

4

CHAPTER 4

GROWTH AND REINVESTMENT  
FRAMEWORK





## CHAPTER 4

# GROWTH AND REINVESTMENT FRAMEWORK

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Over the next twenty years, the City of Reno is expected to grow by more than 62,000 residents. The City must consider and plan for the housing, employment, services, and amenities needed to support the quality of life of existing and future residents. This Growth and Reinvestment Framework is a tool for City staff, elected and appointed officials, developers, and the community-at-large to use in anticipating, evaluating, and making decisions regarding the spatial development of the city, the distribution of different land uses, and the provision of infrastructure and services necessary to support new growth over the next ten to twenty years. The Framework includes two key elements:

- **Land Use Plan.** The Land Use Plan includes both a Land Use Map and a description of the different land use types shown. The map illustrates where and how Reno will grow in the future, while the categories provide a description of the densities, types of uses, and additional characteristics of development encouraged within these land use types. Conforming zoning districts are also included to guide implementation.
- **Concurrency Management System.** The Concurrency Management System ensures that new growth occurs in a timely manner and is supported by necessary public facilities and infrastructure while not creating fiscal burdens for the City and existing residents. This section defines who is responsible for the provision and maintenance of new infrastructure, as well as the levels of service desired by the City. Capital facilities and infrastructure systems included in the Concurrency Management System are water, wastewater/sewer, flood control management, transportation, police protection, fire protection, and parks and recreational facilities.

Together, these sections supplement the citywide and area-specific policies set forth in chapters 2 and 3 of the Master Plan, illustrating how the goals and policies contained therein will influence the physical growth and development of the city.

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# FACTORS INFLUENCING GROWTH

Reno’s Growth and Reinvestment Framework takes into account a range of different factors and issues that will influence the growth of the city in the future. While many of the factors identified are addressed through policies elsewhere in the Master Plan, the Land Use Plan and Concurrency Management System described in this chapter provide additional policy and regulatory tools that will aid the City of Reno as it confronts the challenges and opportunities it is likely to face in the future.

POPULATION GROWTH – CITY OF RENO 1990-2036				
1990	2000	2010	2015	2036
133,850	180,480	225,221	238,615	301,068

## A Growing City

The city of Reno’s population has grown steadily since the 1990s. Looking to the future, the 2036 Washoe County Consensus Forecast prepared by the Truckee Meadows Regional Planning Agency (TMRPA) estimates that Reno’s population will grow by more than 62,000 residents between 2015 and 2036, reaching a total population of just over 301,000. In recent years, Reno has seen a return to employment growth after experiencing declines during the years following the Great Recession. In 2016, the Truckee Meadows region (Reno, Sparks, and unincorporated Washoe County) supported approximately 263,000 jobs. The Consensus Forecast estimates that employment in the region will continue to grow, increasing to 347,000 jobs by 2036.

## A Balanced Land Use Plan

A balanced land use plan must take into account variables like market demand and supply, existing development patterns and entitlements, infrastructure availability and capacity, community character, environmental protection, access to services and amenities, and many other factors. As such, the Master Plan envisions that future growth in the City of Reno will be accommodated through two different types of development:

### INFILL/REDEVELOPMENT

The *Truckee Meadows Regional Plan* and the City of Reno Master Plan both provide a robust framework for encouraging compact growth. The Master Plan prioritizes infill development and redevelopment in targeted areas, generally located within the McCarran Boulevard. In addition to citywide and area-specific policies that support infill and redevelopment, land use designations included in the Land Use Plan—particularly the mixed-use categories—indicate where infill and redevelopment will be encouraged across the city, as well as provide details on the types of development and land uses that are envisioned in these areas.

### GREENFIELD DEVELOPMENT

Within the City of Reno and its sphere of influence (SOI), there are a number of approved planned unit developments (PUDs) that are either partially built or where development has yet to be initiated. In part due to existing entitlements, the city will continue to see new growth occur at its peripheries as existing PUDs are built out, approved PUDs begin construction, and additional development is proposed for greenfield sites within the City and its SOI.

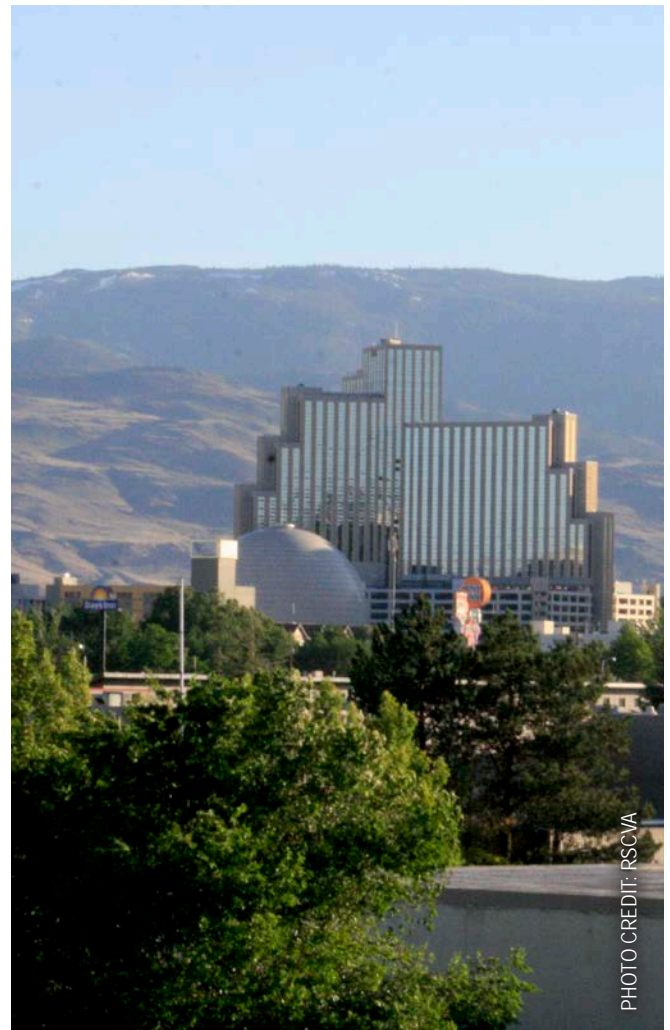


PHOTO CREDIT: RSCVA

In addition to the goals and policies contained in this Master Plan, one of the primary tools the City has to manage all types of future growth is the City's Concurrency Management System. The primary role of the Concurrency Management System is to ensure that infrastructure and services needed to support growth are provided concurrent with demands from growth and that growth does not create a fiscal burden for the City. In most cases, the costs to serve growth under the system will be borne by developers and not by the City or existing residents. However, the City plays a crucial role in planning, helping to implement, and maintaining the infrastructure needed to support future development.

## Housing and Employment Gaps and Needs

As part of the master plan update process, more detailed studies of supply and demand related to new housing and employment were conducted. The findings from these studies can be found in their entirety in Appendix A; however, relevant highlights and key findings from each have been summarized below.

### RESIDENTIAL GAPS AND NEEDS

Future housing needs were estimated taking major factors—such as the age and lifecycle-stage of householders, housing preferences, and housing affordability—into account. Based on these factors, demand for moderate-density single-family homes (densities ranging from 2 du/ac to 7.26 du/ac) is expected to be greatest in the future. However, the analysis also estimates that there is likely to be increased demand for higher density units in Reno by 2035, especially as detached single-family homes continue to become less affordable to the average household. Comparing expected demand for housing types to the expected supply indicated an over-supply of moderate-density single-family homes and slight deficits of moderate- and high-density multi-family units. In response to this imbalance between supply and expected demand, Master Plan policies and the Land Use Plan support the creation of more mixed-density neighborhoods with a wider range of housing types, either through the voluntary modification of existing PUDs or through infill and redevelopment of existing areas. In addition, policies encourage higher-density development in areas located within infill priority areas, such as Downtown Reno and along urban corridors currently served with transit.

### NON-RESIDENTIAL GAPS AND NEEDS

The non-residential analysis devised two different growth scenarios to understand how well Reno's supply of vacant commercial and industrial lands will support non-residential development in the future. One scenario assumed historic trends in non-residential development and capture rates would continue (baseline), while the other scenario assumed the fast rates of employment growth recently experienced by the region would continue over the long term (recent trends). The analysis found that the city has an adequate supply of commercial and industrial lands to meet its needs over the next 60 years under the baseline scenario, but would exhaust its supply of industrial lands under the recent trends scenario within the timeframe of the Master Plan. In response, the Land Use Plan contains a new, mixed-employment land use category, which better reflects the types of uses desired in employment areas, maintaining the viability of these areas for employment uses in the future. The Land Use Plan also includes three new mixed-use land use categories for mixed-use areas (such as those designated as regional centers and TOD corridors in the 2012 Truckee Meadows Regional Plan) to more clearly convey the types of uses and densities appropriate in these areas.



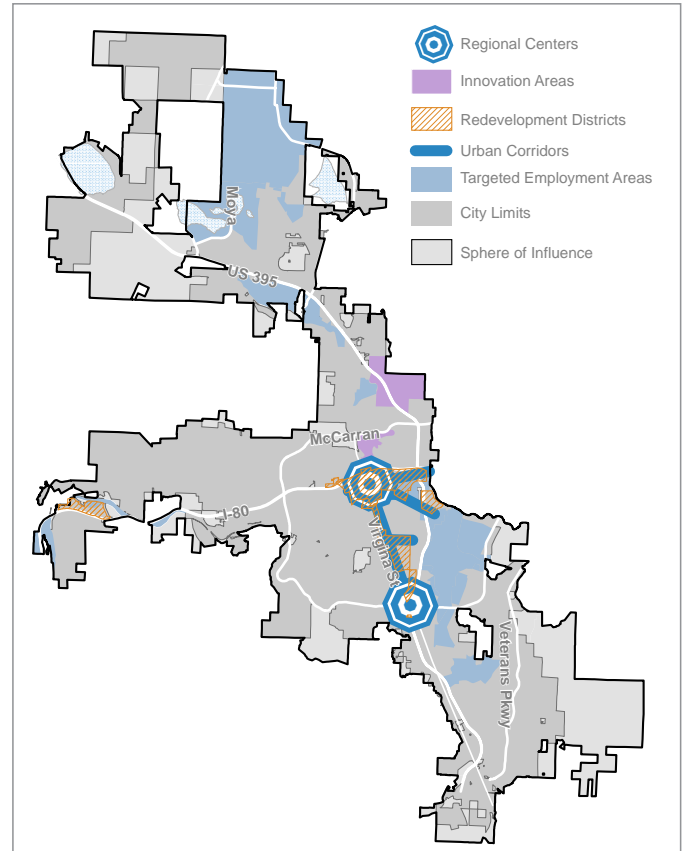
## Serving New Growth

A key factor in the timing of future development is the availability of infrastructure and services. In greenfield portions of the city and its SOI, much of the vacant residential and employment land is not currently served - or is not served at levels sufficient to support anticipated development. Infrastructure and service constraints are also a consideration for infill and redevelopment. While most established areas of the city are well-served by existing infrastructure and services, additional infrastructure capacity or service level improvements will be needed in some areas to support higher-intensity development planned. In order to facilitate anticipated development, the City and other service providers will need to proactively plan for and make investments to expand infrastructure and services over time. The Master Plan identifies growth tiers that reflect locational priorities within the city and its SOI, and provides policies to help align capital improvements and other infrastructure investments with Master Plan goals. In addition, the Concurrency Management System provides the City and developers with guidance on the types of investments in services and infrastructure that are needed to support new development.

### GROWTH TIERS

The Master Plan identifies areas within the city and its SOI in which supporting development, infrastructure improvements, and other public investments are priorities for the City. In order of priority, these areas are:

1. Infill and redevelopment priority areas:
  - Downtown and Convention Center Regional Centers
  - Innovation Areas
  - Redevelopment Districts
  - Urban Corridors
2. Targeted employment areas that are located within existing city limits as of the adoption of this Master Plan;
3. Areas that are located within existing city limits as of adoption of the Master Plan, and have existing infrastructure and services in place;
4. Areas that are located within the existing city limits that do not have infrastructure and services in place but can be served by the City if infrastructure is built and services can be provided in accordance with other city policies and standards; and
5. All other locations within the city's SOI.



When existing services and infrastructure are inadequate to support development, the City of Reno will work to prioritize investments in the highest priority growth areas in order to provide for the types of land uses and densities set forth in the Land Use Plan. In some instances, the City will work with developers in these areas to offset costs associated with meeting concurrency requirements.

These growth tiers are generally consistent with the Regional Land Designations in the Truckee Meadows Regional Plan. Development, infrastructure improvements, and other public investments should also be prioritized based on the various tiered priority growth areas within the Regional Land Designation Map.

# LAND USE PLAN

## Overview

The Land Use Plan is a tool to guide future development within the city and its SOI. It will be applied through day-to-day decision-making as a means to help implement a shared vision for the physical growth of the city and region. The plan includes a map that depicts locations for different types of land uses and a description of each land use type.

### RELATIONSHIP TO OTHER MASTER PLAN COMPONENTS

The Land Use Plan is supported by other components of Reno’s Master Plan. Many of the citywide goals and policies set forth in Chapter 2: Citywide Policies of the Master Plan provide additional guidance on how and where the city should grow in the future. Chapter 3: Area-Specific Policies of the Master Plan sets forth a number of area-specific policies tied to elements of the City’s Structure Plan. The Structure Plan elements and their design principles provide an additional level of detail and guidance for describing the community’s vision for new development in both greenfield and infill/redevelopment areas. The Land Use Plan categories should be applied in a manner that supports applicable citywide and area-specific goals and policies with regard to the mix of land uses, density and intensity of development, and compatibility with nearby land use categories and the surrounding region.

## > HOW TO USE THE LAND USE PLAN

The Land Use Plan is intended to be used by City staff, the Planning Commission, and City Council to inform decisions regarding future development within the city and its SOI and to ensure such decisions align with the community’s vision for future growth. The Land Use Plan is also intended to be used to:

- **Track overall development capacity.** Monitoring the capacity of different types of land uses within the city and its SOI will allow the City to identify any issues related to an over- or under-supply of parcels designated for particular use in relation to demand;
- **Guide facilities and infrastructure planning.** Plans for investments in systems, such as parks, sewer, and other infrastructure and services, should be aligned with anticipated population and/or jobs in a particular area of the city; and
- **Guide future zoning changes.** Alignment between the Master Plan and underlying zoning is required as part of NRS. After adopting the Master Plan, the City will bring forward zone changes for certain properties to align zoning with the adopted master plan land use, as designated on the Land Use Map and in the descriptions of the land use categories. Where necessary, zoning districts and development standards will also be amended to more closely conform to the vision and objectives of each of the land use categories described in the Master Plan.
- **Conformance with the Truckee Meadows Regional Plan.** All land use categories should be reviewed for conformance with the Truckee Meadows Regional Plan. Land use Designations and densities should follow the Regional Land Designation Map. If a density or nonresidential standard cannot be met, then an amendment to the Regional Land Designation map may be required. The Truckee Meadows Regional Plan provides guidance under the Regional Form guiding principle.

### Land Use Categories

#### Residential

			
Large-Lot Neighborhood	Single-Family Neighborhood	Mixed Neighborhood	Multi-Family Neighborhood



#### Mixed-Use

		
Downtown Mixed-Use	Urban Mixed-Use	Suburban Mixed-Use

#### Other

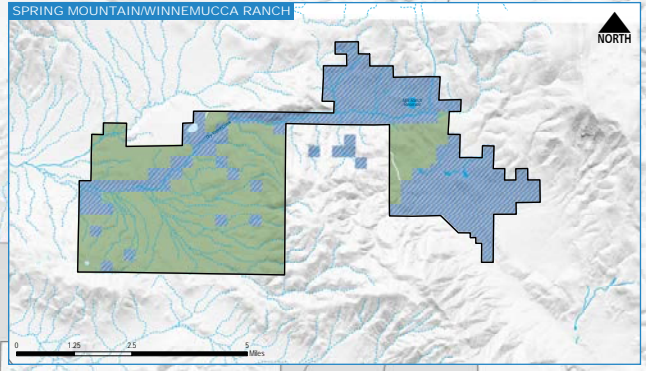
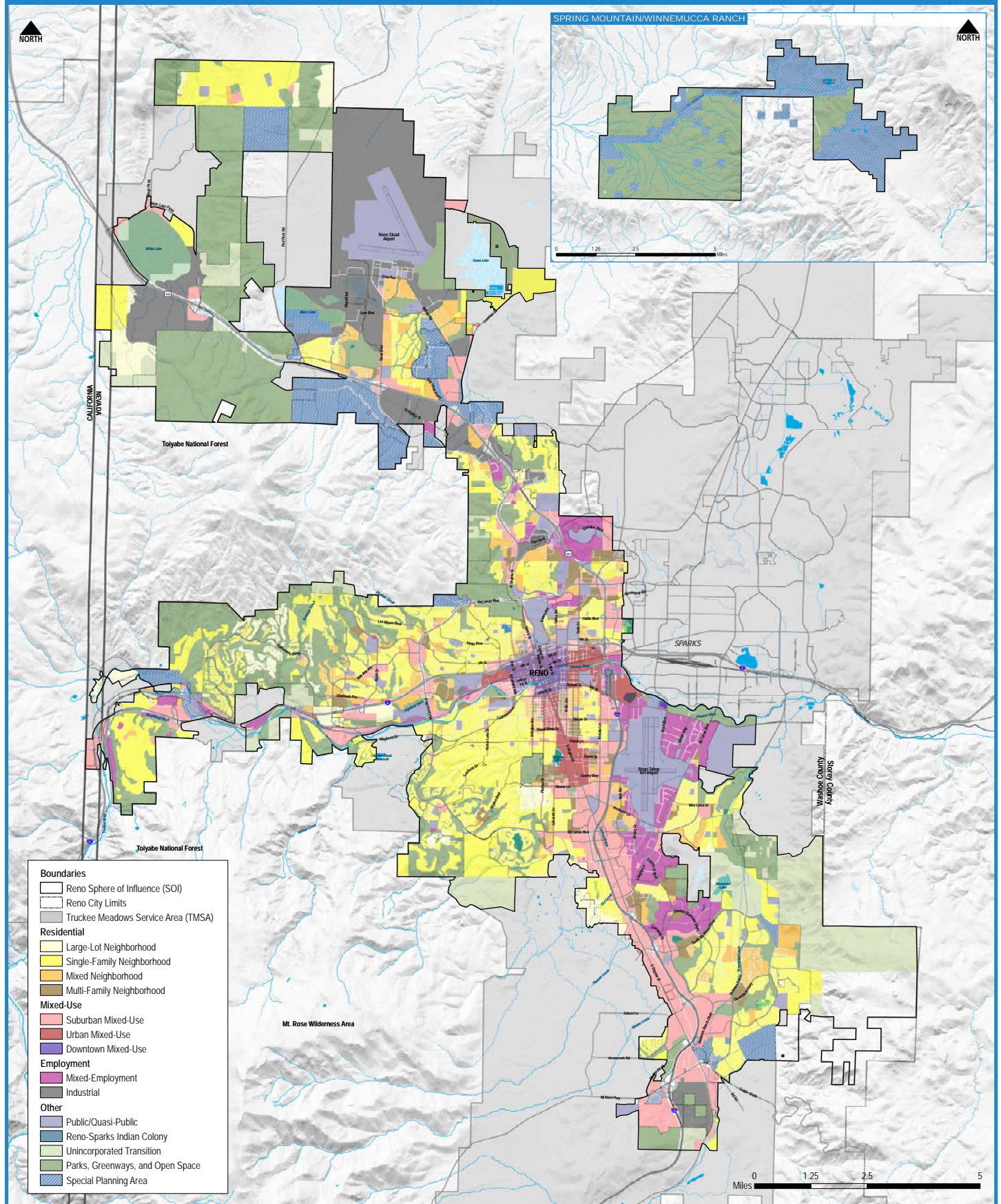
			
Unincorporated Transition	Parks, Greenways and Open Space	Public/Quasi-Public	Special Planning Area

#### Employment

	
Industrial	Mixed-Employment

# LAND USE PLAN

CITY OF RENO  
AND SPHERE OF INFLUENCE



- Boundaries**
- Reno Sphere of Influence (SOI)
  - Reno City Limits
  - Truckee Meadows Service Area (TMSA)
- Residential**
- Large-Lot Neighborhood
  - Single-Family Neighborhood
  - Mixed Neighborhood
  - Multi-Family Neighborhood
- Mixed-Use**
- Suburban Mixed-Use
  - Urban Mixed-Use
  - Downtown Mixed-Use
- Employment**
- Mixed-Employment
  - Industrial
- Other**
- Public/Quasi-Public
  - Reno-Sparks Indian Colony
  - Unincorporated Transition
  - Parks, Greenways, and Open Space
  - Special Planning Area

0 1.25 2.5 5  
Miles

Sources: City of Reno; Washoe County; U.S. Geological Survey  
The information herein is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department.  
Map produced: December 2017

Community Development Department  
T: 334-2063 | F: 334-2043 | www.reno.gov  
1 East 1st Street | PO Box 1900 | Reno, NV 89505



## Residential Land Uses

Four residential land use categories are defined below. These categories provide guidance regarding the density and mix of housing types desired in different locations of the city and clarify where and what types of non-residential development should occur within neighborhoods. Additional guidance regarding the character and form of development within the City's residential areas is provided in the Design Principles for Neighborhoods. General neighborhood design principles apply across all of Reno's neighborhoods, while area-specific principles are provided for central, outer, and foothill neighborhoods depending on a project's location on the Structure Plan map. Although not called out explicitly in each of the land use categories below, uses such as parks, recreation facilities, community gardens and other small-scale agriculture, schools, religious institutions, and other public/quasi-public uses are supported in all residential land use categories.



Large-Lot Neighborhood (LL)



Single-Family Neighborhood (SF)

### Range of Densities

Typical lot sizes between 0.5 and 2.5 acres

### Uses

**Primary:** Single-family detached homes

**Secondary:** Common open space, agricultural uses, accessory dwelling units

### Characteristics

- May be located where public services and infrastructure are limited.
- New large-lot neighborhoods are only appropriate between rural and more intensive residential uses, or at city edge to assure compatibility with unincorporated land.
- Provides opportunities to preserve the rural character of existing neighborhoods in the city and its SOI.

### Conforming Zoning Districts

- Large Lot Residential (2.5 acres)
- Large Lot Residential (1 acre)
- Large Lot Residential (0.5 acres)
- Planned Unit Development

### Range of Densities

Typically between 2 and 8 units per acre.

### Uses

**Primary:** Single-family detached homes

**Secondary:** Accessory dwelling units and other complementary neighborhood uses

### Characteristics

- Comprised primarily of single-family detached homes with varied lot sizes.
- Housing type diversity is encouraged through the construction of accessory dwelling units where desired by property owners.
- Secondary uses are designed in a manner to fit the scale and character of neighborhoods or are integrated into the overall design of new neighborhoods.

### Conforming Zoning Districts

- Single-Family Residential (15,000 sq. ft.)
- Single-Family Residential (9,000 sq. ft.)
- Single-Family Residential (6,000 sq. ft.)
- Planned Unit Development



Mixed Neighborhood (MX)

### Range of Densities

Typically between 8 and 15 units per acre.

### Uses

**Primary:** Single-family detached homes and duplexes on smaller lots.

**Secondary:** Accessory dwelling units, triplexes, townhomes, and smaller multi-family buildings. May include supporting commercial and retail uses as well as other complementary neighborhood uses (as part of a designated neighborhood/commercial center).

### Characteristics

- Provides a mix of housing options and densities.
- New neighborhoods are encouraged to integrate a range of housing types, as well as neighborhood/commercial centers into the overall design.
- Typically located in areas within walking distance to additional services and amenities, as well as public transit.

### Conforming Zoning Districts

- Single-Family Residential (4,000 sq. ft.)
- Multi-Family (14 units per acre)
- Planned Unit Development



Multi-Family Neighborhood (MF)

### Range of Densities

Typically between 15 and 30 units per acre.

### Uses

**Primary:** Multi-family apartment buildings or condominiums

**Secondary:** A mix of complementary housing types and densities, such as townhomes, triplexes, or duplexes, as well as supporting neighborhood services

### Characteristics

- Provides a mix of higher density housing types. In new neighborhoods, housing types should be mixed and integrated into the overall design of the neighborhood rather than segregated by type or density.
- Typically located proximate to transit, commercial uses providing neighborhood services, schools, parks, and/or employment uses.

### Conforming Zoning Districts

- Multi-Family (21 units per acre)
- Multi-Family (30 units per acre)
- Planned Unit Development

## Mixed-Use Land Uses

Three mixed-use land use categories are defined below. These categories provide guidance on desired variations in density and intensity and the overall mix of uses within Reno’s centers and corridors. Additional guidance on the character and form of new development in mixed-use areas is provided in the Design Principles for Regional Centers (Downtown and Convention Center), Urban Corridors, and Suburban Corridors. Although not called out explicitly for the individual land use categories below, uses such as parks, recreation facilities, schools, religious institutions, and other public/quasi-public uses are supported in all mixed-use land use categories.



Downtown Mixed-Use (DT-MU)

### Range of Densities

The most intense of the three mixed-use categories; actual densities vary by downtown district.

### Primary and Secondary Uses

Varies by downtown district (see Design Principles for the Downtown Regional Center). Generally, Downtown is intended to include a diverse mix of employment, sports and tourism-related uses, specialty retail, bars and restaurants, arts and entertainment (including gaming), offices, cultural facilities, and high-density residential, civic and government facilities as well as uses, plazas, squares, pocket parks, and other public spaces.

### Characteristics

- Downtown serves as the heart of the community and region and is the main venue for street festivals, parades, and other community- or region-wide events.
- Development pattern is high-density with an emphasis on pedestrian amenities and transit access.
- Infill and redevelopment is encouraged on vacant or underutilized sites to promote ongoing revitalization and to expand housing options.

### Conforming Zoning Districts

- Mixed-Use
- Planned Unit Development



Urban Mixed-Use (UMU)

### Range of Densities

Higher-intensity development; minimum density/intensity requirements apply to support pedestrian and transit-oriented uses but may vary by location.

### Uses

**Primary:** A range of commercial, retail, employment, and service-oriented uses to serve adjacent neighborhoods and the broader community.

**Secondary:** Medium to high-density residential uses, civic and government uses, as well as public spaces and other community-oriented uses.

### Characteristics

- Provides opportunities for higher density development, as well as a mix of uses, along corridors and within centers.
- Located adjacent to existing/planned transit stops or in other locations where a more intense concentration of pedestrian and transit-oriented activity is desired.

### Conforming Zoning Districts

- Mixed-Use
- Multi-Family (30 units per acre)
- Planned Unit Development



## Suburban Mixed-Use (SMU)

### Range of Densities

Low to moderate density with no minimum density requirements. Concentrated nodes of higher-intensity development are encouraged at major intersections, near existing or planned transit stations, and in other intensely developed areas of the city. Residential development at a density greater than 30 dwelling units per acre is appropriate in these locations.

### Uses

**Primary:** Diverse mix of commercial and residential uses. The size, density, and mix of uses will vary depending on access, location, and the character of surrounding areas

**Secondary:** Medium to high-density residential uses, civic and government uses, as well as public space and other community-oriented uses.

### Characteristics

- Provides an opportunity for a broader mix of uses in a more suburban context while also preserving opportunities for higher-density infill and redevelopment in the future (for example, if transit services are expanded to serve the area).
- Provides opportunities for higher-density housing within close proximity to services and employment.

### Conforming Zoning Districts

#### Mixed-Use

- Multi-Family (30 units per acre)
- Neighborhood Commercial
- Arterial Commercial
- Community Commercial
- Professional Office
- General Office
- Planned Unit Development

# Employment Land Uses

Two employment categories are defined below. Additional considerations for the form and character of new development can be found in the Design Principles for Industrial/Logistics Areas, Innovation Areas, and Airport Transportation Areas. General design principles for all employment areas also apply. Although not called out explicitly for the individual land use categories below, uses such as parks, recreation facilities, schools, religious institutions, and other public/quasi-public uses are generally supported in employment land use categories. However, limitations may exist in some industrial areas where potential compatibility issues arise.



Industrial (I)

### Range of Densities

Varies; no minimum density is required

### Uses

**Primary:** Industrial uses, including manufacturing/processing operations, maintenance and repair shops, and warehousing and distribution facilities.

**Secondary:** Supporting airport uses and limited support services for the convenience of employees, such as restaurants, small-scale retail, and professional and medical offices.

### Characteristics

- Provides opportunities for more intensive industrial uses that typically require larger sites and have greater impact on surrounding areas/uses.
- Generally, industrial uses are not appropriate adjacent to residential development. However, small commercial activities may serve to transition between industrial and residential development uses.
- Development adjacent to one of Reno’s airports should not disrupt or negatively impact airport operations.

### Conforming Zoning Districts

- Industrial
- Industrial Commercial
- Planned Unit Development



Mixed-Employment (ME)

### Range of Densities

Varies

### Uses

**Primary:** Light manufacturing, processing, wholesaling, flex space, research and development, and offices. In some locations, may also include high quality, large employment facilities, such as corporate office and educational campuses.

**Secondary:** Support services, such as small-scale retail, restaurants, indoor, and other commercial uses. May also include airport-related uses.

### Characteristics

- Provides for concentrated areas of employment and supporting uses, such as small-scale commercial uses.
- Typically smaller facilities/building footprints than those found in industrial; however, may also include employment facilities, such as office and educational facilities in a planned, campus-like setting.

### Conforming Zoning Districts

- Industrial
- Industrial Commercial
- Industrial Business
- General Office
- Planned Unit Development

Other

A range of other land uses are present in the city that are included in the Land Use Plan.



Unincorporated Transition (UT)

**Range of Densities**

N/A

**Uses**

Largely undeveloped

**Characteristics**

- Includes unincorporated land within the SOI.
- Unincorporated land generally does not have immediate access to municipal services, but will likely develop within 20 years.

**Conforming Zoning Districts**

- Unincorporated Transition (5 acres)
- Unincorporated Transition (10 acres)
- Unincorporated Transition (40 acres)



Parks, Greenways, and Open Space (PGOS)

**Range of Densities**

Size varies by type of facility.

**Uses**

Parks, open space, greenways, natural areas, and agriculture lands that have been preserved through conservation easements or other mechanisms.

**Characteristics**

- Provides for the active and passive recreational needs of the community.
- Protects the scenic and environmental quality of sensitive natural areas.
- Generally owned by public agencies (city, county, state or federal); however, may also include privately-owned open spaces such as golf courses or HOA open space, or private lands under conservation easement or other similar mechanism.

**Conforming Zoning Districts**

- Open Space
- Public Facility
- Planned Unit Development



Public/Quasi-Public (PQP)

**Range of Densities**

N/A

**Uses**

Public institutions, airports, cultural centers, religious institutions, government centers, libraries, hospitals, schools and utility installations.

**Characteristics**

- Ownership may be public, quasi-public, or private.
- Public facilities may serve a neighborhood or have a larger service area such as a city quadrant or the entire Truckee Meadows region.
- Some major facilities may create impacts on adjacent properties that need mitigation, and appropriate zoning districts should be determined based on intensity of use. Intensity of use is determined by vehicular trip generation, size and scale of the facility, and compatibility with residential uses.

**Conforming Zoning Districts**

- Public Facility
- Planned Unit Development



Special Planning Area (SPA)

**Range of Densities**

Varies by PUD or SPD Handbook, or joint plans.

**Uses**

Allows any individual land use, or land uses in combination, which are compatible and complementary within the project boundaries and with adjoining properties.

**Characteristics**

- This land use will no longer be applied within the city or its SOI. However, it has been retained for joint plan areas and certain locations where the range of development types and/or spatial flexibility in some recorded PUD handbooks and existing SPD handbooks prohibits translation to the land use categories above.

**Conforming Zoning Districts**

- Planned Unit Development
- Zoning specified in joint plans

## Special Planning Areas and Planned Unit Developments

The special planning area (SPA) designation was a land use category commonly used in the previous iteration of Reno's Land Use Plan that has been phased out of use. To the maximum extent possible, parcels that previously had the SPA land use category have been reassigned to the land use categories defined in this Master Plan. However, due to the range of development types found in some previously approved PUD handbooks and Specific Plan District (SPD) handbooks, application of the new land use categories was not possible in all cases. The SPA designation will not be applied to new PUDs or SPDs. Land uses identified in new PUD handbooks are required to conform with (or nest within) the land use categories listed above in regards to types of development and/or ranges of development density. Going forward, where PUD zoning allows for flexibility in subdivision design (e.g. acreage adjustments, interchangeability of residential densities or dwelling units between villages), automatic accommodative adjustments to the Master Plan Land Use Map will be made annually to reflect final subdivision design.

## Joint Planning Areas

Areas where both the City of Reno and Washoe County have an interest in guiding the density, intensity, or character of new development are classified as joint planning areas in the Truckee Meadow Regional Plan. In general, the intent of joint planning areas is to ensure compatibility between new development and existing rural development at the city's peripheries. The Master Plan includes numerous policies addressing compatibility with the rural/urban interface. However, joint plans may be used to developed multi-jurisdictional solutions for more nuanced issues that are unique to a specific geographic area that crosses the boundaries of the City. Joint planning areas are designated in the Truckee Meadows Regional Plan. Once designated, both the City of Reno and Washoe County must address them in their respective master plans.

## Amending the Land Use Plan

Amendments to the Land Use Plan can be initiated by the City or members of the public and will be considered four times each year. Zoning map amendments that would change a parcel's zoning to a district that is not included as a conforming zoning district for its Master Plan land use must first receive approval for a Land Use Plan amendment. See the City's Annexation and Land Development Code for additional details on master plan amendments.

## Sphere of Influence

The SOI is the area into which the City could be expected to expand its limits over a twenty-year period. Per NRS, the SOI for the City is established in the *Truckee Meadows Regional Plan* and any changes to the SOI require amendment of the *Regional Plan*. City of Reno land use designations and zoning are assigned to land in the SOI based upon based upon the *Washoe County Master Plan* designation using a conversion described in the City's Annexation and Land Development Code. In addition, developments approved by the County are allowed to directly transfer that approval into the city as the City takes jurisdiction for that property.





## Annexation

In accordance with state law, annexation can proceed in two ways: 1) using the process described in NRS 268.610 through 268.668 inclusive for annexations initiated by the City or private landowners that do not control all land proposed for annexation; and 2) using process described in NRS 268.670 for voluntary annexations initiated by private landowners controlling all land proposed for annexation. For annexations using the first method, the City must prepare a seven-year Annexation Program which identifies areas within the City's SOI to be considered for possible annexation. The annexation program is certified by the Regional Planning Commission, which serves as the City's Annexation Commission, to ensure the program is consistent with the *Truckee Meadows Regional Plan*. See the City's Annexation and Land Development Code for additional details.

In addition, Policy 2.1d of the Master Plan encourages the City to pursue and/or consider requests for annexation that:

- Support the coordinated expansion of the City's infrastructure network and efficient provision of services;
- Are located within the Truckee Meadows Water Authority service area;
- Have existing or funded adequate facilities needed to support growth (see Concurrency Management System);
- Submit a concurrent request to change the master plan land use designation(s);
- Enhance the mixture of uses and development types that match with the City's vision;
- Do not create a fiscal burden or mitigate fiscal burdens to the City based on a fiscal impact analysis and mitigation plan for expected/desired future land use designations;
- Include areas similar in character to the city and have a demonstrated reliance of City services;
- Facilitate the annexation of county islands;
- Are contiguous with the City of Reno limits and located in the SOI; and
- Are consistent with other adopted City policies.



# CONCURRENCY MANAGEMENT SYSTEM

## Overview

The City of Reno's Concurrency Management System promotes the timely, orderly, and efficient arrangement of adequate public facilities and infrastructure that support existing and planned development within the city and its SOI. The Concurrency Management System also ensures new development does not create a financial burden for existing residents or decrease existing levels of service. This is achieved through the establishment of concurrency requirements and monitoring of facility and infrastructure level of service targets that ensure:

- Adequate public facilities and infrastructure are in place concurrent with new development and the demand it generates;
- Facilities and infrastructure that supply a proposed development are operational and sufficient to meet anticipated demand; and
- Capital facilities and infrastructure are funded by new development to the extent necessitated by new development.

The City will ensure adequate public facilities and infrastructure are available to support development concurrent with demand or else prohibit development approval in instances where compliance with the concurrency requirements cannot be demonstrated.

## Relationship to Other Master Plan Components

Citywide policies related to concurrency management and the provision of new infrastructure and services can be found in Chapter 2: Citywide Policies of the Master Plan, particularly under Guiding Principle 2: Responsible and Well-Managed Growth.



PHOTO CREDIT: RENO, POLICE DEPARTMENT

## Roles and Responsibilities: Infrastructure and Services

Public infrastructure and services included in the Concurrency Management System include water, wastewater/sewer, flood management and storm drainage, transportation, police, fire, and parks and recreation facilities. Responsibilities for providing infrastructure improvements necessitated by new development fall to different public or private entities, as described in the table below.

Private developers are responsible for building and/or paying for many of the capital facilities needed to support their projects, particularly those that will service their new development directly (such as local streets). In such cases, developers must demonstrate concurrency prior to the issuance of building permits by the City.

Infrastructure/Service	Provider (who builds it?)	Owner (who maintains it?)	Funding Source(s) (who pays for it?)
<b>Water</b>			
Water Supply	TMWA/Private Water Purveyors <sup>1</sup>	TMWA	Water Resources and Facilities Fee
Water Mains	Developer	TMWA	Developer
Water Service Lines	Developer	TMWA	Developer
<b>Wastewater/Sewer</b>			
Treatment Capacity	Local Governments	Local Governments	Connection Fee
Sewer Interceptors	Local Governments; Developer	Local Governments	Connection Fee; Developer
Sewer Mains <sup>2</sup>	Developer	Local Governments	Developer
<b>Flood Control Management</b>			
Flood Control and Storm Drainage Improvements	Developer	City of Reno/ HOA or similar	Developer
<b>Transportation</b>			
Local Streets	Developer	City of Reno	Developer
Regional Streets	RTC; Developer	City of Reno, RTC	Regional Road Impact Fee; Developer
<b>Police Protection</b>			
New Police Stations	City of Reno/Developer	City of Reno	Developer Dedication; Assessment District; General Fund & CIP; Impact Fee; Other
<b>Fire Protection</b>			
New Fire Stations	City of Reno/ Developer	City of Reno	Developer Dedication; Assessment District; General Fund & CIP; Impact Fee; Other
<b>Parks and Recreation</b>			
New Parks	City of Reno; Developer	City of Reno/ HOA or similar	Residential Construction Tax; Developer Dedication
<b>Schools</b>			
New Schools	Washoe County School District	Washoe County School District	WCSD CIP; Voluntary Developer Dedication

<sup>1</sup> In limited situations

<sup>2</sup> Sewer mains are less than 18 inches in diameter

## Concurrency Requirements and Level of Service Targets

The Concurrency Management System addresses future infrastructure and service needs at two levels: 1) concurrency requirements for infrastructure and facilities to support development and 2) level of service targets.

- **Concurrency requirements** are steps that must be taken or conditions that must be met to demonstrate infrastructure and facilities to support development will be provided concurrent with demand.
- **Level of service targets** are provided to: 1) inform the type and location of infrastructure and facilities needed to support development and 2) to guide service provision discussions as part of the development review process and serve as a tool for long-range planning monitoring of service levels. Achieving these targets will be dependent on future growth, the availability of funding, and a variety of other factors. As a result, targets may or may not be achieved on a citywide basis within the planning horizon of this Master Plan.

Options for demonstrating concurrency are summarized in the table below.

SUMMARY OF CONCURRENCY OPTIONS		
Infrastructure/Service	Full Facilities	Impact Fee, Exactions, Assessment District, and/or Other Funding Mechanisms
Water - New development must demonstrate an adequate water supply system for domestic use plus fire protection before occupancy of each structure per Reno Municipal Code (RMC) and consistent with the Regional Water Management Plan (RWMP).	✓	
Wastewater/Sewer - New development must connect to the City's sanitary sewer system or other system before occupancy of each structure per RMC and consistent with the RWMP.	✓	
Flood Management - New development must demonstrate compliance with RMC floodplain management and drainage regulations and all pertinent state and federal regulations before occupancy of each structure. New development must be consistent with the RWMP.	✓	
Local Roadways - New development must implement and demonstrate compliance with local transportation system standards before occupancy of each structure.	✓	
Regional Roadways - Payment of Regional Road Impact Fee = Demonstration of RTC concurrency. (RTC Review)		✓
Freeways/Federal and State Roadways - Development that would initiate a traffic impact analysis per RMC, or at the discretion of the Community Development Department, will be forwarded to NDOT for review. Improvements to access roadways, acceleration and deceleration lanes, interchanges and similar upgrades may be required before occupancy of structure.		✓
Police Protection <sup>1</sup> - Before issuance of a building permit, new development shall identify and fund options so that concurrency will be met before occupancy of each structure.		✓
Fire Protection <sup>1</sup> - Before issuance of a building permit, new development shall identify and fund options so that concurrency will be met before occupancy of each structure.		✓
Parks and Recreation - Payment of Residential Construction Tax and / or impact fee = Demonstration of Parks Concurrency.		✓

<sup>1</sup>Staffing levels and other operational decisions for police and fire protection are made by the City Council annually as part of the budgeting process.

Concurrency requirements and level of service targets for each of the public infrastructure and services covered by the City's Concurrency Management System are outlined below, along with a more detailed discussion of responsibilities for infrastructure provision and options available for demonstrating concurrency. Details on the different types of facilities or infrastructure within each of these broader categories are also provided where relevant. Additional requirements for certain infrastructure are set forth in the Reno Municipal Code (RMC). In cases where RMC requirements go beyond the concurrency requirements and/or level of service targets provided in the Master Plan, compliance with the municipal code is also required to demonstrate concurrency.

## WATER

**Concurrency Requirement:** New development must meet the level of service target, as well as other requirements contained in the RMC before occupancy of each structure.

**Level of Service Target:** Provide an adequate water supply system for domestic use plus fire protection before occupancy of each structure and construct water infrastructure consistent with the *Regional Water Management Plan (RWMP)*.

The developer is responsible for extending and building all water lines and mains needed to serve their development. In addition, developers are required to dedicate water rights and/or pay a water resources fee and a facilities fee to offset the cost to provide water to the new development. Water provision is the responsibility of separate water purveyors/utilities, not the City of Reno. The Truckee Meadows Water Authority (TMWA) is the primary provider of water in the region. Creating new and/or expanded private water purveyors to serve new development is discouraged.

## WASTEWATER/SEWER

**Concurrency Requirement:** New development must meet the level of service target, as well as other requirements contained in the Reno Municipal Code before occupancy of each structure.

**Level of Service Target:** Provide connections to the City's sanitary sewer system or other sanitary sewer systems and construct wastewater/sewer infrastructure consistent with the RWMP. Capacity at existing wastewater treatment plants or water reclamation facilities must not be exceeded as a result of the additional connections to the City's sewer system resulting from the new development. In limited instances, new development may not be required to connect to the City's sanitary or other sanitary sewer systems. These instances include areas where lots exceed one acre in size, meet Washoe County District Health regulations, and there is no risk of contamination to the Truckee River or other water courses.

Developers are responsible for extending sewer connection mains needed for their project and to build all sewer lines needed to serve individual buildings or structures. The sewer collection pipes are dedicated to the City or another system manager, who is then responsible for repair and maintenance. Sewer connection fees charged to developers are used by the City to build or upsize sewer mains serving the development and to improve and/or build new treatment facilities when additional capacity is required due to the increased demand. The City can request that a developer build upsized sewer mains in anticipation of additional new development that will make use of the infrastructure. Developers are repaid the pro-rated additional costs by the City using payments from other development projects and connection fees.



## FLOOD CONTROL MANAGEMENT AND STORM DRAINAGE

**Concurrency Requirement:** Comply with RMC floodplain management and drainage regulations and all pertinent state and federal regulations before occupancy of each structure.

**Level of Service Target:** Varies by location. Floodplain management and drainage services in the Truckee River basin and in drainages not tributary to the Truckee River are the responsibility of the local jurisdictions' departments that handle public works and community development, in conjunction with storm water drainage activities. Floodplain management and storm water drainage facilities include curb and gutter, inlets and storm sewers, culverts, bridges, swales, ditches, channels, detention facilities, or other drainage infrastructure to convey storm runoff to its ultimate drainage way. Local governments defer to the Truckee River Flood Management Authority for planning and construction of the Truckee River Flood Project. Construction of flood control and storm water infrastructure should be consistent with the RWMP.

## TRANSPORTATION

**Concurrency Requirement:** New development must implement and demonstrate compliance with local transportation system standards before occupancy of each structure, pay RTC's Regional Road Impact Fee, and mitigate any traffic impacts if a traffic impact analysis is required, before occupancy of each structure.

**Level of Service Target:** Varies based on type of roadway.

Local streets are provided by the developer in all cases, whereas the extension of regional streets - those managed and maintained through reconstruction and preservation by the Regional Transportation Commission of Washoe County (RTC) - must be provided by the developer or RTC based on RTC's and the City's plans for the area and the minimum street facilities needed. Streets built by developers are transferred to the City of Reno, who is responsible for the upkeep and maintenance of these roadways. Regional streets built by developers are also transferred to the City of Reno, who works jointly with RTC for the upkeep and maintenance of these roadways. Projects served by existing streets (such as infill projects) must provide any needed improvements to the roadway network (such as increased capacity, signals, or turn lanes). All developers are required to pay a regional road impact fee to RTC, which is based on the number of units and/or square feet of development included in the project. Waivers agreements may be entered into by RTC to developers that make improvements to the roadway network that are privately constructed. Development that would initiate a traffic impact analysis as outlined in RMC or at the discretion of the Community Development Department, will be forwarded to NDOT for review. Improvements to access roadways, acceleration and deceleration lanes, interchanges, and similar upgrades may be required at the discretion of NDOT.

## POLICE PROTECTION

**Concurrency Requirement:** New development shall identify and fund facilities and infrastructure negotiated with the Community Development Department and the Police Department before occupancy of each structure. If an impact fee ordinance is in place, concurrency requirements covered by NRS 278B may be met through impact fees, and those not covered by NRS 278B should be met through discretionary improvements. In the absence of an impact fee ordinance, facilities and infrastructure necessary for new development should be provided using funding mechanisms including dedication of land and/or facilities and infrastructure through exactions, assessment districts (i.e. special assessment or general improvement district), and/or other mechanisms.



PHOTO CREDIT: CITY OF RENO

**Level of Service Target:** The Reno Police Department has identified their desired service level as one centrally located station and reporting stations in each of the outlying service geographies identified on the police facilities map. Where staffing and resources are available, public-facing stations are desired. However, not all reporting stations will be fully staffed, and opportunities to co-locate police reporting stations with existing fire stations (or other public facilities) should be considered where practicable. Developments that impact service levels in areas that do not have an existing reporting station may necessitate the creation of a reporting station to meet concurrency requirements as determined by the police department. The police department generally strives for a level of service of 1.5 officers per 1,000 residents. However, actual service levels will vary by location. Advances in technology and policing approaches, as well as a variety of service level indicators will be used to determine and monitor need. These indicators may include, but are not limited to crime rate, prevalence of neighborhood disorder, land use patterns, and others as determined by the police department. Based on these indicators or others determined by the police department, developments that greatly impact the number of officers per 1,000 residents within a particular service geography will need to mitigate impacts to meet concurrency requirements.

If police protection facilities are not available at the time a given development is proposed, the developer can work with the Community Development Department to identify appropriate options for demonstrating concurrency. If it is determined that negative impacts to levels of service cannot be mitigated through concurrency options, then the identified police facility should be operational before occupancy of a proposed structure is permitted.

## FIRE PROTECTION

**Concurrency Requirement:** New development shall identify and fund facilities and infrastructure negotiated with the Community Development Department and the Fire Department before occupancy of each structure. If an impact fee ordinance is in place, concurrency requirements covered by NRS 278B may be met through impact fees, and those not covered by NRS 278B should be met through discretionary improvements. In the absence of an impact fee ordinance, facilities and infrastructure necessary for new development should be provided using funding mechanisms including dedication of land and/or facilities and infrastructure through exactions, assessment districts (i.e. special assessment or general improvement district), and/or other mechanisms.

**Level of Service Target:** Fire stations should be distributed throughout the city and its SOI to provide adequate fire protection for the entire city and to provide any one area of the city with an adequate response time. Existing City of Reno fire service areas are identified on the fire service area map. Response times of four to six minutes are suitable for most types of residential or commercial services consistent with first due performance objectives. While these are not performance measurement standards, the City strives for response times as follows:

- **Urban areas.** First fire department response unit will arrive at a fire emergency or medical emergency within four minutes 30 seconds from time of dispatch 85 percent of the time.
- **Suburban areas.** First fire department response unit will arrive at a fire emergency or medical emergency within six minutes 30 seconds from time of dispatch 85 percent of the time.

## > REGIONAL STANDARDS OF COVER

The City of Reno Fire Department establishes response time goals and targets for measuring the effectiveness of resources within the agency and the deployment of those resources as part of its Regional Standards of Cover, as amended. For the purposes of defining service levels, the Regional Standards of Cover includes the following service area classifications:

- **Metropolitan.** Geographies with populations of over 200,000 people in total and or a population density of over 3,000 people per square mile. These areas are distinguished by mid-rise and high-rise buildings, often interspersed with smaller structures.
- **Urban.** Geographies with a population of over 30,000 people and/or a population density of over 2,000 per square mile.
- **Suburban.** Geographies with a population of 10,000 to 29,999 and/or a population density of between 1,000 and 2,000 people per mile.
- **Rural.** Geographies with a total population of less than 10,000 people or with a population density of less than 1,000 per mile.
- **Wilderness/Undeveloped.** Geographies that are both rural and not readily accessible by a publicly or privately maintained road.

Outside of existing fire service areas, the following restrictions and permitting thresholds apply:

- New development shall be limited to rural density or below in areas that will not reach minimum thresholds of development to operate a new fire station without creating a fiscal burden on the City (as described below).
  - Development occurring at urban-level densities, according to the Regional Standards of Cover, is prohibited in areas that are not projected to reach a service population of 15,000 people (employment and population) within the fire service area 10 years from a new fire station beginning to operate.
- Until a permanent fire station can be provided to serve the area, no more than 1,700 single-family units (or equivalent amount of commercial/industrial development) may be permitted in accordance with the Regional Standards of Cover for urban areas.
- New development occurring below urban-level densities, according to the Regional Standards of Cover, may be permitted with mitigation measures in place to serve the area prior to the provision of a permanent fire station.

## > FIRE SERVICE MITIGATION MEASURES

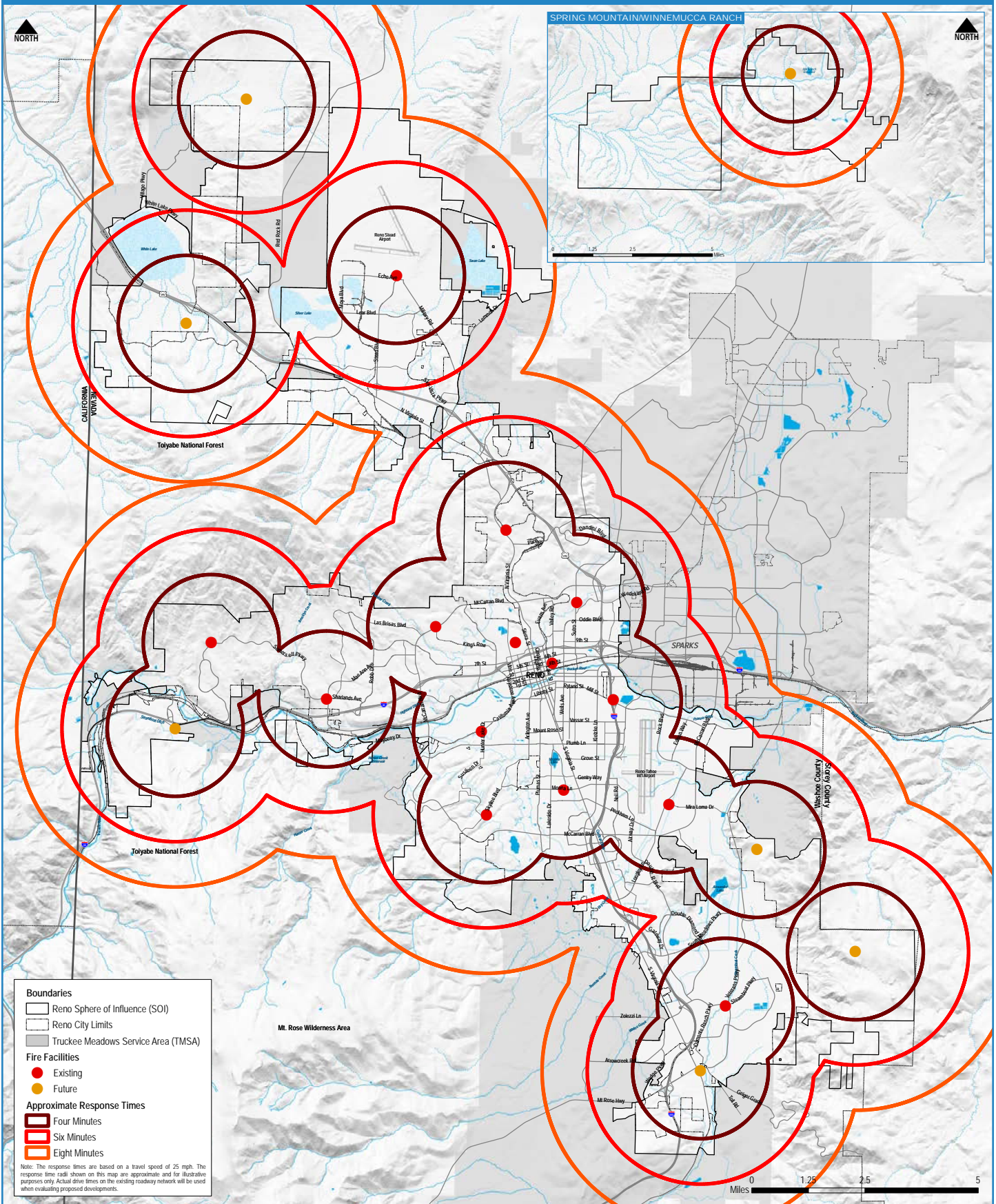
Developments located outside of existing fire service areas and/or developments that have response time in excess of eight minutes must take one or more of the following steps to mitigate fire protection service deficiencies until new facilities are built and operating in order to demonstrate concurrency:

- Provide fire suppression sprinkler systems for all single-family homes;
- Identify and fund options that will ensure fire and EMS service levels can be provided once development outside existing service areas reaches the rural density threshold according to the Regional Standards of Cover;
- Contribute the capital cost of providing service outside of existing fire service areas; and/or
- Explore—in collaboration with the City of Reno—the feasibility of using alternative land use designations or development intensities, private fire protection measures, relocation of existing stations, or modification to personnel and apparatus, as an alternative to constructing a new fire station prior to approving any new fire station.



# FIRE FACILITIES AND RESPONSE TIMES

CITY OF RENO  
AND SPHERE OF INFLUENCE

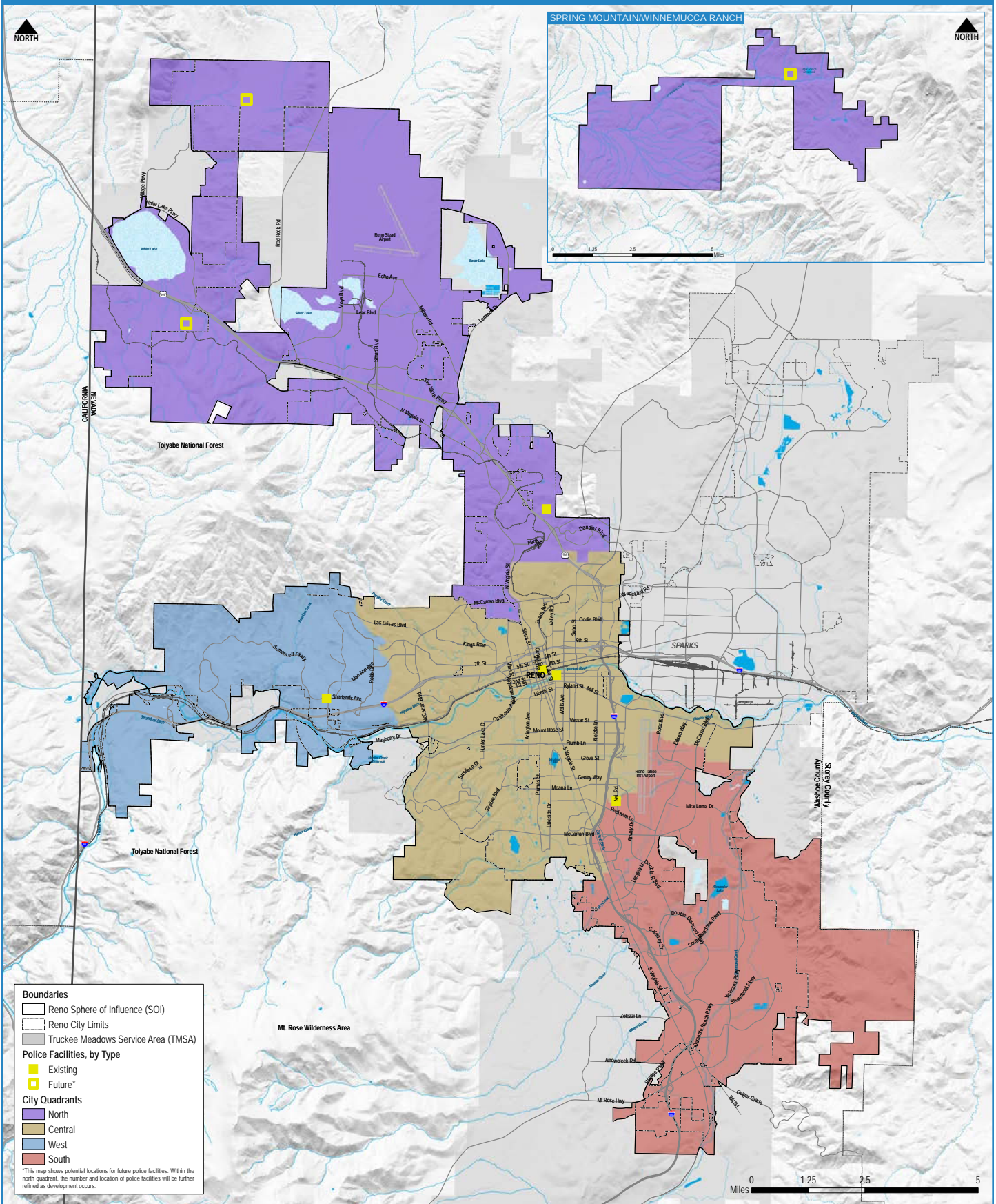


- Boundaries**
- Reno Sphere of Influence (SOI)
  - Reno City Limits
  - Truckee Meadows Service Area (TMSA)
- Fire Facilities**
- Existing
  - Future
- Approximate Response Times**
- Four Minutes
  - Six Minutes
  - Eight Minutes

Note: The response times are based on a travel speed of 25 mph. The response time radii shown on this map are approximate and for illustrative purposes only. Actual drive times on the existing roadway network will be used when evaluating proposed developments.

Sources: City of Reno, Washoe County, U.S. Geological Survey  
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Map produced: December 2017

# POLICE FACILITIES



**Boundaries**

- Reno Sphere of Influence (SOI)
- Reno City Limits
- Truckee Meadows Service Area (TMSA)

**Police Facilities, by Type**

- Existing
- Future\*

**City Quadrants**

- North
- Central
- West
- South

\* This map shows potential locations for future police facilities. Within the north quadrant, the number and location of police facilities will be further refined as development occurs.

## SCHOOLS

**Concurrency Requirement:** None

**Level of Service Target:** Public primary schooling in Reno is provided by the Washoe County School District (WCSD), which plans and develops new or expanded campuses to meet the demands created by new development based on its own resources and needs. The City will work with WCSD by involving the district in the review of development to ensure the implementation of mutual development goals. For example, school siting and design can help strengthen neighborhoods by providing a center for community activities that extends beyond the school day; the joint-use of school facilities can result in a more efficient use of public resources; and pedestrian and mobility standards between the two entities can be coordinated early on in the development review process.

## PARKS AND RECREATION

**Concurrency Requirement:** Payment of residential construction tax and/or impact fee. A developer may also choose to build and/or dedicate land for a park and have the cost offset by a refund of residential construction taxes from the City pursuant to a park development agreement at the discretion of the City Council. A developer may also provide and maintain a park within a PUD for the housing units within that PUD and have the costs offset through a credit of residential construction taxes at the discretion of City Council. That park must be open to the public and meet City requirements for design and amenities provided.

**Level of Service Target:** Generally, most residents within the city shall be located within one-half mile of either a public park (neighborhood park or greater in size) or a privately-owned park or central gathering place. Although the quantity and types of park and recreational facilities available in a given location will vary, the total developed acres of parks per 1,000 residents should be based on the following level of service targets:

- **Infill Areas.** 2.0 acres per 1,000 residents
- **New Development.** 2.5 acres per 1,000 residents

In addition, at least 7 acres of open space or natural areas should be provided for every 1,000 residents. Access to public lands and trails at the urban/rural interface should be taken into account when evaluating targets.

For reference, a brief overview of the types of parks and recreational facilities (including greenways and open space) is provided.



## PARKS AND RECREATIONAL FACILITIES

The design and programming of each park and recreational facility should be tailored to address the context of the surrounding community, as well as to meet the needs of the residents the facility is intended to serve. Parameters should be used to guide the general location of different types of parks and recreational facilities in the city of Reno; however, recreational needs and site conditions vary by location. Parks and recreational facilities in Reno include:



Pocket Park

Varies by location; ranging from playgrounds or dog parks to more passive gathering spaces, such as a community garden or an urban plaza with seating, landscaping, and other features. Pocket parks are typically privately-owned and maintained by a homeowners or business association. Due to limited recreational use and high cost, pocket parks should be privately owned, constructed, and maintained to the maximum extent feasible.

**Minimum Required Amenities:** None

**Typical Size:** Less than 1 acre; however, some may be as large as 2 acres

**Service Area:** Intended to serve a concentrated population within walking distance (¼ mile radius)

**Location:** In neighborhoods, centers, corridors, or other areas where they are readily accessible to concentrated populations on foot (e.g. Downtown Regional Center).



Neighborhood Park

Neighborhood parks are designed to provide the basic recreational needs for residents of the immediate neighborhood; they are cornerstone of the City of Reno's overall park system and a primary focus for attainment. The design and programming of a neighborhood park will vary based on the needs of residents within the service area.

### Minimum Required Amenities

- 1 playground incorporating 2-5 & 5-12 age groups;
- 1 group shelter with 6 tables;
- 1.5 acres open turf;
- 2 courts (basketball, tennis, volleyball, pickleball, horseshoes);
- Parking with 2 spaces/acre
- 1 unisex restroom

New neighborhood parks will include permanent restroom facilities in the design when the site totals five acres or more and a permanent restroom is not otherwise provided at a contiguous public facility.

**Typical Size:** Existing neighborhood parks range from 3.5 to 10 acres; minimum of 5 acres for new construction

**Service Area:** ¼ to ½ mile radius

**Location:** Centrally located within neighborhoods in areas with safe pedestrian and bicycle access. Due to safety and access considerations, the service radius should not be divided by natural or artificial barriers, such as arterial roads, railroads, commercial or industrial areas.



Community Park

Community parks offer a wide range of recreational opportunities for area residents and larger segments of the community. In addition to the minimum required amenities listed below, they may include sports fields/complexes, aquatic facilities, recreation centers, cultural and special event venues, and/or natural features that may require preservation. Community parks are often adjacent to other public facilities such as middle schools, libraries, golf courses, or open space.

**Minimum Required Amenities**

- 1 playground incorporating 2-5 & 5-12 age groups for each 25 acres;
- 1 group shelter with 10 tables or 2 shelters with 6 tables each;
- 2.5 acres open turf or sports field appropriate for gameplay;
- 2 courts (basketball, tennis, volleyball, pickleball, horseshoes);
- 1 double restroom
- 1 fitness cluster
- 1 special facility
- Parking area with 6 spaces/acre

**Typical size:** Between 15 and 50 acres; minimum of 5 acres for new construction

**Service Area:** 1 to 2 miles radius; accessible to several neighborhoods via bicycle and pedestrian routes/trails

**Location:** Should be located on or near major thoroughfares to accommodate higher traffic volumes generated by group activities; but also be served by bicycle and pedestrian routes/trails. May be developed in conjunction with schools as a joint-use facility.



Regional Park

Regional parks are primarily provided by Washoe County for the enjoyment of all residents in the Truckee Meadows. Traditional regional parks may have environmental preservation and education as a primary focus. With this in mind, sport, aquatic, and recreation center facilities are generally not the predominant feature of a regional park. The facilities and activities offered at a traditional regional park generally include special interest use such as equestrian activities, historic interpretation, and nature observation. Regional parks are designed to promote important natural environmental features within their boundaries and provide significant open space.

**Minimum Required Amenities:** None

**Typical Size:** Typically 50 acres or more

**Service Area:** Serves entire community, and in some cases the broader region

**Location:** Varies

**Special Use Facilities:** Include recreation centers, arts and culture centers, community centers, aquatic complexes and neighborhood pools.



## Special Use Facilities

Special use areas/facilities include recreation centers, arts and culture centers, community centers, aquatic complexes, and neighborhood pools. Due to their limited programming and high operation costs, neighborhood pools should not be developed or maintained by the City.

**Typical Size:** Varies

**Service Area:** Serves entire community, and in some cases the broader region

**Location:** Varies



## Greenways

Greenways are linear open spaces with an improved recreational trail or bikeway. In addition to protecting sensitive natural features, greenways typically serve to connect parks, major drainageways, nature preserves, cultural facilities, and historic sites with each other, as well as with centers, corridors, and neighborhoods throughout the city and its sphere of influence. Portions of some greenways feature improved landscaping, which may include small turf areas, benches, and signage.

**Typical Size:** Varies

**Service Area:** Serves entire community, and in some cases the broader region

**Location:** Varies



### Open Space

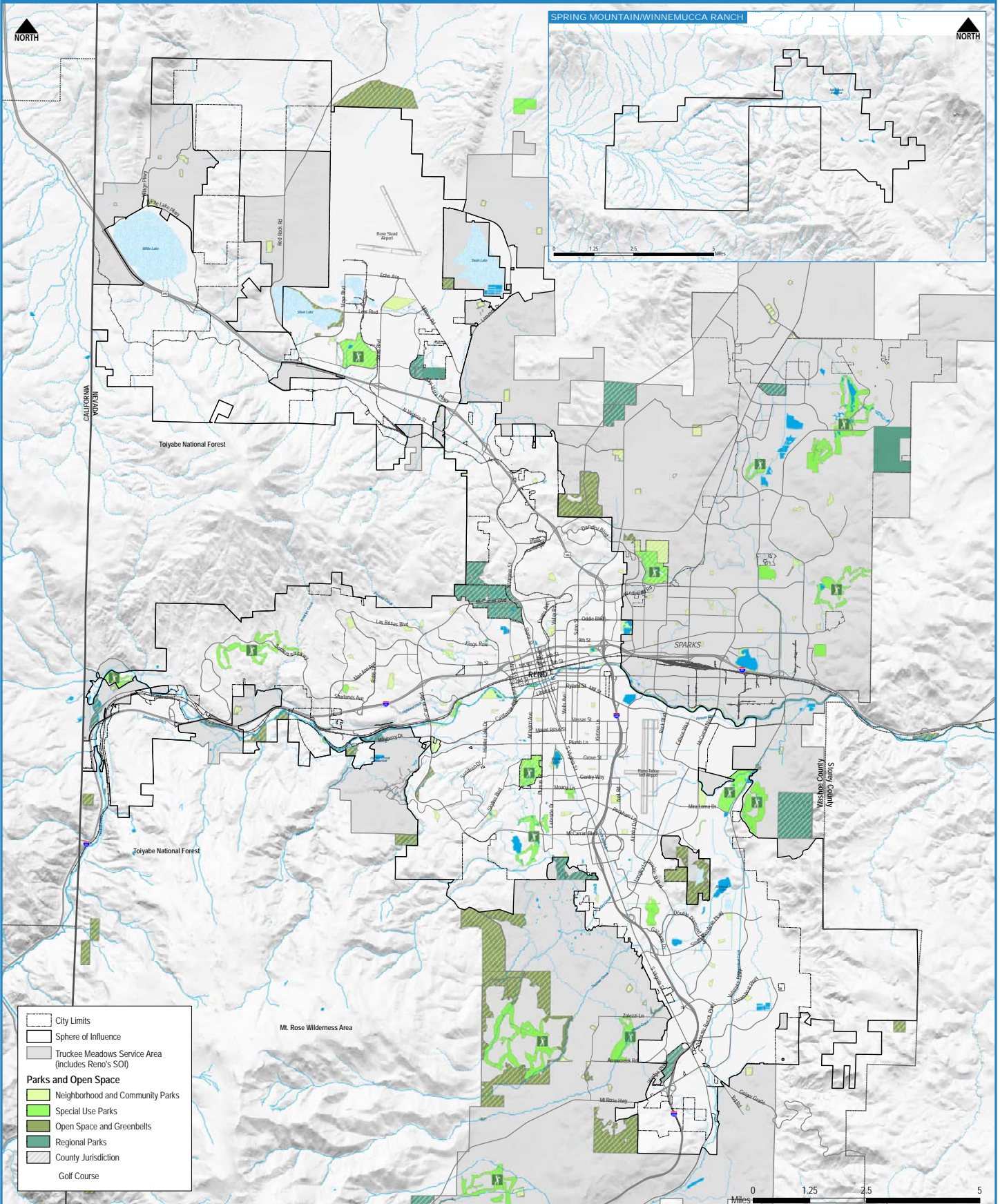
Open spaces and natural areas preserve the special natural and environmental character and health of a particular location. Open space can involve a variety of areas including floodplains, aquifer recharge areas, steep slopes, ridgelines, wetlands and other water bodies, playas, and habitat areas. These are typically important habitat conservation areas, environmentally sensitive areas, or historical areas. Passive recreational uses such as walking, bird watching, interpretive educational programs and signage, and non-motorized trail systems are appropriate in these locations.

**Typical Size:** Varies

**Service Area:** Serves entire community, and in some cases the broader region

**Location:** Areas of preservation include floodplains along creeks and waterways, riparian and upland wooded areas, and wildlife corridors (see Policy 7.2c. for Open Space Criteria).

# PARKS AND RECREATIONAL FACILITIES



Community Development Department  
T: 334-2063 | F: 334-2043 | www.reno.gov  
1 East 1st Street | PO Box 1900 | Reno, NV 89505

Sources: City of Reno; Washoe County; U.S. Geological Survey

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