gaming establishment identified in NRS Section 678B.250-.
- e. Any adult-use cannabis retail store shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.
- f. Any adult-use cannabis retail store shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.
- g. Any signage associated with an adult-use cannabis retail store shall be discreet and professional which is consistent with the traditional style of signage for pharmacies and medical offices. Signage shall be restricted to logos approved by the State Department of Taxation. No temporary or window signs shall be allowed. With the exception of the aforementioned provisions, all signage shall be subject to the standards of Chapter 18.05 Signs.
- h. Hours of operation shall not exceed 8:00 a.m. to midnight seven days a week beginning September 1, 2018.
- i. A medical cannabis dispensary in continuous operation before April 30, 2018, shall be allowed to continue operations as an adult-use cannabis retail store within their existing location. Any new or relocated establishment shall be required to meet all applicable provisions of this Title with regards to allowable zoning districts and additional use regulations. An adult-use cannabis retail store established using this provision, but not allowed in the underlying zone, shall be considered legal nonconforming and subject to all provisions in Section 18.01.403, Nonconforming Uses.
- j. All parking, landscaping, and signs shall be brought into conformance with current code standards unless determined physically impossible by the Administrator.

(4) General Retail, less than 10,000 Square Feet

- a. **MF30 District**
 1. Access shall be from a collector or larger street.
 2. General retail uses shall only be permitted on the first floor for buildings up to three stories and shall only be permitted on the first and second floors for buildings over three stories.

- (5) **General Retail, 10,000 Square Feet or More** In addition to the standards required for General Retail, less than 10,000 Square Feet, the following standards shall apply:

a. **NC District** General retail uses shall not exceed 80,000 square feet in any single building.

- (6) **General Retail, Package Alcohol Sales**

a. All Districts

1. All package alcohol sales shall comply with applicable provisions as outlined in this Section and RMC Chapter 5.07 (Alcoholic Beverages).

~~2. Review considerations in Title 18 and in Chapter 5.07 (Alcoholic Beverages) shall be considered comprehensively when reviewing a conditional use permit.~~

~~32.~~ When required, Aa development permit application (e.g. conditional use permit) required conditional use permit may be processed concurrently with the associated package alcoholic beverage license or package wine and beer license. Approval of the conditional use permit is required prior to the approval and issuance of the associated privilege business license.

~~4. The use shall be located on and be accessed from an arterial or collector street.~~

~~53. All applications for a package alcoholic beverage license, a package wine and beer license, or a development permit (e.g. conditional use permit) shall include a map prepared by a State of Nevada licensed surveyor or professional engineer, identifying the project site and all of the following uses or geographic areas which are within 500 feet of the proposed site. All required spacing criteria shall be measured in a straight line from the front door of the retail establishment to the closest parcel line, as shown on the Washoe County Assessor's records. The conditional use permit application shall include a map identifying the project site and all of the following uses or geographic areas which are within 500 feet of the proposed site:~~

[a] The Downtown Safe Scape Buffer Area (See Figure 3-2)

[b] East 4th Street Corridor Buffer Area (See Figure 3-3)

[c] Residentially zoned property

[d] Primary or secondary schools

[e] Public parks

[f] A facility licensed by the State of Nevada for the treatment of alcohol or drug abuse as outlined by NRS 449.00455, as amended.



FIGURE 3-2 DOWNTOWN SAFE SCAPE AND BUFFER AREA



FIGURE 3-3 EAST 4th STREET CORRIDOR SAFE SCAPE BUFFER AREA

- (7) **Pawn Shop** In all zoning districts, all pawnshop uses shall meet the following standards:

- a. A 1,000-foot separation measured property line to property line from all primary- or secondary-schools licensed by the State of Nevada and University of Nevada - Reno (UNR).
 - b. Pawnshops are specifically prohibited from parcels contiguous to the following streets:
 - 1. Virginia Street south of North McCarran Boulevard,
 - 2. Kietzke Lane from Mill Street to South Virginia Street,
 - 3. Plumb Lane east of South Virginia Street,
 - 4. Moana Lane between South Virginia Street and Kietzke Lane, and
 - 5. McCarran Boulevard.
- (h) **Transportation, Vehicles, and Equipment**
 - (1) **Auto Service and Repair**
 - a. **Mixed-Use Districts**
 - 1. Openings in service bays shall not face public rights-of-way and shall be designed to minimize visual intrusion into adjoining properties.
 - 2. All repair work shall be performed within an enclosed building.
 - 3. Outdoor storage is not allowed.
 - b. **MD-ID, MD-NW, and MU Districts** Shall only be permitted east of I-580 or within ¼ mile of the intersection of a street and a freeway on- or off-ramp.
 - (2) **Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental**
 - a. **All Districts**
 - 1. A minor conditional use permit is required when more than four and less than 12 automobiles, trucks, mobile homes, RVs, boats, or trailers are stored on-site for sale or rental.
 - 2. A conditional use permit is required when 12 or more automobiles, trucks, mobile homes, RVs, boats, or trailers are stored on-site for sale or rental.
 - 3. Discretionary review is not required for internet-based sales with off-site storage or less than four automobiles, trucks, mobile homes, RVs, boats, or trailers stored on-site.
 - b. **MD-ID, MD-NW, and MU Districts** Shall only be permitted east of I-580 or within ¼ mile of the intersection of a street and a freeway on- or off-ramp.
 - c. **I District** Automobile, truck, mobile home, RV, boat, and trailer sales shall be wholesale only.
 - (3) **Bus or other Transportation Terminal**
 - a. **Mixed-Use Districts**
 - 1. All storage and repair areas shall be screened from view of the street and adjacent properties.
 - 2. All pre- and post-trip operations shall be performed on-site. Transient discharge, boarding, or queuing shall not be performed on the street or public sidewalk.
 - 3. On-site repairs shall be indoors only.
 - (4) **Gas Station**
 - a. **All Districts**

1. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
 - [a] The dispensing of petroleum products, ice, water, and air from pump islands;
 - [b] The provision of emergency service of a minor nature; and
 - [c] The sale of items via vending machines which shall be located within the main structure.
2. Pump islands shall be located a minimum of 20 feet from a street right-of-way line. A canopy or roof structure over a pump island may be located no closer than ten feet from the street right-of-way line if it matches the architecture and color of the building.
3. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
4. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be in any open area outside the main structure.
5. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
- b. **MD-ID, MD-NW, and MU Districts** Shall only be permitted east of I-580 or within ¼ mile of the intersection of a street and a freeway on- or off-ramp.

(5) Parking Lot, Open

- a. Principal (not temporary) open parking lot uses shall comply with all site improvement requirements under this Title, including lighting, sidewalks, and landscaping.
- b. Open parking lot uses shall comply with off-street parking and loading standards listed in Section 18.04.703, General Standards.
- c. Open parking lot uses that are also intended for special events may relocate required parking lot landscaping to the perimeter of the parking lot with approval of a major site plan review and the following supplemental findings:
 1. The landscaping, as required, would interfere with planned events; and
 2. The relocated landscaping would not create significant impacts for the public or adjacent properties.

(6) Truck Stop/Travel Plaza

a. All Districts

1. Design and Layout

- [a] Minimum parcel size shall be ten acres.
- [b] Maximum number of motel or hotel rooms in conjunction with a truck stop within the I and IC Districts shall be as follows:
 - i. With 100 truck parking spaces or fewer no motel/hotel rooms shall be allowed;
 - ii. Over 100 truck parking spaces but fewer than 200 truck parking spaces, a maximum of 100 motel/hotel rooms shall be allowed; and
 - iii. With 200 or more truck parking spaces, a maximum of 200 motel/hotel rooms shall be allowed.
- [c] Other business activities which are customarily accessory and clearly incidental and subordinate to the truck stop, may include but not be limited to; scales, truck wash, tire repair and sales, barber shop, restaurant with or without

alcohol service, shower facility, convenience store, truckers lounge (for services such as television/exercise/internet access, etc.), motel/hotel (see Subsection 18.03.304(h)(6)a.1.[b], above), laundry, chain rental, and gasoline and propane dispensing.

- [d] The applicant shall furnish a traffic impact study and any necessary mitigation measures prepared by a civil engineer registered in the State of Nevada.
- [e] The applicant shall furnish a noise impact study and any necessary mitigation measures prepared by qualified acoustical consultant.
- [f] All commercial vehicle truck traffic accessing the site shall access the site via an arterial roadway.
- [g] In addition to designated commercial truck parking, off-street parking shall be provided at a rate equal to that which is required for each use comprising the truck stop.
- [h] All vehicle service and/or repair activities shall be conducted within a completely enclosed building. Parts, equipment, lubricants, fuels, tires or other materials used or discarded in any service or repair operations must be screened from adjoining roads and properties.
- [i] Outdoor storage shall be prohibited.
- [j] The minimum distance from property zoned Mixed-Use or any residentially zoned property shall be at least one-quarter mile (1,320 feet), measured from property line to property line.
- [k] Compliance with diesel idling regulations adopted by the Washoe County District Board of Health as amended shall be maintained. Adequate signage shall be provided to inform drivers of idling time restrictions. A minimum of 15 percent of truck parking spaces must be equipped with approved Engine Idle Reduction Technology or similar comprising of "plug-in" locations for trucks with sleepers and/or refrigeration to avoid idling engines.
- [l] The primary parcel of the truck stop shall not be located more than 1,500 feet from the right-of-way limits surrounding an interstate highway interchange, measured from property line to property line.
- [m] No more than one truck stop shall have primary access from any interstate highway interchange.
- [n] The minimum distance between truck stops shall be 7,000 feet, measured from property line to property line.
- [o] The minimum distance from Amusement or Recreation (Outside) use, Public Park or Recreation Area, or a primary or secondary school shall be 750 feet, measured from property line to property line.

2. Landscaping

- [a] Parking lot landscaping for areas not designated for circulation or parking of commercial vehicles shall comply with this Title unless otherwise noted in this section.
- [b] Property line or boundaries adjacent to residentially zoned property must provide a six-foot tall solid wall (unless separated by an arterial roadway) and a minimum 20-foot wide landscape buffer interior to the site which includes one

ten-foot tall evergreen tree every 20-feet on center in staggered rows. Shrubs shall be provided per code.

- [c] Property line or boundaries adjacent to public streets must provide a two-foot tall berm, wall or hedge and a minimum 20-foot wide landscape buffer which includes a mixture of evergreen and deciduous trees per code, based on one tree for every 20 lineal feet. Shrubs shall be provided per code.
- [d] Property line or boundaries adjacent to nonresidential zoned properties must provide a minimum ten-foot wide landscape buffer interior to the site, which includes one ten-foot tall evergreen tree 20 feet on center. Shrubs shall be provided per code.
- [e] All buildings shall have a minimum five-foot wide perimeter landscape area, excluding areas for pedestrian and vehicular entrances. These landscape areas shall be adjacent to building walls and landscaped with trees and shrubs per code.

3. Lighting

- [a] All outdoor lighting shall be fully shielded. Fully shielded requires a lighting fixture to be constructed so that all the light emitted by the fixture is projected below the horizontal plane of the lowest plane of the lowest point of the fixture.
- [b] Lighting fixtures used to illuminate a sign shall be mounted on the top of the sign structure, lighting the sign downward.
- [c] Low-pressure Sodium (LPS) lamps or other dark sky alternative are required throughout the site.
- [d] Search lights, laser source lights, or any similar high-intensity light shall not be permitted.

- b. **MS District** Shall only be permitted within ¼ mile of I-80 Exit 2 off-ramp.

(Ord. No. 6614, § 1(Exh. B, §1.2), 12-8-21)

18.03.306 Industrial Uses

(a) Manufacturing and Processing

(1) Animal and Animal Byproduct Processing

- a. All activities shall occur indoors.
- b. Site must be adjacent to industrial zoned property on all sides or a major arterial.
- c. Shall not include any processing of materials collected.

(2) Cannabis Cultivation Facility, Adult-use

- a. Shall not be located on a parcel:
 - 1. Adjacent to residentially zoned property;
 - 2. Owned by the federal government; or,
 - ~~3. In or within 1,500 feet of Gaming Overlays 1, 2, 3, 5; or,~~
 - 34. South of Mount Rose Highway or Geiger Grade (SR341).

- b. Shall be exempt from site plan review requirements identified in Section 18.08.602, Site Plan Review.
- c. At the time of application for a zoning verification letter with the City, proof of compliance with all location requirements set forth in Reno Municipal Code (see subsection a, above) and distance separation requirements in NRS shall be provided by a State of Nevada licensed surveyor. NRS Section 678B.250 establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, a 300-foot separation from a community facility, and 1,500 feet from a facility with a nonrestricted gaming license as described in NRS 463.0177 .
- d. All required spacing criteria shall be measured in a straight line from the front door of the cannabis establishment to the closest parcel line, as shown on the Washoe County Assessor's records, of any school, community facility, or licensed gaming establishment identified in NRS Section 678B.250 .
- e. Any adult-use cannabis cultivation facility shall have a professional, orderly, dignified appearance.
- f. Only one sign shall be allowed. The sign shall not exceed six square feet and shall be placed on a window or a door for the purposes of identifying the business (e.g., business name, address, hours of operation, etc.)
- g. Any adult-use cannabis cultivation facility shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.
- h. All cultivation shall take place within a building. No outdoor cultivation shall be allowed.
- i. All parking, landscaping, and signs shall be brought into conformance with current code standards unless determined physically impossible by the Administrator.

(3) Cannabis Cultivation Facility, Medical

- a. Shall not be located on a parcel:
 - 1. Adjacent to residentially zoned property;
 - 2. Owned by the federal government; or,
 - ~~3. In or within 1,500 feet of Gaming Overlays 1, 2, 3, 5; or, 3~~
 - 4. South of Mount Rose Highway or Geiger Grade (SR341).
- b. Shall be exempt from site plan review requirements identified in Section 18.08.602, Site Plan Review.
- c. At the time of application for a zoning verification letter with the City, proof of compliance with all location requirements set forth in Reno Municipal Code (see subsection a, above) and distance separation requirements in NRS shall be provided by a State of Nevada licensed surveyor. NRS Section 678B.210 establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, a 300-foot separation from a community facility, and 1,500 feet from a facility with a nonrestricted gaming license as described in NRS 463.0177 .
- d. All required spacing criteria shall be measured in a straight line from the front door of the cannabis establishment to the closest parcel line, as shown on the Washoe County Assessor's records, of any school, community facility, or licensed gaming establishment identified in NRS Section 678B.210 .
- e. Any medical cannabis cultivation facility shall be in a separate building from any other cannabis establishment. This may include two facilities separated by a fire wall with no shared facilities, other than parking.
- f. Any medical cannabis cultivation facility shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.

- g. Any signage associated with a medical cannabis cultivation facility shall be discreet and professional which is consistent with the traditional style of signage for pharmacies and medical offices.
- h. Any medical cannabis cultivation facility shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.

(4) Cannabis Independent Testing Laboratory, Adult-use

- a. Shall not be located on a parcel:
 - 1. Adjacent to residentially zoned property;
 - 2. Owned by the federal government; or,
 - ~~3. In or within 1,500 feet of Gaming Overlays 1, 2, 3, 5; or,~~
 - 43. South of Mount Rose Highway or Geiger Grade (SR341).
- b. Shall be exempt from site plan review requirements identified in Section 18.08.602, Site Plan Review.
- c. At the time of application for a zoning verification letter with the City, proof of compliance with all location requirements set forth in Reno Municipal Code (see subsection a, above) and distance separation requirements in NRS shall be provided by a State of Nevada licensed surveyor. NRS Section 678B.250 establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, a 300-foot separation from a community facility, and 1,500 feet from a facility with a nonrestricted gaming license as described in NRS 463.0177 .
- d. All required spacing criteria shall be measured in a straight line from the front door of the cannabis establishment to the closest parcel line, as shown on the Washoe County Assessor's records, of any school, community facility, or licensed gaming establishment identified in NRS Section 678B.250 .
- e. Any adult-use cannabis independent testing laboratory shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.
- f. Only one sign shall be allowed. The sign shall not exceed six square feet and shall be placed on a window or a door for the purposes of identifying the business (e.g., business name, address, hours of operation, etc.)
- g. Any adult-use cannabis independent testing laboratory shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.
- h. All parking, landscaping, and signs shall be brought into conformance with current code standards unless determined physically impossible by the Administrator.

(5) Cannabis Independent Testing Laboratory, Medical

- a. Shall not be located on a parcel:
 - 1. Adjacent to residentially zoned property;
 - 2. Owned by the federal government; or,
 - ~~3. In or within 1,500 feet of Gaming Overlays 1, 2, 3, 5; or,~~
 - 43. South of Mount Rose Highway or Geiger Grade (SR341).
- b. Shall be exempt from site plan review requirements identified in Section 18.08.602, Site Plan Review.

- c. At the time of application for a zoning verification letter with the City, proof of compliance with all location requirements set forth in Reno Municipal Code (see subsection a, above) and distance separation requirements in NRS shall be provided by a State of Nevada licensed surveyor. NRS Section 678B.210 establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, a 300-foot separation from a community facility, and 1,500 feet from a facility with a nonrestricted gaming license as described in NRS 463.0177 .
- d. All required spacing criteria shall be measured in a straight line from the front door of the cannabis establishment to the closest parcel line, as shown on the Washoe County Assessor's records, of any school, community facility, or licensed gaming establishment identified in NRS Section 678B.210 .
- e. Any medical cannabis independent testing laboratory shall be in a separate building from any other cannabis establishment. This may include two facilities separated by a fire wall with no shared facilities, other than parking.
- f. Any medical cannabis independent testing laboratory shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.
- g. Any signage associated with a medical cannabis independent testing laboratory shall be discreet and professional which is consistent with the traditional style of signage for pharmacies and medical offices.
- h. Any medical cannabis independent testing laboratory shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.

(6) Cannabis Production Facility, Adult-use

- a. Shall not be located on a parcel:
 - 1. Adjacent to residentially zoned property;
 - 2. Owned by the federal government; or,
 - ~~3. In or within 1,500 feet of Gaming Overlays 1, 2, 3, 5; or,~~
 - 43. South of Mount Rose Highway or Geiger Grade (SR341).
- b. Shall be exempt from site plan review requirements identified in Section 18.08.602, Site Plan Review.
- c. At the time of application for a zoning verification letter with the City, proof of compliance with all location requirements set forth in Reno Municipal Code (see subsection a, above) and distance separation requirements in NRS shall be provided by a State of Nevada licensed surveyor. NRS Section 678B.250 establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, a 300-foot separation from a community facility, and 1,500 feet from a facility with a nonrestricted gaming license as described in NRS 463.0177 .
- d. All required spacing criteria shall be measured in a straight line from the front door of the cannabis establishment to the closest parcel line, as shown on the Washoe County Assessor's records, of any school, community facility, or licensed gaming establishment identified in NRS Section 678B.250 .
- e. Any adult-use cannabis production facility shall have a professional, orderly, dignified appearance.
- f. Only one sign shall be allowed. The sign shall not exceed six square feet and shall be placed on a window or a door for the purposes of identifying the business (e.g., business name, address, hours of operation, etc.)

- g. Any adult-use cannabis production facility shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.
- h. All parking, landscaping, and signs shall be brought into conformance with current code standards unless determined physically impossible by the Administrator.

(7) Cannabis Production Facility, Medical

- a. Shall not be located on a parcel:
 - 1. Adjacent to residentially zoned property;
 - 2. Owned by the federal government; or,
 - ~~3. In or within 1,500 feet of Gaming Overlays 1, 2, 3, 5; or,~~
 - 43.** South of Mount Rose Highway or Geiger Grade (SR341).
- b. Shall be exempt from site plan review requirements identified in Section 18.08.602, Site Plan Review.
- c. At the time of application for a zoning verification letter with the City, proof of compliance with all location requirements set forth in Reno Municipal Code (see subsection a, above) and distance separation requirements in NRS shall be provided by a State of Nevada licensed surveyor. NRS Section 678B.210 establishes a 1,000-foot separation from a public or private school, preschool through 12th grade, a 300-foot separation from a community facility, and 1,500 feet from a facility with a nonrestricted gaming license as described in NRS 463.0177 .
- d. All required spacing criteria shall be measured in a straight line from the front door of the cannabis establishment to the closest parcel line, as shown on the Washoe County Assessor's records, of any school, community facility, or licensed gaming establishment identified in NRS Section 678B.210 .
- e. Any medical cannabis production facility shall be in a separate building from any other cannabis establishment. This may include two facilities separated by a fire wall with no shared facilities, other than parking.
- f. Any medical cannabis production facility shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.
- g. Any signage associated with a medical cannabis production facility shall be discreet and professional which is consistent with the traditional style of signage for pharmacies and medical offices.
- h. Any medical cannabis production facility shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.

(8) Crematorium

- a. All equipment shall be located within a completely enclosed building.
- b. There shall be no audible or visible indication of the use from outside of the building.
- c. Shall be at least 1,500 feet from any residential zoned property.

(9) Hazardous Waste Facility Except as required, below, the Administrator may exempt any hazardous waste use from the requirement for a conditional use permit if the impacts are determined to be so minor as to be disregarded based on the findings of this section and Section 18.08.605, Conditional Use Permit.

- a. **Conditional Use Permits for Facilities that Manufacture, Process, Transfer, or Store Explosives or Hazardous Substances**

1. **Applicability** As required by NRS Section 278.147 , a conditional use permit is required for any facility (except in the mining industry) that uses, manufactures, processes, transfers, or stores an explosive (which is subject to regulation as an explosive pursuant to NRS Section <https://www.leg.state.nv.us/NRS/NRS-459.html#NRS459Sec3816>) or a highly hazardous substance designated pursuant to NRS Section <https://www.leg.state.nv.us/NRS/NRS-459.html#NRS459Sec3816> if present in a quantity equal to or greater than the amount designated pursuant to NRS Section 459.3816 , or a hazardous substance listed in the regulations adopted pursuant to NRS Section 459.3833 . Applications for such conditional use permits shall be processed in accordance with this subsection.
2. **Applications and Consideration by Planning Commission**
 - [a] Applications for a conditional use permit under this subsection shall be submitted on forms and with the content determined by the Administrator. When the application is deemed complete, the Administrator shall send a copy to and consult with the following agencies in addition to the normal agency review:
 - i. The City of Reno Emergency Management Board;
 - ii. The Administrator of the Division of Environmental Protection of the State Department of Conservation and Natural Resources;
 - iii. The State Fire Marshal;
 - iv. The Administrator of the Division of Industrial Relations of the Department of Business and Industry;
 - v. The commander of any military installation that may be affected by the operation of the facility; and
 - vi. The governing body of any other city or county that may be affected by the operation of the facility
 - [b] The Planning Commission shall hold a public hearing to consider the application within 90 days from the date it is deemed complete by the Administrator. Notice for the public hearing shall be provided as set forth in paragraph 3., below.
 - [c] Based on consultation with the agencies listed in Subsection 2.[a], above, and information submitted with the staff report and at the hearing, the Planning Commission shall consider and make findings as set forth in Paragraph 5., below.
 - [d] Within a reasonable time after the public hearing the Planning Commission shall submit its recommendation for any actions to be taken on the application by the City Council. If the Planning Commission recommends that a conditional use permit be granted to the applicant, the Planning Commission shall include in its recommendations such terms and conditions for the operation of the facility as it deems necessary for the protection of (i) the health and safety of the residents of the city, and (ii) the safety and security of any military installation in the city.
3. **Notices of Hearing** Notice of the public hearings by the Planning Commission and City Council under this subsection shall be prepared, published, and mailed as required by NRS Sections 278.147 (2) and (3).
4. **Action by the City Council** Within 30 days after receiving the recommendations of the Planning Commission, the City Council shall provide notice as specified in paragraph 3.,

above, and hold a public hearing to consider the application and the findings discussed in paragraph 5., below, and within 30 days from the public hearing, shall grant or deny the conditional use permit.

5. **Findings** In addition to the general conditional use permit findings in Section 18.08.605, Conditional Use Permit, the following findings shall be made prior to granting a conditional use permit:

[a] Planning Commission shall consider and discuss as a part of the record:

- i. The health and safety of the residents of the city, and
- ii. The safety and security of any military installation in the city.

[b] In approving the conditional use permit, the City Council shall affirm the findings and discussions of the Planning Commission.

(b) **Storage, Distribution, and Warehousing**

(1) **Heavy Machinery and Equipment, Rental, Sales, and Service**

- a. **ME, MS, and GC Districts** Shall only operate between the hours of 6:00 a.m. and 9:00 p.m.
- b. **MU, MS, and ME Districts** This use shall be allowed by-right within the MU, MS and ME Districts in the area bounded by Wells Avenue on the west, I-80 on the north, the Truckee River on the south, and Galetti Way on the east. Outside this area, the use is not allowed in the MU district.

(2) **Mini-warehouse**

- a. All Districts (Except I and IC Districts)
 1. No more than one manager's or security residence shall be permitted.
 2. All storage shall be within an enclosed building except for the storage of recreational vehicles, boats, and similar vehicles, which shall only be allowed if operable and completely screened from view from surrounding properties and abutting streets at the first-floor level.
 3. No business shall be conducted from or within a mini-storage facility.
 4. Retail sale of stored items on the premises is prohibited.
 5. Auction sales of stored items on the premises are prohibited.
 6. The commercial repair of motor vehicles, boats, trailers, and other like vehicles shall be prohibited.
 7. The operation of spray-painting equipment, power tools, welding equipment, or other similar equipment shall be prohibited.
 8. The production, fabrication, or assembly of products shall be prohibited.
 9. Storage units shall not be used as a musical practice or recording space.

(3) **Outdoor Storage**

- a. **All Districts**
 1. Where permitted, storage shall conform with setback requirements for principal buildings.
 2. Where permitted, outdoor storage shall be located to the side or rear of the principal building, and shall be screened from adjacent roadways and parks, and from residential zoned property within 750 feet of the use with landscaping and a solid fence no shorter than the allowed storage height. Notwithstanding the above, in nonresidential districts

only outdoor storage sites with more than one street frontage may extend storage to within 20 feet of the non-primary street frontage(s) with screening and landscaping.

3. The maximum height for all material storage is ten feet, except the decision-making body may approve the storage of equipment taller than ten feet with additional screening as determined appropriate.
 4. Stacked material shall not exceed the height of the wall or fence.
 5. Walls or fences that are visible from the street shall be architecturally compatible with the primary building.
- b. **Mixed-Use Districts** No storage taller than 6 feet, except increased storage height may be allowed in side and rear yard areas with a conditional use permit.
- c. **MU, MS, and ME Districts**
1. This use shall be allowed by right within the MU, MS and ME Districts in the area bounded by Wells Avenue on the west, I-80 on the north, the Truckee River on the south, and Galetti Way on the east. Outside this area, the use is not allowed in the MU district.
 2. This use shall be permitted by right when located within the area bounded by Sutro Street on the east, Valley Road on the west, Timber way on the south, and Paintbrush Drive and the Union Pacific Railroad right-of-way on the north. Outside this area, the use is not allowed in the MU district.

(4) **Tow Yard**

- a. **All Districts** Tow yards shall be subject to the outdoor storage additional use standards in 18.03.306(b)(3)a (1 through 5) related to screening.
- b. **Mixed Employment** When located within the area bounded by Sutro Street on the east, Valley Road on the west, Timber Way on the South, and Paintbrush Drive and the Union Pacific Railroad right-of-way on the north, this use shall be allowed with a Conditional Use Permit.

(5) **Transfer Station** Shall be inside a permanent structure.

(6) **Wholesale**

- a. **ME and Mixed-Use Districts**
 1. The primary or predominant use shall be wholesale sales of construction related materials, with sales to the general public allowed, via a mix of internal storage, showroom, and offices. All sales and storage must occur within an enclosed structure.
 2. At least one square foot of non-storage area per each four square feet of storage, staging, and pick up areas is required. Products stored on site shall be limited to those displayed and sold on the showroom floor.

18.03.405 Standards for Specific Accessory Uses

- (a) **Ball Courts** See subsection 18.08.303(a)(3).
- (b) **Caretaker Quarters** The following specific standards shall apply to both existing and new caretaker quarters units in the City of Reno, except as otherwise expressly stated.
 - (1) **Intent Accessory Dwelling Units** Caretaker quarters must be accessory to a primary non-residential or multi-family use and may not be used as accessory dwelling units.
 - (2) **Types Allowed** Caretaker quarters may be attached to and integrated with a principal structure, or may be located in a detached accessory structure.
 - (3) **Number Per Lot** No more than one caretaker quarters unit shall be established on the same lot
- (c) **Childcare, In-Home (1-6 Children)**
 - (1) All accessory in-home childcare uses shall comply with the applicable use regulations for childcare centers/facilities in Section 18.03.303(b)(2).
 - (2) The residence or dwelling unit in which the in-home childcare use is operated shall be the permanent residence of the provider of the in-home childcare service.
- (d) **Childcare, In-Home (7-12 Children)** See Section 18.03.405(c), above.
- (e) **Community Center, Private** See Section 18.03.303(a)(3).
- (f) **Drive-Through Facility (Food Service)**
 - (1) **All Districts**
 - a. Drive-through facilities shall always be considered a separate accessory use.
 - b. Drive-through lanes shall not be located within 100 feet of residentially zoned property unless separated by a principal building or a six-foot-tall solid screen fence, wall, or landscaped berm, in addition to at least ten feet of landscaping, or where all owners of residentially zoned property within 100 feet of the drive-through lane provide written consent.
 - c. Shall not have access to local residential streets unless needed for traffic safety.
 - d. Stacking lanes shall be provided according to Article 7, Off-Street Parking and Loading, shall be visually screened as required in Section 18.04.804(e), and shall be situated so as to not block any other drive aisle or parking space.
 - e. Outdoor speakers or ordering systems that emit sound shall not be located within 100 linear feet of residentially zoned property unless other designs are infeasible and a building or alternative enhanced buffering is located between the adjacent residential property and the outdoor speakers.
 - f. Drive-up windows shall be designed so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
 - g. Drive-through facilities shall be screened from adjacent streets with front yard landscaping.
 - h. The drive-through portion of the use may be subject to conditions imposed by the Administrator to ensure compatibility with surrounding uses, efficient vehicular travel, and architectural compatibility with the principal structure.
 - (2) **MD-ID, MD-NW, MU Districts** Shall only be permitted east of I-580 or within ¼ mile of a freeway off-ramp.

(g) **Drive-Through Facility (Non-Food Service)**

(1) **All Districts**

- a. Drive-through facilities shall always be considered a separate accessory use.
- b. Drive-through lanes shall not be located within 100 feet of residentially zoned property unless separated by a principal building or a six-foot-tall solid screen fence, wall, or landscaped berm, in addition to at least ten feet of landscaping, or where all owners of residentially zoned property within 100 feet of the drive-through lane provide written consent.
- c. Shall not have access to local residential streets unless needed for traffic safety.
- d. Stacking lanes shall be provided according to Article 7, Off-Street Parking and Loading, shall be visually screened as required in Section 18.04.804(e), and shall be situated so as to not block any other drive aisle or parking space.
- e. Outdoor speakers or ordering systems that emit sound shall not be located within 100 linear feet of residentially zoned property unless other designs are infeasible and a building or alternative enhanced buffering is located between the adjacent residential property and the outdoor speakers.
- f. Drive-up windows shall be designed so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
- g. The drive-through portion of the use may be subject to conditions imposed by the Administrator to ensure compatibility with surrounding uses, efficient vehicular travel, and architectural compatibility with the principal structure.

(h) **Gaming Operation, Restricted**

(1) **All Districts** Restricted gaming operations shall be in the same building as, and operated as incidental to, one of the following principal uses:

- a. Amusement or Recreation;
- b. Bar, Lounge, or Tavern;
- c. Convenience Store;
- d. Hotel;
- e. Motel;
- f. Restaurant with Alcohol Service;
- g. Restaurant without Alcohol Service; or
- h. General retail store or commercial use not otherwise listed in this subsection and having greater than 3,000 square feet of retail floor area

(2) To prohibit restricted gaming operations from creating the perception of a casino or non-restricted gaming establishment, the use shall comply with the following:

- a. Establishments shall be physically separated by solid wall;
- b. Establishments shall not share common building facilities such as bathroom, kitchens, storage areas or the like;
- c. Establishment signage shall in no way identify them as a non-restricted gaming establishment or the like; and
- d. Establishments shall maintain separate entrances and addresses.

- (i) **Guest Quarters** The following specific standards shall apply to both existing and new guest quarters units in the City of Reno, except as otherwise expressly stated.
- (1) **Intent Accessory Dwelling Units** Guest quarters must be accessory to a primary single family residential use and may not be used as accessory dwelling units.
 - (2) **Types Allowed** Guest quarters may be attached to and integrated with the principal structure or may be in a detached accessory structure.
 - (3) **Number Per Lot** No more than one guest quarter unit shall be established on the same lot per Table 3-5 Detached Accessory Structures Permitted.
 - (4) **Minimum Lot, Bulk and Dimensional Standards** See Table 3-6 and Table 3-7, Detached Accessory Structure Dimensional Standards, above, for applicable lot, bulk and dimensional standards in the residential zoning districts.
 - (5) **Design of Guest Quarters in Detached Structures**
 - a. All detached guest quarters shall maintain a single-family appearance and shall be subordinate to the principal dwelling unit in size, location, and appearance. New detached guest quarters shall be architecturally compatible with the principal residential building. Architectural compatibility shall be achieved by including all of the following elements in the accessory building design:
 1. The exterior finish is constructed with materials compatible with the existing principal building materials. The new materials must be either identical or similar to the original building materials. For example, details of synthetic siding should match that of traditional wood siding.
 2. Contemporary interpretations of architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood, or metal work found on the existing principal building are used.
 3. The roof pitch is the same or within the range of the roof pitches on the existing principal building.
 - b. The front door of the detached guest quarters shall not be visible from the same street that the front door of the principal structure faces.
- (j) **Helipad**
- (1) **All Districts**
 - a. Shall be no closer than 300 feet from a single-family residential use. If on top of a building, the distance is measured from the corner of the building nearest the residential use.
 - b. Flight paths shall be reviewed to eliminate flying over residential uses to the extent possible.
 - (2) **MU District** Helipads for patient transport are allowed at permitted hospitals adjacent to single-family residential uses without any discretionary review and are not subject to spacing and flight path limitations.
- (k) **Home Occupation**
- (1) **Appearance** The appearance of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner, that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or by signs, or the emission of sounds, noises, dust, odors, fumes, smoke, or vibrations.
 - (2) **Accessory to Principal Dwelling** The property proposed to support the home occupation shall contain a minimum of one dwelling unit designed and actually used for residential living.

- (3) **Employees** Home occupations may have one employee who does not reside in the home when adequate off-street parking is provided. An exception to this provision is that for home occupations operating in accessory buildings, employees who do not reside on site are not allowed.
- (4) **Sale of Merchandise** There shall be no sale of merchandise which requires customers to go to the property.
- (5) **Traffic** Pedestrian and vehicular traffic shall be limited to that normally associated with residential districts. No more than one client's car may be on site at any one time.
- (6) **Commercial Vehicle** The home occupation may involve the use of one commercial vehicle, not to exceed 8,000 pounds gross unladen weight, or a single vehicle limousine service.
- (7) **Size Limits** Up to 25 percent of the living space or 500 square feet, whichever is less, of the dwelling may be used for the home occupation and any related storage of materials and supplies.
- (8) **Storage**
 - a. There shall be no outdoor storage of materials or equipment.
 - b. No storage of toxic or hazardous materials, including ammunition and gunpowder, shall be allowed.
 - c. Merchandise shall not be visible from outside the dwelling.
- (9) **Location** The home occupation shall be confined within the principal residential dwelling as a clearly secondary use of the dwelling, or may be located within an existing and legally established accessory dwelling unit. When conducted in an attached garage, the home occupation shall not permanently eliminate the use of the garage if required for off-street parking space for a car.
- (10) **Use of Facilities and Utilities** The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.
- (11) **Advertising** There shall be no public advertising that includes the dwelling address or calls attention to the fact that the dwelling is being used for business purposes, except when required by Nevada Revised Statutes. The home address may appear on business cards, letterhead, and invoices only when the home address is also the business address.
- (12) **Electromagnetic interference** Electrical or mechanical equipment that creates audible interference in radio receivers or visual or audible interference in televisions receivers, or causes fluctuations in the line voltage outside the dwelling unit, is prohibited.
- (13) **Fire safety** Activities conducted and equipment or material used or stored shall not adversely change the fire safety of the premises.
- (14) **Equipment** There shall be no use or storage of mechanical equipment not recognized as being part of normal household or hobby use.
- (15) **Clients** Businesses that serve young clients (e.g., music or swimming lessons) or other clients that do not drive may have up to six clients on site at any one time. Businesses that serve clients that drive may serve up to two clients on site at any one time as limited by subsection e. above.
- (16) **Prohibited Home Occupations** The following types of businesses are prohibited as home occupations: auto repair, equipment painting, heavy equipment repair, heavy industrial activities, and similar uses. This provision provides an illustrative list only and shall not be interpreted to exclude other businesses or activities from prohibition as a home occupation according to this section or interpretation by the Administrator.
- (17) **Modification with Site Plan Review** Standards in Subsections 1-16, above, may be modified with site plan review, subject to a finding of compatibility with nearby land uses.

(I) **Live Entertainment**

(1) Any establishment offering scheduled live entertainment shall meet the following standards:

- a. Outdoor Live Entertainment activities shall be limited to the hours of 10:00 a.m. to 10:00 p.m.
- b. Indoor Live Entertainment activities shall be limited to the hours of 10:00 a.m. to 11:00 p.m.
- c. Indoor Live Entertainment activities shall require doors and windows to be kept closed after 9 p.m.
- d. Exits and entrances to the establishment shall be oriented away from residentially zoned property immediately adjoining the site, except for emergency entrances and exits.
- e. Outdoor Live Entertainment shall not be located within 150 feet of any residentially zoned property. Indoor Live Entertainment is permitted by-right.
- f. Any pedestrian queuing that overflows into the public right-of-way shall require a queuing plan, subject to the satisfaction of the Administrator.
- g. Exceeding any of the Live Entertainment use standards may be approved through a conditional use permit process to ensure compatibility with surrounding uses and zone districts.

(m) Outdoor Storage

(1) All Districts

- a. Where permitted, storage shall conform with setback requirements for primary buildings.
- b. Where permitted, outdoor storage shall be located to the side or rear of the primary building, and shall be screened from roadways, parks, and residentially zoned property within 750 feet of the use with a solid fence or combination of fence and vegetation no shorter than the allowed storage height.
- c. The maximum height for all material storage is ten feet, except the decision-making body may approve the storage of equipment taller than ten feet with additional screening as determined appropriate.
- d. Stacked material shall not exceed the height of the wall or fence.
- e. The outdoor storage shall be associated with the primary use of the property.
- f. No outdoor storage shall be permitted between the primary building and an abutting residentially zoned property.
- g. Materials not actively used by the principal business shall not be stored.
- h. The outdoor storage shall not exceed the lesser of 40 percent of the total gross area of the site or the square footage of the main building on the site, except principal businesses selling, renting, repairing, or storing vehicles or equipment may have accessory outdoor storage not exceeding the lesser of 60 percent of the site area or 250 percent the building square footage.
- i. Walls or fences which are visible from the street shall be architecturally compatible with the primary building.

(2) NC District

- a. The maximum height for all storage is six feet.
- b. The size of the outdoor storage area must not exceed the greater of 200 square feet or 25 percent of square footage of the main building on the site.

(3) MU, MS, GC, MU-MC, and MD- Districts

- a. The maximum height for all storage is six feet, except storage up to ten feet in height may be allowed in side and rear yard areas if fully screened and not adjacent to a residential districts.
- b. Storage of material taller than ten feet may be allowed with a minor conditional use permit.
- c. The outdoor storage shall not exceed 20 percent of the total gross area of the site or 50 percent of the square footage of the main building on the site.

(n) Package Alcohol Sales Accessory to a Primary Use

(1) All Districts

- a. Accessory package alcohol sales shall only be permitted at a site where the primary use is one of the following:
 1. ~~Where permitted, package alcohol sales shall be accessory to one of the following principal uses: g~~General ~~r~~Retail ~~s~~Store
 2. ~~;~~e~~Convenience~~ S~~store~~;
 3. Bakery, Retail
 4. Bar, Lounge or Tavern
 5. Commercial Kitchen
 6. Food Processing or Wholesale Bakery
 7. Hotel
 8. Hotel with Nonrestricted Gaming
 9. Microbrewery, Distillery, or Winery
 10. Restaurant with Alcohol Service ~~food processing facility; restaurant with alcohol service; bar, lounge, or tavern; hotel with nonrestricted gaming; or a pharmacy.~~
- b. All ~~accessory~~ package alcohol sales ~~that require a package alcoholic beverage license or package wine and beer license~~ shall comply with the provisions of this title and shall comply with additional provisions outlined in RMC Chapter 5.07 (Alcoholic Beverages).
- c. When required, a development permit application (e.g. minor conditional use permit) may be processed concurrently with the associated package alcoholic beverage license or package wine and beer license. Approval of the conditional use permit is required prior to the approval and issuance of the associated privilege business license.
- d. ~~When a conditional use permit is required, 10%~~Ten percent of the retail floor space, excluding floor area dedicated to storage, offices, restrooms, hallways, or otherwise not accessible by the public, shall be dedicated to the sale of fresh or frozen perishable foods, as defined in RMC Chapter 5.07 (Alcoholic Beverages).
 1. Except for properties located within the Downtown Safe Scape Area (See Figure 3-2), the minimum square footage dedicated to fresh or frozen food sales may be modified if it can be determined that there are fresh or frozen perishable food options within ¼ mile of the site, or otherwise approved by conditions.
 2. The following uses are exempt from the fresh or frozen perishable food requirement:
 - [a] ~~1) hotel with non-restricted gaming, 2) food processing facility, 3) restaurant with alcohol service, 4) bar, or 5) pharmacy~~Bakery, Retail
 - [b] Bar, Lounge or Tavern

- [c] Commercial Kitchen
- [d] Food Processing or Wholesale Bakery
- [e] Hotel with Nonrestricted Gaming
- [f] Microbrewery, Distillery, or Winery
- [g] Restaurant with Alcohol Service

(2) Additional Review Based on Location

- a. A minor conditional use permit shall be required when the subject site is within 500 feet of any of the following. The application shall include a map prepared by a State of Nevada licensed surveyor or professional engineer, identifying the project site and all of the following uses or geographic areas which are within 500 feet of the proposed site. All required spacing criteria shall be measured in a straight line from the front door of the retail establishment to the closest parcel line, as shown on the Washoe County Assessor's records. , and a map identifying the site and its proximity to the following shall be prepared and submitted with the application:

1. Residentially zoned property
2. Primary or secondary schools
3. Public parks
4. A facility licensed by the State of Nevada for the treatment of alcohol or drug abuse as outlined by NRS 449.00455-, as amended.
5. A minor conditional use permit is required when the subject site is either within the boundaries of the Downtown Safe Scape Buffer Area or within 500 feet of the Downtown Safe Scape Buffer Area boundary (See Figure 3-2)
6. A minor conditional use permit is required when the subject site is either within the boundaries of the East 4th Street Corridor Buffer Area or within 500 feet of the East 4th Street Corridor Buffer Area boundary (See Figure 3-3)

- b. The following uses are exempt from the package alcohol additional review (e.g. minor conditional use permit) based on the locational criteria listed above:

1. Bakery, Retail
2. Bar, Lounge or Tavern
3. Commercial Kitchen
4. Food Processing or Wholesale Bakery
5. Hotel with Nonrestricted Gaming
6. Microbrewery, Distillery, or Winery
7. Restaurant with Alcohol Service

~~(3) Downtown and East 4th Street~~

- a. ~~A conditional use permit shall be required within the 1) Downtown Safe Scape Area and Downtown Safe Scape Buffer Area, and 2) East 4th Street Corridor Safe Scape Buffer Area (See Figures 3-2 and 3-3).~~

(OR) Retail Sales Associated with a Primary Use

- (1) Shall be associated with an allowed primary uses.
- (2) Shall not exceed 20 percent of the gross floor area of the allowed primary use.
- (3) Parking shall be provided at the rate established for "General Retail, less than 10,000 Square Feet" in Section 18.04.705(a) and is based upon the gross allowed retail sales floor area.

(pe) Satellite Dish

- (1) No satellite dish shall be placed in the front of any parcel unless it can be demonstrated that reception is impossible outside the front yard.
- (2) The diameter of the satellite dish in residential districts shall not exceed 18 inches.
- (3) No satellite dish that exceeds 18 inches in diameter may be placed on a residential building.
- (4) Only one satellite dish shall be permitted per parcel in single-family residential districts.
- (5) The satellite dish shall comply with the setback requirements for accessory buildings.

(gp) Sidewalk Cafe

- (1) **Purpose** The purpose of these standards is to allow increased business and pedestrian traffic by providing safe and visually appealing opportunities for outdoor dining.
- (2) **Outdoor Dining Permit Required** Outdoor dining, including sidewalk cafes, is not allowed without authorization of an outdoor dining permit as set forth in Subsection 18.08.606(a).
- (3) **Outdoor Dining in Public Rights-of-way Permitted** Outdoor dining permit within the public right-of-way may be permitted with approval of occupancy and/or encroachment permits from the City Engineer. Outdoor dining is not permitted where the speed, volume or nearness of vehicular traffic is not compatible with sidewalk dining. All outdoor dining area must be adjacent to and incidental to the operation of an indoor restaurant or a building including an indoor restaurant. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of the indoor restaurant building. Outdoor dining shall not be allowed within ten feet of a fire hydrant, fire department standpipe connection, fire escape, bus stop, any doorway posted as an exit, loading zone, mailboxes, or traffic signal stanchions.
- (4) **Required Sidewalk Width** Outdoor dining is permitted only where the sidewalk is wide enough to adequately accommodate both the usual pedestrian traffic in the area and the operation of the proposed activity. The outdoor dining area shall leave not less than six consecutive feet of sidewalk width at every point which is clear and unimpeded for pedestrian traffic.
- (5) **Alcoholic Beverage Restrictions** The service of alcoholic beverages shall be restricted solely to on-premise consumption by customers within the outdoor dining area. Each of the following standards apply to service of alcoholic beverages:
 - a. The outdoor dining area shall be immediately adjacent to and abutting the indoor restaurant which provides it with food and beverage service;
 - b. The outdoor dining area shall be clearly separated from pedestrian traffic;
 - c. The operator shall post a written notice to customers that the drinking or carrying of an open container of alcoholic beverage is prohibited and unlawful outside the outdoor dining area; and
 - d. The outdoor dining operation shall maintain a valid alcoholic beverage license.
- (6) **Health Standards** The operator shall not permit the following outside the building: tables preset with utensils, glasses, napkins, condiments, bus service stations or trash and garbage storage. Outdoor food preparation is not allowed except in compliance with conditions of an outdoor dining permit. All exterior surfaces within the outdoor dining area shall be easily cleanable and shall be kept clean at all times by the permittee. Restrooms sufficient for indoor and outdoor dining shall be provided in the

adjoining indoor restaurant. The permittee shall be responsible for maintaining the outdoor dining area, including the sidewalk surface and furniture and adjacent areas in a clean and safe condition.

- (7) **Special Closures** Outdoor dining on public property is a privilege. The City shall have the right and power, acting through the City Manager, or their authorized agent, to prohibit the operation of an outdoor dining area at any time because of anticipated or actual problems and conflicts in the use of the sidewalk area. Such problems and conflicts may arise from, but are not limited to, scheduled festivals and similar events or parades or marches, or repairs to the street or sidewalk, or from demonstrations or emergencies occurring in the area. To the extent possible, the permittee shall be given prior written notice of any time period during which the operation of the outdoor dining area will be prohibited by the City.

(~~r~~q) **Stable, Private** All private stables for more than four horses shall be located on one acre or larger lots.

(~~s~~f) **Utilities, Alternative System** In all zoning districts, all alternative utility systems, as defined in Section 18.09.306, shall comply with the following regulations:

- (1) Except for wind turbines and solar panels, alternative systems shall be screened from view or integrated into the design of the structure in compliance with Subsection 18.04.808(c).
- (2) A system shall comply with applicable fire codes and building codes.
- (3) Before the installation of a system, the applicant must provide satisfactory evidence that the electrical utility provider has been informed of the applicant's intent to install a system. An off-grid system shall be exempt from this requirement if an electrical utility provider does not serve the property.
- (4) Wind turbine alternative utility systems shall adhere to the following:
 - a. Building permit applications must include, at a minimum:
 1. Standard drawings of the wind turbine structure including base, tower, and footings.
 2. An engineering analysis of the tower showing compliance with the International Building Code and certified by a professional engineer licensed in the state of Nevada.
 3. A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electric Code.
 - b. Noise:
 1. Except during short-term events such as high windstorms, sound or noise produced by wind turbine systems proposed within zoning districts identified in Section 18.04.1402 shall adhere to the standards identified in Section 18.04.1408.
 2. Except during short-term events such as high windstorms, noise from proposed systems in zones other than those identified above shall not exceed 60 dBA as measured at the property line of the closest neighboring inhabited dwelling.
 - c. Systems shall be painted a non-reflective, non-obtrusive color such as white or sky blue, to generally match their surroundings. The Administrator may allow alternative colors/painted designs when determined to be appropriate for the location (e.g., artist work in an arts district).
 - d. A system shall not be used for displaying any advertising or signage except for the reasonable identification of the manufacturer.
 - e. Combined Uses. A wind turbine may serve a combined use such as with a communication structure or flagpole, subject to the applicable requirements of both uses.
 - f. The following setbacks and the respective height standards for accessory uses specified in this Section 18.03.405 shall apply, unless it can be proven to the satisfaction of the Administrator that adherence would significantly decrease the efficiency or performance of the system and that a

comparable system at a comparable cost and with comparable efficiency and performance would be infeasible.

1. All components of the system must be set back at least 30 feet from the front property line and at least ten feet from the side and rear property lines.

- g. **Removal** The owner shall remove any wind system and related structures that have been abandoned or discontinued for 12 months or do not meet the noise standards identified above.

(Ord. No. 6614, § 1(Exh. B, §1.3), 12-8-21)

SECTION 2. Chapter 18.09 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.09.303 and 18.09.306, the same to read as follows:

18.09.303 Commercial Uses

Agriculture, Animals, and Farming

This category includes agricultural and farming activities, including nurseries and facilities for processing and selling agricultural products. Agricultural uses involve urban farming, beekeeping, horticulture, floriculture, viticulture, and animal husbandry. Animal-related uses include the boarding and care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas. Specific use types include:

Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility

A place where animals or pets are given medical or surgical treatment, are cared for during the time of the treatment, or are boarded, trained, bred, kept, or fed.

Farm

Land area devoted to raising, breeding, or producing an animal or plant, including accessory processing, preparation, and sale of animal products, feed, grain, timber, fruit, and vegetables.

Stable, Commercial

Barns and equestrian facilities to house horses and provide riding classes or equestrian activities to the public.

Stable, Private

A stable to house horses for the private use of the owner.

Urban Farm

The growing, raising, keeping, producing, and selling of agricultural, horticultural, viticultural, fruit and vegetable products, including bees and up to 12 fowl.

Food and Beverage

Establishments involved in serving prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking. Specific use types include:

Bakery, Retail

A facility which sells bakery and related items. Items sold on site may be made at the facility. Catering is permitted.

Bar, Lounge, or Tavern

An eating and drinking establishment which sells alcoholic beverages for consumption on the premises in which the sale of food products is secondary. The establishment may also authorize the sale, to consumers only and not for resale, of alcoholic beverages, in original sealed or corked containers, for consumption off the premises where the same are sold. A bar, lounge, or tavern may be operated in conjunction with a live entertainment use. The use does not include any use defined under Adult Business.

Commercial Kitchen

An establishment whose principal business is to prepare food on-site, then to transport and serve the food off-site. No business consumption of food or beverages is permitted on the premises.

Microbrewery, Distillery, or Winery

A small brewery, winery, or distillery operated separately or in conjunction with a drinking establishment or restaurant.

Restaurant

A retail business licensed to serve food and beverages for on-premises consumption and which uses a kitchen on the premises for food preparation with a minimum floor area of 200 square feet. Includes cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e., pizza), and similar uses.

Restaurant with Alcohol Service

A restaurant where alcoholic beverage drinks are prepared for service at tables for consumption only in connection with a meal served on the premises. May include a lounge area where customers wait to be seated for a meal. Alcoholic beverages are not purchased directly from the bar or for off-premise consumption.

Lodging

Uses in this category provide lodging services for a defined period of time with incidental food, drink, and other sales and services intended for the convenience of guests. Specific use types include:

Bed and Breakfast Inn

Overnight accommodations and a morning meal in a dwelling unit provided to tourists for compensation.

Hotel-Condominium

A hotel-condominium is an establishment meeting the criteria for a "Hotel" as set forth in this Title but subdivided into individual rooms or suites for separate ownership. Hotel-condominiums are a commercial condominium development for which the units are primarily used to derive commercial income from, or provide service to the public, and may not be used as a dwelling by an Owner for 28 days or more within any 12-month period. Hotel-condominiums are subject to transient lodging standards and requirements. When hotel-condominiums are not occupied by the owner, owners shall make them available for transient rental lodging use through a hotel rental management program or otherwise.

Hotel, with or without Gaming

A building or group of buildings occupied or intended to be occupied for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere. Hotels have an interior hall and lobby with access to each room from the interior hall or lobby.

Motel, with or without Gaming

A building or group of buildings occupied or intended to be occupied, for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with access to each room or unit from an outside porch or landing (whether or not the outside porch or landing is enclosed with screen, glass, plastic or similar material) and with accessible parking spaces on the premises, or adjacent premises under the same ownership, for each unit, as provided for in this chapter.

Office and Professional Services

Uses in this category provide executive, management, administrative, governmental, or professional services, but do not sell merchandise except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. Specific use types include:

Call Center

A primary point of contact with customers via phone or Internet for purposes of selling merchandise characterized by most employees processing orders via phone or Internet.

Financial Institution

An establishment authorized to receive and safeguard money or other valuables, lend money at interest, execute bills of exchange, and provide other similar services.

Laboratory

A facility for conducting medical or scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. This definition also includes labs for the manufacture of dentures and prosthesis.

Office, General

An office facility other than specifically listed or defined elsewhere in this Chapter or Title. This includes medical offices that are typical of routine office visits including physicians, dentist, chiropractors,

psychiatrists, and related medical disciplines, as distinguished from medical facilities and outpatient surgery centers.

Recording Studio

A building or portion of a building used as a place to record music and videos. This definition does not include broadcasting facilities.

Personal Services

Uses in this category provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location. Specific use types include:

Cleaners, Commercial

A facility or area for cleaning items in bulk quantities such as clothes and linens. This definition includes cleaning for hospitals, restaurants, hotels, diaper cleaning services, and other similar accounts, as well as rug and dry-cleaning plants where on-premise retail services to individual households are incidental to the operation of the plant.

Personal Service, General

A facility for the sale or provision of personal services, but not including personal service uses otherwise listed or specifically defined in this Chapter. Typical personal services include, but are not limited to, barber or beauty salon, massage parlor, shoe repair, tailor, instructional arts studio, photography studio, custom and craft work studio, safe deposit boxes, copy center, travel bureau, house cleaning services, self-service laundry or laundry drop-off/pick-up, weight reduction centers, florists (excluding greenhouses), astrologer, hypnotist, psychic, and other similar uses as determined by the Administrator.

Tattoo Parlor, Body Painting, and Similar Uses

A facility which provides personal services such as tattoos, body painting, body piercing, and other similar uses ? but not permanent makeup ? as the primary function.

Wedding Chapel

A facility which is principally rented to perform wedding ceremonies. Facilities may include a chapel, dressing rooms, offices, and/or gardens.

Recreation and Entertainment

This category includes indoor and outdoor recreation and entertainment activities. Accessory uses may include limited retail, concessions, parking, and maintenance facilities. Specific use types include:

Adult Business

Terms related to adult businesses are defined as follows:

- 1) "Adult bookstore," "Adult novelty store," or "Adult video store" means an establishment which has as its stock in trade, or derives a portion of its revenues from, or devotes a portion of its interior business or advertising to, or maintains a sales or display space for the distribution, display, or presentation of any one or more of the following:
 - a. Books, magazines, periodicals, or other printed matter, pictures, drawings, photographs, sound recordings, films, negatives, slides, motion pictures or other video recordings or visual representations that are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas"; and
 - b. Instruments, objects, devices, or paraphernalia, that are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of the user or others.
- 2) "Adult characterized business" means any business wherein it is intended, for any form of consideration or gratuity, alone or in combination with an otherwise established fee, to employ persons, whether as an employee or independent contractor, to perform business activities or be present in conjunction with the performance of a business activity not requiring a special license under

Title 4, Business License Code, and Chapter 5.11, Gaming, where such performance or presence involves the display of "specified anatomical areas" or "specified sexual activities".

- 3) "Adult drive-in theater" means a drive-in theater used for presenting materials distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.
- 4) "Adult hotel or motel" means a hotel or motel which holds itself out to the public through advertising as an establishment wherein material is presented which is distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" and rents or allows subrentals of rooms for periods of ten hours or less.
- 5) "Adult interactive cabaret" means any fixed place of business which offers to patrons on a regular basis or as a substantial part of the premises activity, the opportunity to view adult interactive cabaret performers whose attire, costume, clothing or lack thereof exposes "specified anatomical areas," whose performance emphasizes exposure of and focus on "specified anatomical areas" and whose performance or exposure of "specified anatomical areas" while providing services is designed specifically to arouse sexual passions, all of which is typically associated with allowing the performer to solicit from patrons present anything of value such as drinks, tips, gratuities, or other compensation whether monetary or otherwise.
- 6) "Adult motion picture arcade" means any portion of an adult business to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors, video cassettes, computer displays, slides, photographic reproductions, or other image-producing devices are maintained to show images to ten or fewer persons per machine at any one time whether or not for remuneration, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing "specified sexual activities" or "specified anatomical areas".
- 7) "Adult motion picture theater" means an enclosed building with a capacity of greater than ten persons used for presenting material distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.
- 8) "Model studio" means any place, excluding those places used for art instruction purposes associated with an art curriculum at an accredited university, college or trade school, where, for any form of consideration or gratuity, figure models who display "specified anatomical areas" or perform "specified sexual activities," are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity.
- 9) "Sexual encounter center" means any business, agency, or person who, for any form of consideration or gratuity, provides a place where two or more persons, not all members of the same family, may congregate, assemble or associate for the purpose of engaging in "specified sexual activities" or exposing "specified anatomical areas".
- 10) Specified anatomical areas means and includes:
 - a. Less than completely or opaquely covered: human genitals or pubic region; buttock; or female breast below a point immediately above the top of the areola; and
 - b. Human male genitals in a discernibly turgid state, even if completely or opaquely covered.
- 11) "Specified sexual activities" means any of the following:
 - a. Intercourse, oral copulation, masturbation or sodomy; or
 - b. Excretory functions as a part of or in connection with any of the activities described in (a), above.
- 12) "Regular basis" means the consistent and repeated doing of an act on an ongoing occurrence.

Amusement or Recreation, Inside

An enclosed facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to, theaters (without drive-through), bowling alleys, video arcades, indoor miniature golf, roller and ice-skating rinks, game courts, swimming pools, or physical fitness centers and gyms. Shall include instruction such as gymnastics, karate and like activities/uses. ~~This use does not include facilities that provide amplified performances, music, or similar events (Daytime Entertainment Venue or Live Entertainment).~~

Amusement or Recreation, Outside

An outdoor facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include but are not limited to game courts, water slides, miniature golf courses, drive-in theaters, batting cages, practice/instructional fields, driving ranges and sports events, such as a stadium or arena. ~~This use does not include facilities that provide amplified performances, music, or similar events (Daytime Entertainment Venue or Live Entertainment).~~

Daytime Entertainment Venue

~~An establishment providing limited daytime opportunities for amplified performances, music, or similar events such as banquets, weddings, and sporting events. This use may be operated independently or in conjunction with another principal use such as a restaurant or an amusement or recreation facility. This use may include kitchen facilities for the preparation or catering of food or the provision or sale of food or alcoholic beverages for on-premises consumption during an event. Daytime entertainment does not include any use defined under Adult Business.~~

Casino (See Hotel with Nonrestricted Gaming)

A nonrestricted gaming operation where gaming is made available for play by the public and which shall be associated with a hotel. Restricted gaming operations are not included in the definition of "casino."

Convention Center

A facility dedicated to the hosting of conventions including service areas, such as common areas, kitchens, and coat check rooms.

Country Club, Private

A facility used for recreational or athletic purposes with limited membership and the use of which is primarily restricted to members and their guests. Accessory uses include retail facilities that do not have separate signage or advertising, and a club house.

Escort Service/Outcall

Any business, agency, or person who, for a fee, commission, hire, or profit furnishes or arranges for escorts or entertainers.

Event Center/Banquet Hall

An establishment rented by individuals or groups to accommodate private functions (such as banquets, weddings, graduation parties, anniversaries, business or retirement luncheons, trade shows, and similar events). They may include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premises consumption, only during scheduled events and not open to the general public; and 3) outdoor gardens or reception facilities

Gun Range, Indoor

A facility for the sport of shooting at targets to test accuracy in rifle, pistol or other firing device, or for the practice of archery, owned or operated by a corporation, association, or individuals.

Night Club

An establishment operated as a place of entertainment, characterized by any of the following as a principal use:

- 1) Live, recorded, or televised entertainment, including performance by magicians, musicians or comedians.

2) Dancing.

Live Entertainment

A facility that provides live performances and entertainment, including but not limited to singing, dancing, floor show, and musical entertainment -subordinate to the primary commercial use of the establishment. ~~This use may be operated independently or in conjunction with another principal use such as a restaurant or an amusement or recreation facility.~~ Live entertainment does not include any use defined under Adult Business.

Recreational Vehicle Park

A parcel or tract of land, having as its principal use the transient rental or occupancy of space for no more than 90 days by two or more recreational vehicles, including accessory buildings, structures, or uses customarily incidental thereto.

Sports Arena, Stadium, or Track

A facility where sports such as football, baseball, soccer, or track are played.

Retail

Uses involving the sale, lease, or rent of new or used products directly to the final consumer for whatever purpose but not specifically or exclusively for the purpose of resale. Accessory uses may include offices, parking, storage of goods, assembly, repackaging, or repair of goods for on-site sale. Specific use types include:

Building, Lumber, and Landscape Material Sales

A facility for the sale of home, lawn and garden supplies, and construction materials such as brick, lumber, and other similar materials.

Cannabis Dispensary, Medical

A business that is licensed by the Cannabis Compliance board pursuant to NRS 678B.210 and acquires, possesses, cultivates, delivers, transfers, supplies or sells cannabis and related supplies to: a) medical cannabis dispensaries, medical cannabis production facilities, or other medical cannabis cultivation facilities.

Cannabis Retail Store, Adult-use

A business that is licensed by the Cannabis Compliance board pursuant to NRS 678B.250 and acquires, possesses, delivers, transfers, supplies, sells or dispenses cannabis or related supplies to a consumer or to another adult-use cannabis retail store.

Convenience Store

A retail store containing less than 5,000 square feet of gross floor area that is designed and stocked to sell a limited amount of primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). It is designed to attract and depends upon a large volume of stop-and-go traffic. Illustrative examples of convenience stores are those operated by the "7-11" and "AM-PM" chains. A store of less than 5,000 square feet, which deals primarily with the retail sale of alcohol would also be categorized as a convenience store.

General Retail, Less than 10,000 Square Feet

A facility, of less than 10,000 square feet, for the retail sale of general merchandise to the general public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel, equipment for hobbies or sports, gifts, antiques and collectables, flowers and household plants, dry goods, groceries, convenience and specialty foods, toys, furniture, books and stationery, hardware, pets and pet supplies, used goods, and other similar uses as determined by the Administrator. This use does not include retail or commercial uses specifically listed or defined elsewhere in this chapter or Title.

General Retail, 10,000 Square Feet or More

A retail sales facility of 10,000 square feet or more. Typical general merchandise sold to the general public for direct consumption and not for wholesale may include those listed under General Retail, less than 10,000 square feet. This use does not include retail or commercial uses specifically listed or defined elsewhere in this chapter or Title.

General Retail, Package Alcohol Sales

A facility that is dedicated to the retail sale or distribution of any alcoholic beverage that is packaged for consumption outside of the establishment where the product is sold or distributed and does not meet the use standards for the Package Alcohol Sales Accessory to a Primary Use definition. Refer to RMC Title 5 "Privileged Licenses, Permits, and Franchises", Chapter 5.07.011 (Definitions), 5.07.110 (Package wine and beer license), and 5.07.120 (Package alcoholic beverage license) for definitions of alcohol and alcoholic beverages.

Pawn Shop

A facility (other than a bank, saving and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

Plant Nursery/Garden Supply

A facility for the growing, display, or sale of plant stock, seeds, or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping.

Transportation, Vehicles, and Equipment

This category includes uses primarily associated with train, bus, and aircraft facilities. Examples include airports, depots, terminals, or other facilities which serve as a hub. Specific use types include:

Airport Operations and Facilities

Any structure or facility built in conjunction with the daily operation of an airport on RTAA-owned property.

Auto Service and Repair

A facility for the service or repair of any type of motorized vehicle. This use can include mechanical repair, service facilities, collision services, painting of vehicles, emissions testing, tire sales and installation, window tinting, stereo installation, and repairing and installing elements of an automobile such as engines, transmissions, wheels, brakes, and differential.

Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental

The sale or rental of automobiles, trucks, RVs, boats, and other similar equipment. Automobiles kept on the lot for sales or rental purposes are not considered to be outside storage.

Bus or Other Transportation Terminal

Any premises for the transient housing and/or parking and maintenance of buses or other vehicles used for the movement of people (not freight) and where passengers are picked up or discharged and tickets sold.

Car Wash

The use of a site for washing, cleaning, and detailing of passenger vehicles, recreational vehicles, or other light-duty equipment.

Gas Station

An area used exclusively for retail sales of fuels or oils, having storage tanks and pumps located thereon and may include minor automotive repairs and washing, but not including body repairs or battery rebuilding. Gas station means any building, land area or other premises, or portion thereof, used or intended to be used for the dispensing or sale of personal vehicular fuels or the sale or installation of lubricants, tires, batteries and similar accessories, but not including body repair or battery rebuilding. This use does not include truck stops as defined elsewhere in this chapter or Title.

Parking Lot, Open

A facility for parking that is not associated with a building on the same lot, or is operated as a business enterprise by charging the public a fee and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises.

Public Transit or School Bus Shelter

A shelter to provide cover for persons waiting to use public transit services, including school buses.

Truck Stop or Travel Plaza

A development oriented to the service of trucks, including the sale of fuel to truck drivers, and provision for support facilities for truck drivers as set forth in Section 18.03.304(h)(6). Truck stops are designed to accommodate trucks and truck drivers, and may also be utilized by non-truck traffic and the interstate traveler. This facility allows for the temporary, daily, or overnight parking (excluding for the loading and unloading of cargo) of commercial motor vehicles which are en-route to or from a destination along an interstate freeway system, for free or for a fee that may be independent of any other use on the premises. The term "truck" shall mean a commercial vehicle driven by a 'truck driver' who is required to have a Class "A" CDL (Commercial Drivers License) license or equivalent.

(Ord. No. 6614, § 1(Exh. B, §1.5), 12-8-21)

18.09.306 Accessory Uses

The purpose of this section is to establish minimum standards for accessory uses and structures that are incidental and subordinate to principal uses. These standards are intended to minimize adverse impacts on surrounding properties and the community.

Automated Teller Machine, Freestanding

A freestanding machine where financial transactions may be performed; not necessarily located within a financial institution.

Ball Court

A facility to play court games such as tennis and basketball.

Caretakers Quarters

An independent, self-contained dwelling unit located on the same lot as a principal multi-family dwelling or nonresidential use or structure and which provides residential accommodations for property manager or security personnel.

Child Care, In-Home (1-6 Children)

A childcare center or facility in the permanent residence of the provider or accessory to a principal business for the purpose of providing day care and training for a child or children away from their primary residence for less than 24 hours per day. An in-home childcare facility for one to six children shall provide care, protection, and supervision to no more than six children at one time, including the children of the provider.

Child Care, In-Home (7-12 Children)

A childcare center or facility in the permanent residence of the provider or accessory to a principal business for the purpose of providing day care and training for a child or children away from their primary residence for less than 24 hours per day. An in-home childcare facility for seven to 12 children shall provide care, protection, and supervision to no more than 12 children at one time, including the children of the provider.

Commercial Amusement/Recreation (Inside), other than listed

An enclosed facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to, bowling alleys, inside miniature golf, roller and ice-skating rinks, game courts, swimming pools, or physical fitness centers and gyms. Shall include instruction such as gymnastics, karate and like activities/uses. Video arcades are not included in this use.

Commercial Amusement/Recreation (Outside)

An outdoor facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include but are not limited to game courts, water slides, miniature golf courses, drive-in theaters, batting cages, practice/instructional fields, driving ranges and sports events, such as a stadium or arena.

Community Center, Private

A facility associated with a planned development, subdivision, or multi-family development that provides for community activities for residents of the development.

Drive-Through Facility (Food Service)

An accessory feature of an establishment that permits customers to obtain food or beverage services or goods while remaining in or on a motor vehicle. Includes stacking spaces and queuing lanes.

Drive-Through Facility (Non-Food Service)

An accessory feature of an establishment that permits customers to obtain services or goods, except food or beverage but including groceries, while remaining in or on a motor vehicle. Includes stacking spaces and queuing lanes.

Gaming Operation, Nonrestricted

A gaming operation authorized to operate by the Nevada Gaming Commission under the terms of a nonrestricted license, as defined in NRS Section 463.0177 . A nonrestricted gaming operation shall be combined with and operated in conjunction with a principal hotel use. Also referred to as a "casino."

Gaming Operation, Restricted

A gaming operation consisting of the operation of 15 or fewer slot machines, and no other gaming devices, when the machines are operated as incidental to the business of the primary or principal commercial or lodging use. A restricted gaming operation is authorized to operate by the Nevada Gaming Commission under the terms of a restricted license, as defined by NRS Section 463.0189 .

Guest Quarters

An accessory use consisting of one or more rooms contained within the primary building or a detached accessory building located on the same parcel as a single-family detached dwelling (e.g., a casita), intended for guest occupancies only and not leased or rented for commercial gain. Guest quarters are not "accessory dwelling units" because guest quarters do not contain separate and independent cooking (kitchen) facilities and may not be rented, and therefore, are not "dwelling units" as defined in this Chapter.

Helipad

A facility for helicopter landing, taking off, fueling, maintenance, or other accessory services for helicopters.

Home Occupation

An accessory to a primary residential use; a businesses establishment conducted within a home by the home's occupants.

Outdoor Storage

Property used for the long term (more than 72 hours) retention of materials, machinery, and/or equipment; regardless of whether materials, machinery, or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. New or used motor vehicle sales and rental display and parking shall not be defined as outside storage as long as the vehicles are operable.

Package Alcohol Sales Accessory to a Primary Use

The retail sale or distribution of any alcoholic beverage that is packaged for consumption outside of the establishment where the product is sold or distributed and where the use is accessory to a primary use. The total gross floor area for the display and sale of package alcoholic beverages, including package wine and beer, shall not exceed 49 percent of the total floor area of the commercial/retail portion of the use, excluding floor area dedicated to storage, offices, restrooms, hallways, or otherwise not accessible by the public. Refer to RMC Title 5 "Privileged Licenses, Permits, and Franchises", Chapter 5.07.011 (Definitions), 5.07.110 (Package wine and beer license), and 5.07.120 (Package alcoholic beverage license) for definitions of alcohol and alcoholic beverages.

Retail Sales Associated with a Primary Use

Sale of products manufactured, produced, wholesaled, distributed, or warehoused in conjunction with an allowed principal manufacturing, wholesaling, distribution, or warehousing use. The accessory retail use shall

not exceed 20 percent of the gross floor area of the principal use, with a maximum floor area not to exceed 5,000 square feet.

Satellite Dish

A signal-sending or receiving device for communicating with orbiting satellites.

Sidewalk Cafe

The use of public sidewalks and public rights-of-way for the consumption of food and beverages.

Stable, Private

A stable to house horses for the private use of the owner.

Utility, Alternative Systems

A common or individual solar, wind, or other non-fossil fuel utility system that requires a building permit for installation, is intended to reduce the costs of energy for a principal structure as an accessory use, and is not otherwise defined in this section as Electric Generating Plant, Electric Utility Substation, Utility Box/Well House, or Major Utilities.

(Ord. No. 6614, § 1(Exh. B, §1.6), 12-8-21)

SECTION 3: Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid.

SECTION 4. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 5. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this ____ day of _____, ____, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this ____ day of _____, ____.

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE: