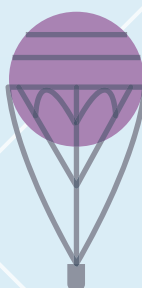
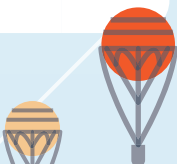
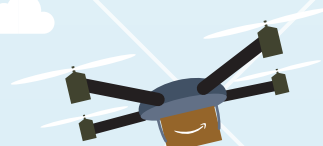


REIMAGINE RENO

APPENDIX A: TECHNICAL RESOURCES



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TECHNICAL RESOURCES

The following were used to inform discussions during the ReImagine Reno process, and ultimately the goals, policies, and strategies that are included in the Master Plan:

Community Profile Report (January 2016)

This report examines current and future trends and forces affecting the City of Reno with respect to population, housing, the economy and employment, water, sewer and wastewater, transportation, education and schools, health, and hazards and public safety. It also includes two memorandums prepared by Economic and Planning Systems:

- Appendix A: Fiscal Impacts Findings and Analyses
- Appendix B: Economic, Demographic, & Market Framework.

Housing Demand Forecast and Needs Assessment Report (August 2016)

This report provides a forecast of housing and land demand over the next 20 years, and an analysis of the City's housing gaps and needs. It was used to help inform the development of housing-related policies and strategies for the updated Master Plan, as well as the Land Use Plan.

Economic Demand Forecast and Needs Assessment Report (August 2016)

This report identifies future economic opportunities for the City, estimates the impact on demand for new development and land for the City, and identifies economic needs the City can address through the Master Plan. It was used to help inform the development of economic and employment-related policies and strategies for the updated Master Plan, as well as the Land Use Plan.

Master Plan Assessment (January 2016)

This report provided an assessment of the City's current Master Plan (as of 2015), highlighted best practices in comprehensive plans from around the country, and provided specific recommendations for improvement.

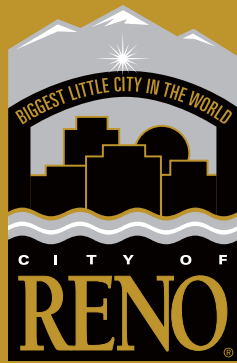
Phase I – Executive Summary (January 2016)

This report provides a high level overview of key findings and recommendations that emerged from Phase I of the ReImagine Reno process.

Fiscal Impact Analysis for Key Policy Choices – December 2016

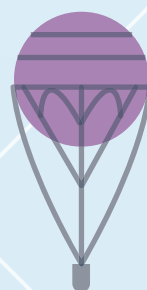
This analysis outlines the fiscal impacts associated with various land use scenarios and was utilized to inform key policy choices related to employment, housing, and infill/redevelopment priorities for the updated Master Plan.

Copies of all documents listed in Appendix A are available at Reno.Gov/ReImagineReno.



REIMAGINE RENO

APPENDIX B: REIMAGINE RENO SUMMARY



Relmagine Reno Timeline

April 2015

Phase I of *Relmagine Reno* begins.

Phase I focus groups begin. A total of 29 focus groups are held reaching a range of stakeholder groups.

July 2015

Phase I online community survey launches. More than 4,000 people respond during the three months it was open.

Relmagine Reno “road show” presentations begin, reaching an additional 1,000 people.

October 2015

Phase I community engagement activities conclude.

January 2016

The findings from Phase I are presented to a joint meeting of the Reno City Council and Planning Commission. Both bodies unanimously accept the results, and the recommendations included in the Master Plan Assessment (see Appendix A).

April 2016

Phase II of *Relmagine Reno* kicks off publicly with the release of the draft guiding principles and goals. A public focus group and online survey on the guiding principles and goals are held to gather public feedback on these parts of the Master Plan.

February 2017

Two open houses are held to present the draft design principles included in the area-specific policies of the Master Plan. An online survey provides additional opportunities for the community to review and provide feedback on the draft.

April 2017

A series of topic-specific community meetings and open houses are held to present the draft citywide policies included in the Master Plan. An online survey provides additional opportunities for the community to review and give feedback on the draft.

July 2017

Two open houses are held to present the draft implementation plan included in the Master Plan. An online survey provides additional opportunities for the community to review and give feedback on the draft.

August 2017

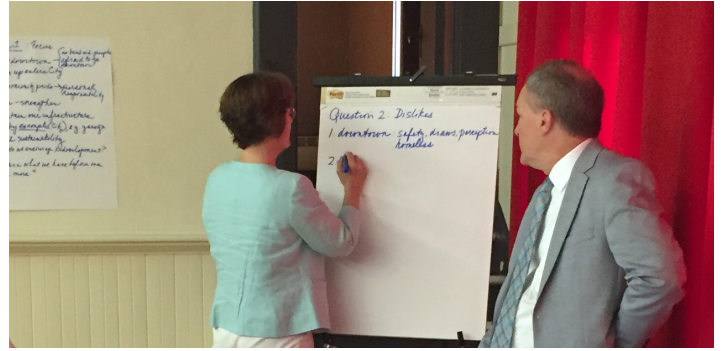
A series of meetings with the Neighborhood Advisory Boards are held to present a complete draft of the Master Plan.

October 2017

The Master Plan is presented to the Planning Commission.

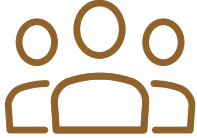
December 2017

The Master Plan is adopted by the Reno City Council.



ReImagine Reno Public Engagement Summary

PHASE I ENGAGEMENT:
5,824

Focus Groups

766 Participants | 29 Focus Groups

Roadshow Presentations




1,033 Attendees | 32 Presentations

Online Survey



4,025 Survey Submissions

PHASE II ENGAGEMENT:
3,146

Online Surveys

822 Submissions | 6 Surveys

Community & Stakeholder Events


656 Participants | 48 Events

Roadshow Presentations



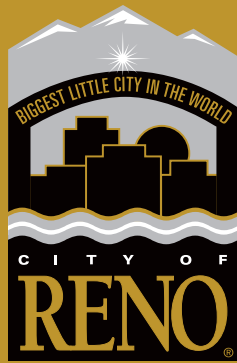
1,165 Attendees | 44 Presentations

Public Meetings & Workshops



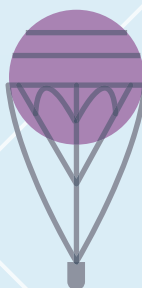
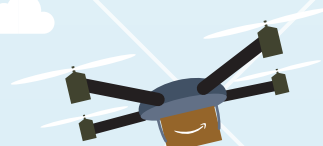
503 Attendees | 19 Public Meetings

 = 10



REIMAGINE RENO

APPENDIX C: HOUSING RESOURCES



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HOUSING RESOURCES

Nevada Revised Statutes (NRS) require cities located in larger counties to develop a housing plan as part of the City's adopted Master Plan. NRS 278.160 specifies eight required housing plan components and NRS 278.235 also requires housing plans include at least six measures to maintain and develop affordable housing that meets the needs of the community. To support the drafting of housing-related policies and implementation strategies included in this Master Plan, the following technical documents were utilized:

- City of Reno *Housing Demand Forecast and Needs Assessment*, 2016
- *Consolidated Plan* for the City of Reno and Washoe County HOME Consortium, 2015
- *Analysis of Impediments to Fair Housing Choice*, City of Reno, City of Sparks and Washoe County, 2016

The Housing Demand Forecast and Needs Assessment can be found in Appendix A and both the Consolidated Plan and the Analysis of Impediments, as amended, are incorporated by reference as part of this Master Plan. The Consolidated Plan and Analysis of Impediments are continually updated as part of federal requirements to receive federal housing and community development block grant funding and provide key technical data related to housing. To avoid duplication, the Housing Demand Forecast and Needs Assessment was prepared to supplement the information in these documents with a forecast of housing and land demand over a 20 year planning horizon.

Acknowledging that multiple sources of information were used to prepare the housing-related policies and implementation strategies included in this Master Plan and meet the statutory requirements set forth in NRS for housing plans, the following tables summarize how the Master Plan meets each of the eight housing plan components identified in NRS 278.160 and which measures identified in NRS 278.235 are addressed in this Master Plan.

Table 1: Housing Element Components

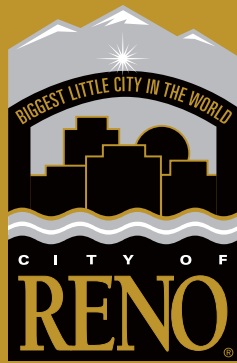
Housing Element Requirement (NRS 278.150)	Master Plan Location
Inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level	<ul style="list-style-type: none"> • 2016 Housing Demand Forecast and Needs Assessment (see Appendix A) • 2015 Consolidated Plan, Needs Assessment • Chapter 2: Citywide Policies, Guiding Principle 4
Inventory of existing affordable housing that is available to rent or own, housing that is subsidized either directly or indirectly by the State, an agency or political subdivision of the State, or the Federal government or agency of the Federal government, and housing that is accessible to persons with disabilities	<ul style="list-style-type: none"> • 2015 Consolidated Plan, Needs Assessment • 2016 Analysis of Impediments
Analysis of projected growth and the demographic characteristics of the community	<ul style="list-style-type: none"> • 2016 Housing Demand Forecast and Needs Assessment (see Appendix A)
Determination of the present and prospective need for affordable housing in the community	<ul style="list-style-type: none"> • 2016 Housing Demand Forecast and Needs Assessment (see Appendix A) • 2015 Consolidated Plan, Housing Market Analysis
Analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments	<ul style="list-style-type: none"> • 2015 Consolidated Plan, Strategic Plan • 2016 Analysis of Impediments • Chapter 2: Citywide Policies, Guiding Principle 4

Housing Element Requirement (NRS 278.150)	Master Plan Location
<p>Analysis of the characteristics of the land that is suitable for residential development that includes:</p> <ul style="list-style-type: none"> • A determination of whether the existing infrastructure is sufficient to sustain the current needs and projected growth of the community • An inventory of available parcels that are suitable for residential development and any zoning, environmental and other land-use planning restrictions that affect such parcels 	<ul style="list-style-type: none"> • 2016 Housing Demand Forecast and Needs Assessment (see Appendix A) • Chapter 4: Growth and Reinvestment Framework
<p>Analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing</p>	<ul style="list-style-type: none"> • 2016 Housing Demand Forecast and Needs Assessment (see Appendix A) • 2015 Consolidated Plan, Strategic Plan • Chapter 2: Citywide Policies, Guiding Principle 4 • Chapter 5: Implementation Plan, Guiding Principle 4
<p>A plan for maintaining and developing affordable housing to meet the housing needs of the community for a period of at least 5 years</p>	<ul style="list-style-type: none"> • 2015 Consolidated Plan, Strategic Plan • Chapter 2: Citywide Policies, GP4 • Chapter 5: Implementation Plan, Guiding Principle 4

Table 2: Measures to Maintain Existing and Develop New Affordable Housing Opportunities

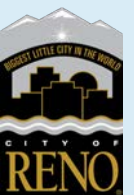
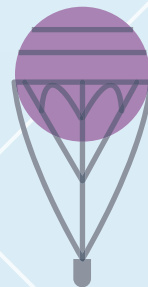
Measures Identified in NRS 278.235	Master Plan Location
<p>At the expense of the city or county, as applicable, subsidizing in whole or in part impact fees and fees for the issuance of building permits</p>	<ul style="list-style-type: none"> • Chapter 5: Implementation Plan, Guiding Principle 4
<p>Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development</p>	<ul style="list-style-type: none"> • Chapter 5: Implementation Plan, Guiding Principle 4
<p>Donating land owned by the city or county to a nonprofit organization to be used for affordable housing</p>	<ul style="list-style-type: none"> • Chapter 5: Implementation Plan, Guiding Principle 4
<p>Leasing land by the city or county to be used for affordable housing</p>	<p>--</p>

Measures Identified in NRS 278.235	Master Plan Location
Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998	--
Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing	<ul style="list-style-type: none"> Chapter 5: Implementation Plan, Guiding Principle 4
Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing	--
Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C §1701q and 42 U.S.C §8013	<ul style="list-style-type: none"> Chapter 5: Implementation Plan, Guiding Principle 4
Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component	--
Offering density bonuses or other incentives to encourage the development of affordable housing	<ul style="list-style-type: none"> Chapter 5: Implementation Plan, Guiding Principle 4
Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing	<ul style="list-style-type: none"> Chapter 5: Implementation Plan, Guiding Principle 4
Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with a need for supportive housing identified in the 5-year consolidated plan adopted by the United States Department of Housing and Urban Development for the city or county pursuant to 42 U.S.C. § 12705 and described in 24 C.F.R. Part 91.	<ul style="list-style-type: none"> Chapter 5: Implementation Plan, Guiding Principle 4



REIMAGINE RENO

APPENDIX D: NEIGHBORHOOD PLAN SUPPLEMENT



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NEIGHBORHOOD PLAN SUPPLEMENT

As part of the ReImagine Reno process, policies were developed to provide stronger policy guidance and application of best practices for neighborhoods citywide. These policies build on the foundation established by the various neighborhood plans the City has adopted over time and allow a number of the City's older neighborhood plans (most of which have largely been implemented) to be retired. Neighborhood-specific policies—or design principles—are included in Chapter 3 of the Master Plan and include general neighborhood design principles (applicable to all types of neighborhoods), as well as design principles specific to neighborhoods in different parts of the City (Central, Outer, and Foothills).

In addition to the neighborhood-specific policies in Chapter 3, the following neighborhood plans set forth further policy requirements that have been carried forward as part of the Master Plan. Copies of these neighborhood plans can be found online at [Reno.Gov/RelmagineReno](https://www.reno.gov/RelmagineReno).

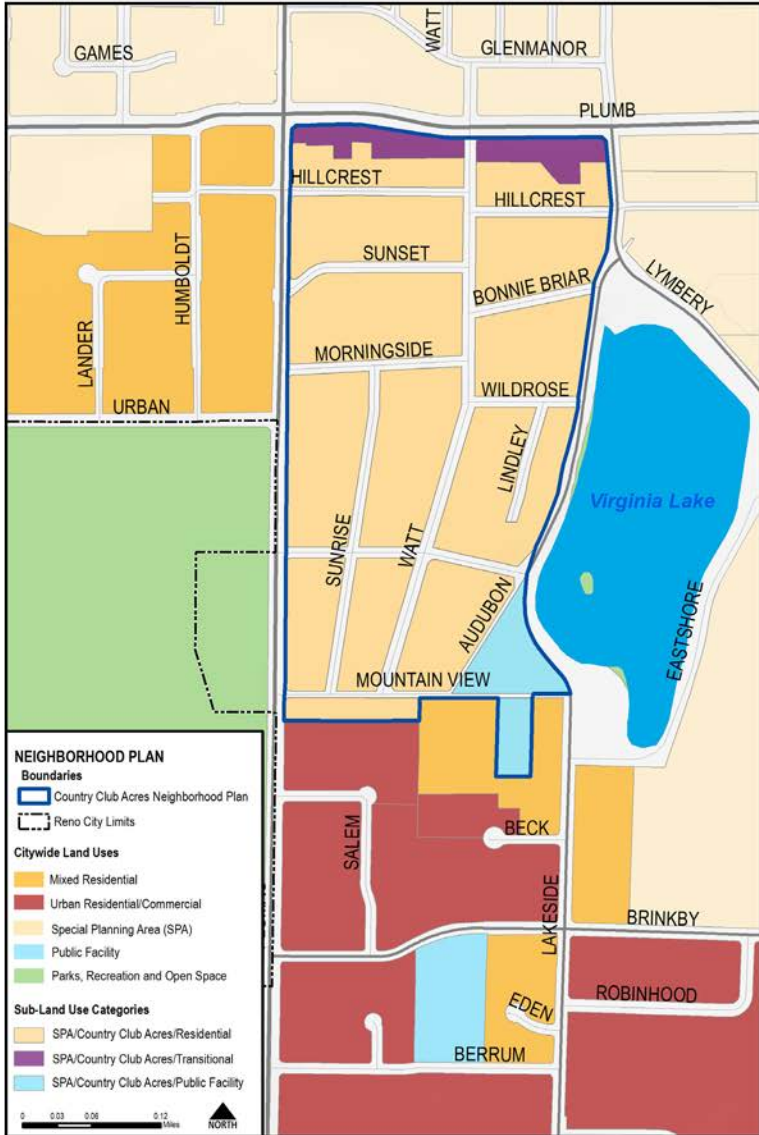
- Country Club Acres
- Greenfield
- Mortensen-Garson
- Northeast
- Wells Avenue
- West University

To maximize the City's limited resources and maintain a more user-friendly Master Plan, the City does not intend to develop additional neighborhood plans in the future. Rather, the intent is to focus the City's limited resources on strategies and improvements over time (e.g., updates to the City's Annexation and Land Development code, developing design standards for conservation districts, addressing sidewalk improvements) that will help implement the design principles as they apply in different neighborhoods.

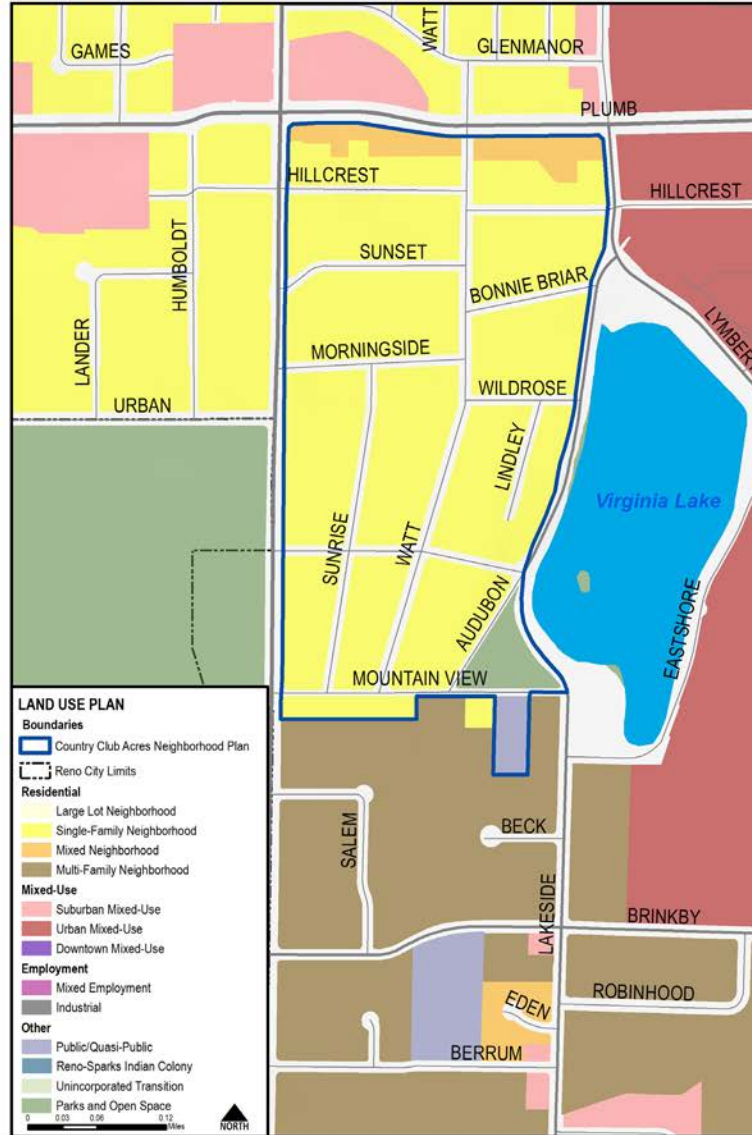
This supplement summarizes how the policies established in each neighborhood plan are reflected in the Master Plan and updated Master Plan land use categories were applied. For each plan, the supplement highlights relevant neighborhood policies, outlines applicable design principles found in Chapter 3, and describes how either former citywide land use categories or neighborhood plan land use categories are reflected on the Land Use Plan map. In addition, a consolidated land use and zoning conformance table is provided for each plan. While the neighborhood plans listed are being maintained in their entirety, information provided in this supplement supersedes the equivalent information in the adopted neighborhood plan.

Country Club Acres Neighborhood Plan

Neighborhood Plan Land Use



Master Plan Land Use



Neighborhood Plan Policies

The Country Club Acres Neighborhood Plan was developed to support the neighborhood's primarily single family residential character. To limit the potential for future changes to the residential neighborhood, the plan identifies three neighborhood plan land use designations and a limited number of conforming zoning districts.

Which design principles apply?

General Design Principles for Neighborhoods & Design Principles for Central Neighborhoods

How is the Neighborhood Plan reflected in the Master Plan

The Master Plan land use designations in the current Country Club Acres Neighborhood Plan have been translated to the citywide master plan land use categories using adopted zoning districts as shown.

Country Club Acres Neighborhood Plan

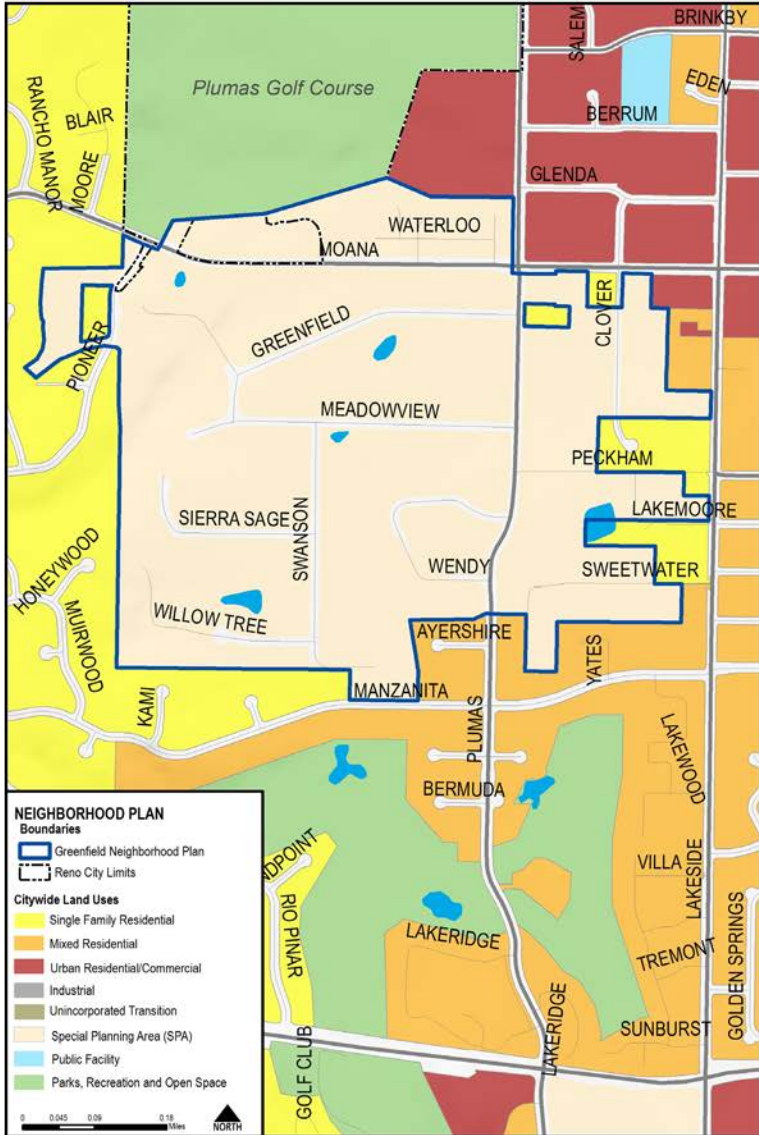
Land Use and Conforming Zoning Districts

Master Plan Land Use designations were applied to the Country Club Acres Neighborhood Plan area using adopted zoning districts. However, the Country Club Acres Neighborhood Plan designations are carried forward and the following table identifies zoning districts that conform to the Master Plan Land Use designations and Country Club Acres Neighborhood Plan designations.

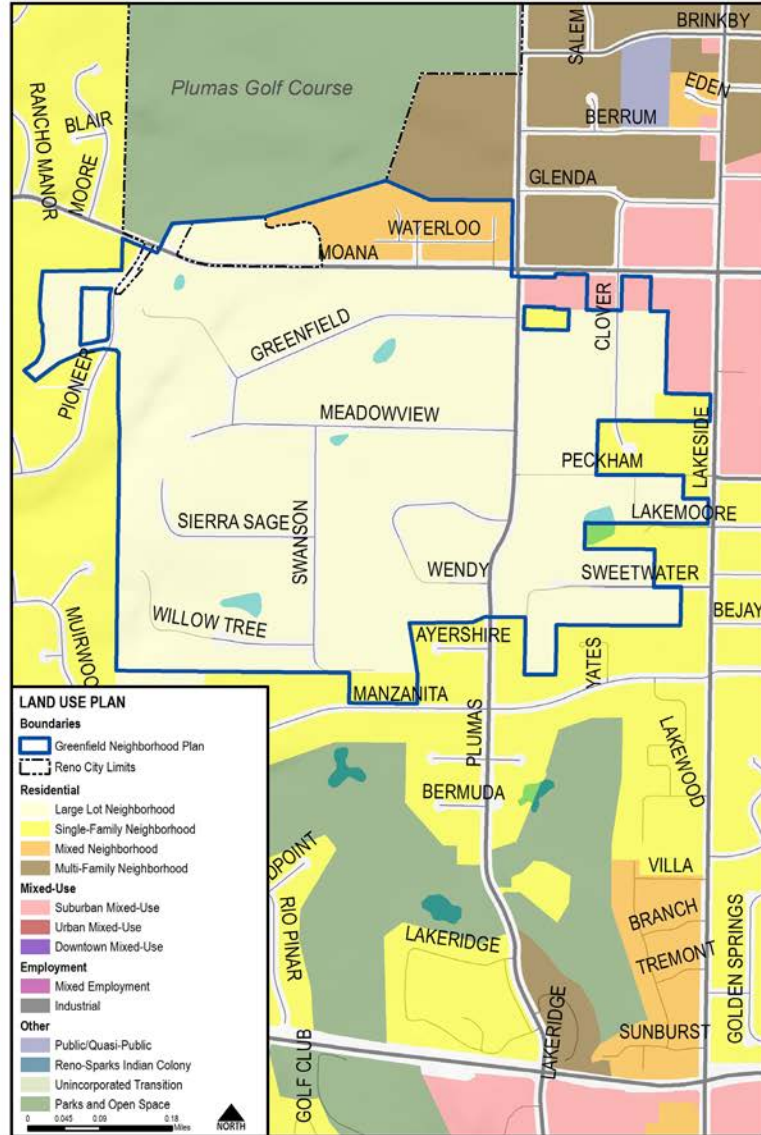
Master Plan Land Use Designations	Country Club Acres Neighborhood Plan Designations	Conforming Zoning Districts
Single-Family Neighborhood	Country Club Acres Neighborhood/Residential District	<ul style="list-style-type: none"> • Single Family Residential- 9,000 square feet (SF9) • Single Family Residential- 6,000 square feet (SF6) • Planned Unit Development (PUD) • Public Facility (PF) • Open Space (OS)
Mixed Neighborhood	Country Club Acres Neighborhood/Transitional District	<ul style="list-style-type: none"> • Single Family Residential- 9,000 square feet (SF9) • Single Family Residential- 6,000 square feet (SF6) • Multifamily – 14 dwelling units/acre (MF14) • Professional Office (PO) • Planned Unit Development (PUD) • Public Facility (PF) • Open Space (OS)
Public/Quasi-Public	Country Club Acres Neighborhood/Public Facility District	<ul style="list-style-type: none"> • All single-family zoning designations listed above • Public Facility (PF) • Open Space (OS)

Greenfield Neighborhood Plan

Neighborhood Plan Land Use



Master Plan Land Use



Neighborhood Plan Policies

The Greenfield Neighborhood Plan was developed to maintain the area's primarily single family residential character. To preserve this character the plan's policies promote large lots with a maximum density of one dwelling unit per acre, prohibit the subdivision of existing parcels to less than an acre in size, and limit the location of certain public improvements such as sidewalks, street lights, curb and gutter. The plan also limits commercial uses to certain parcels fronting Moana Lane.

Which design principles apply?

General Design Principles for Neighborhoods & Design Principles for Central Neighborhoods

How is the Neighborhood Plan reflected in the Master Plan

Master Plan land use designations have been applied to the Greenfield Neighborhood Plan area using the Greenfield Neighborhood Plan Overlay District as shown.

Greenfield Neighborhood Plan

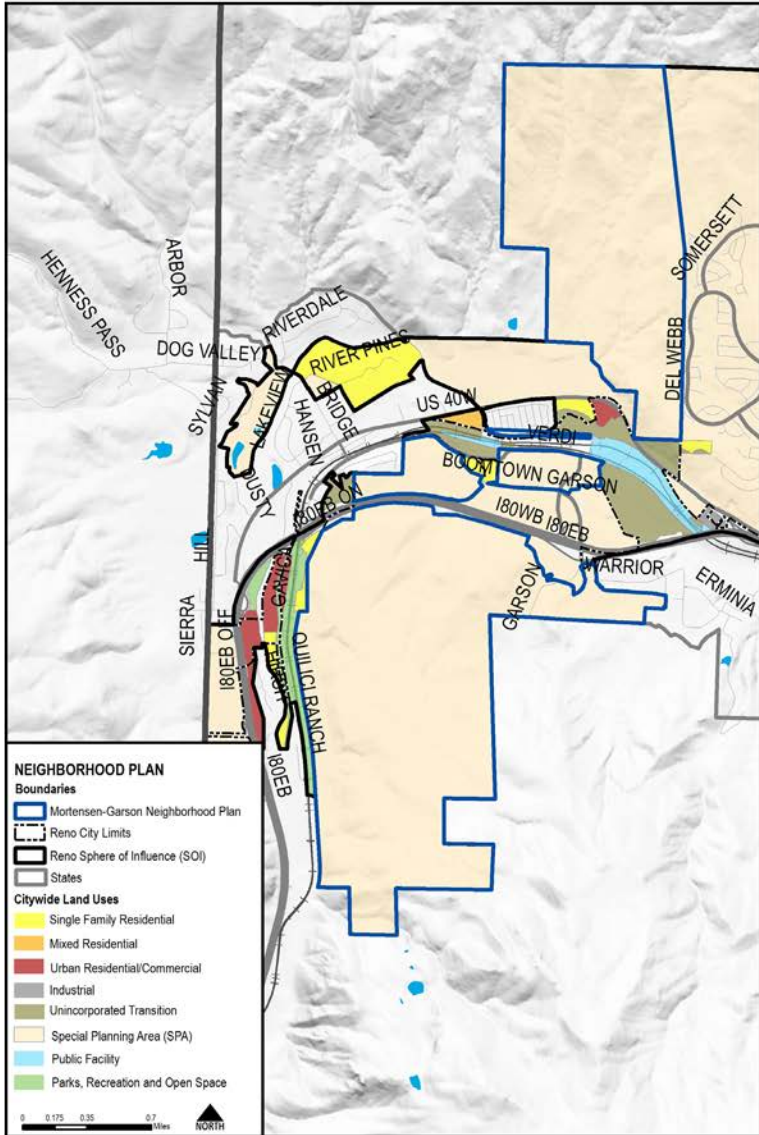
Land Use and Conforming Zoning Districts

Master Plan Land Use designations were applied to the Greenfield Neighborhood Plan area using the Greenfield Neighborhood Planning Area Overlay District. Currently, properties located in the Greenfield Neighborhood Plan have no base zoning districts adopted. In the future, these areas will be zoned using the conforming zoning districts listed below. The Greenfield Neighborhood Planning Area Overlay District will not be impacted by the application of these base zones.

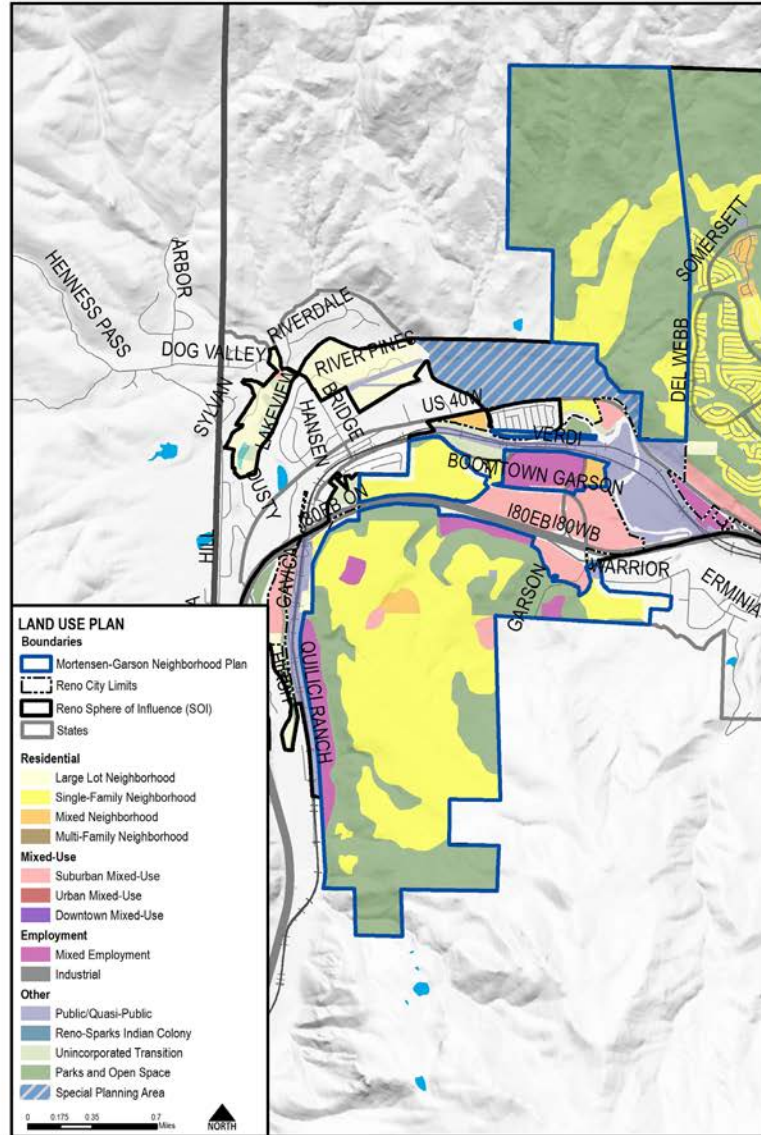
Master Plan Land Use Designations	Conforming Zoning Districts
Large Lot Neighborhood	<ul style="list-style-type: none"> • Large Lot Residential (2.5 acres) • Large Lot Residential (1 acre)
Mixed Neighborhood	<ul style="list-style-type: none"> • Planned Unit Development
Suburban Mixed Use	<ul style="list-style-type: none"> • Professional Office

Mortensen-Garson Neighborhood Plan

Neighborhood Plan Land Use



Master Plan Land Use



Neighborhood Plan Policies

The Mortensen-Garson Neighborhood Plan was developed to preserve the spirit of the Mortensen-Garson Development Standards Handbook as translated to the Mortensen-Garson Overlay Zoning District. This overlay zoning district provides for a mix of housing, parks, open space, civic, commercial, and retail uses. The plan also identifies conforming zoning districts consistent with the Mortensen-Garson Overlay Zoning District.

Which design principles apply?

General Design Principles for Neighborhoods & Design Principles for Foothill Neighborhoods

How is the Neighborhood Plan reflected in the Master Plan

Master Plan land use categories have been applied to the area in the Mortensen-Garson Neighborhood Plan using the zoning designations identified in the Mortensen-Garson Overlay Zoning District as shown.

Mortensen-Garson Neighborhood Plan

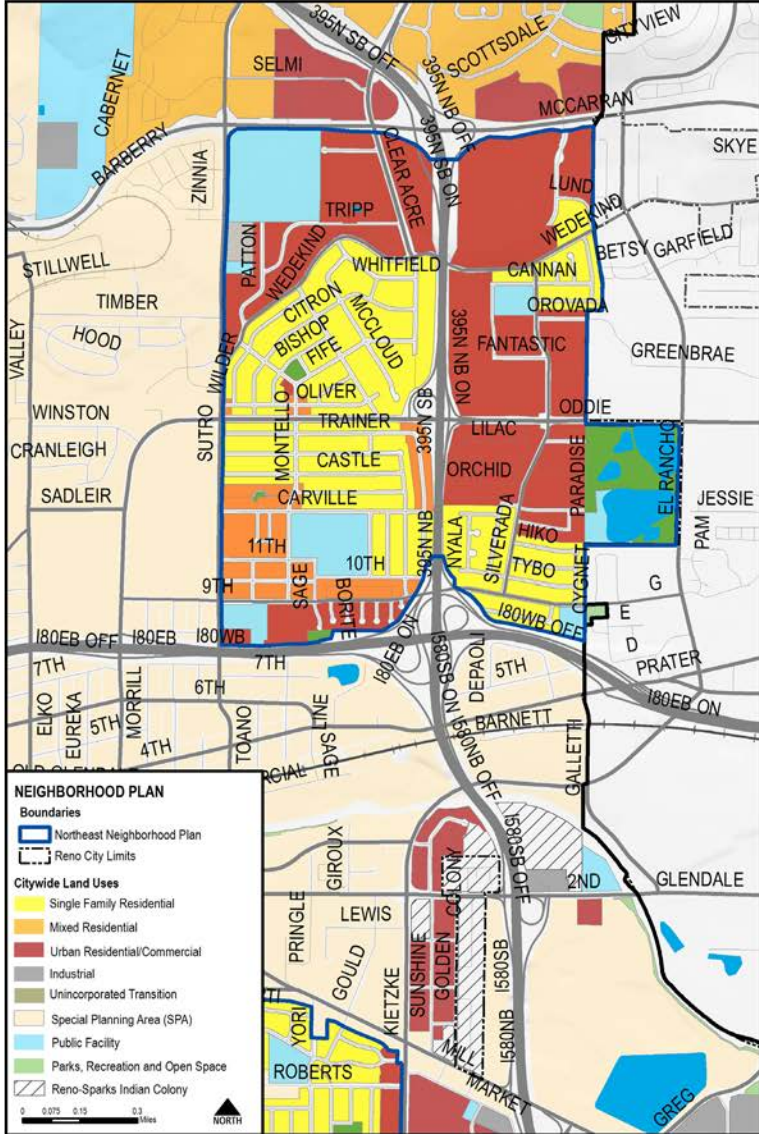
Land Use and Conforming Zoning Districts

Master Plan Land Use designations were applied to the Mortensen-Garson Neighborhood Plan area using adopted zoning districts. The following table identifies how a limited number of allowed zoning districts established in the Mortensen-Garson Neighborhood Plan conform to the Master Plan Land Use designations.

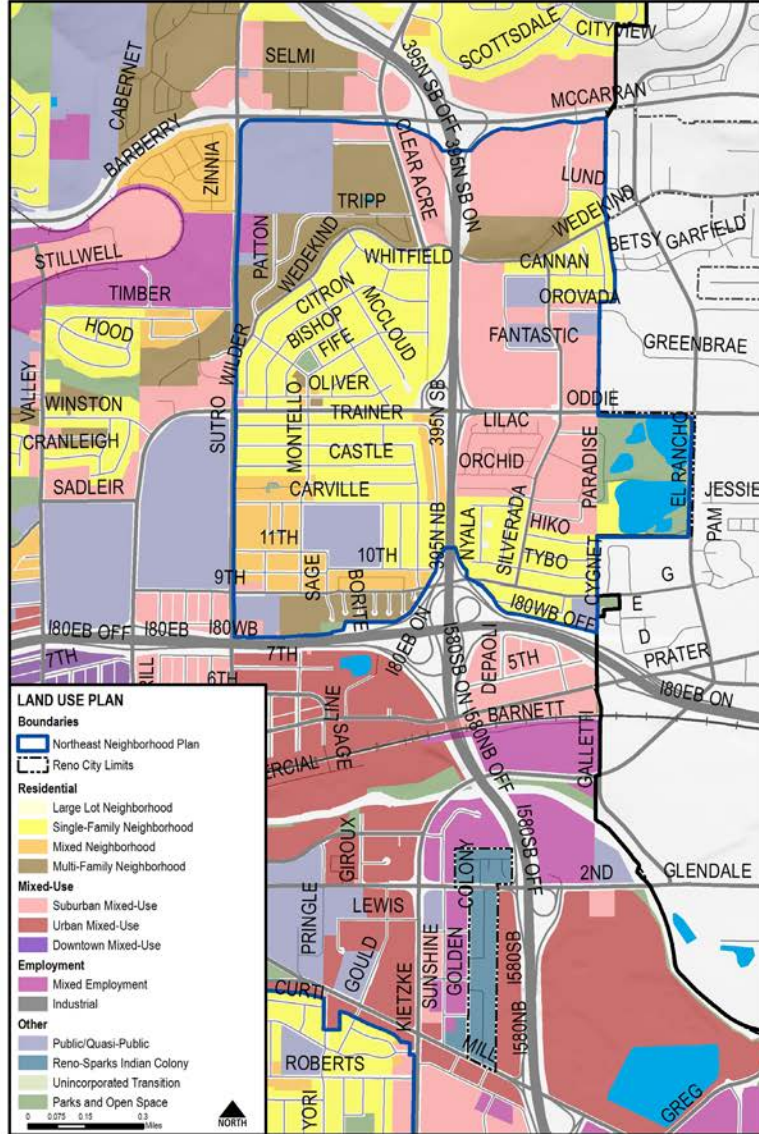
Master Plan Land Use Designations	Conforming Zoning Districts
Large Lot Neighborhood	<ul style="list-style-type: none"> • Large Lot Residential – 1 acre (LLR-1)
Single-Family Neighborhood	<ul style="list-style-type: none"> • Single Family Residential- 9,000 square feet (SF9) • Single Family Residential- 6,000 square feet (SF6)
Mixed Neighborhood	<ul style="list-style-type: none"> • Multifamily – 14 dwelling units/acre (MF14)
Suburban Mixed Use	<ul style="list-style-type: none"> • Neighborhood Commercial (NC) • Arterial Commercial (AC) • Hotel Casino (HC)
Mixed Employment	<ul style="list-style-type: none"> • Industrial Commercial (IC)
Public/Quasi-Public	<ul style="list-style-type: none"> • Public Facility (PF)
Parks, Greenways and Open Space	<ul style="list-style-type: none"> • Open Space (OS)

Northeast Neighborhood Plan

Neighborhood Plan Land Use



Master Plan Land Use



Neighborhood Plan Policies

The Northeast Neighborhood Plan was developed to support the neighborhood's residential character, especially existing densities in single family residential districts. To limit the potential for future changes to the neighborhood, the plan identifies a limited number of conforming zoning districts that correspond to the City's currently adopted master plan land use categories.

Which design principles apply?

General Design Principles for Neighborhoods & Design Principles for Central Neighborhoods

How is the Neighborhood Plan reflected in the Master Plan

The Master Plan land use designations in the Northeast Neighborhood Plan were translated to the Master Plan land use categories using adopted zoning districts as shown.

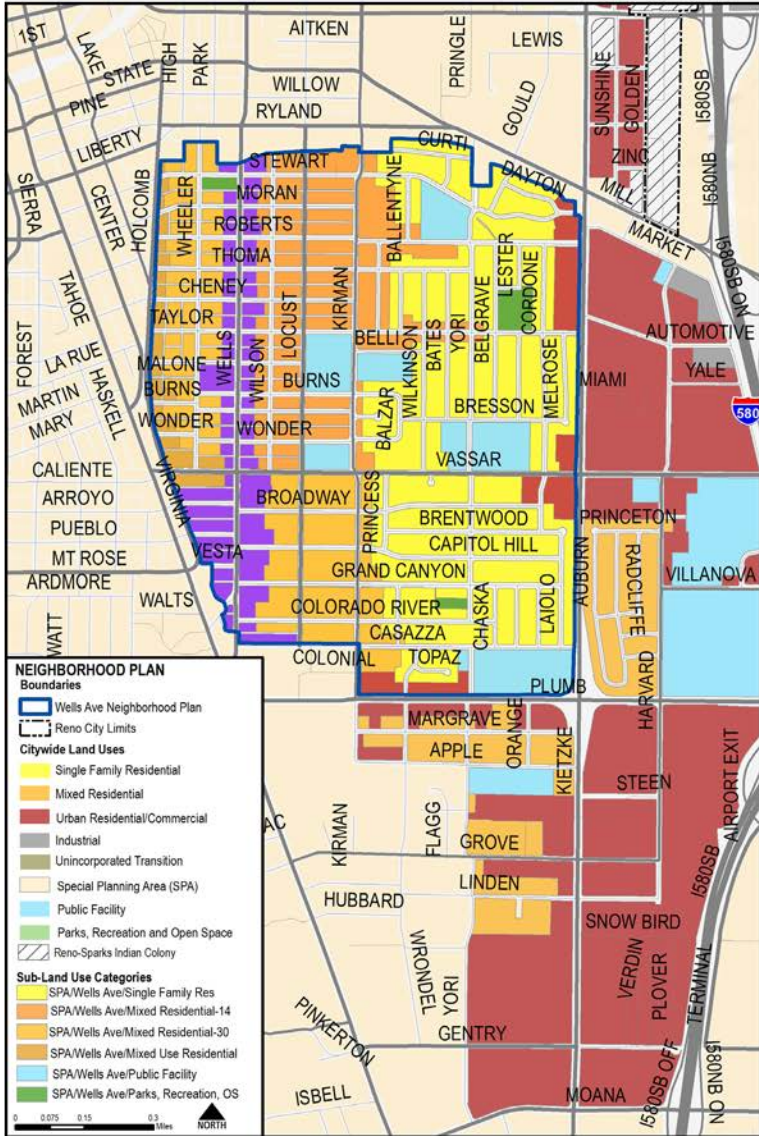
Northeast Neighborhood Plan

Land Use and Conforming Zoning Districts

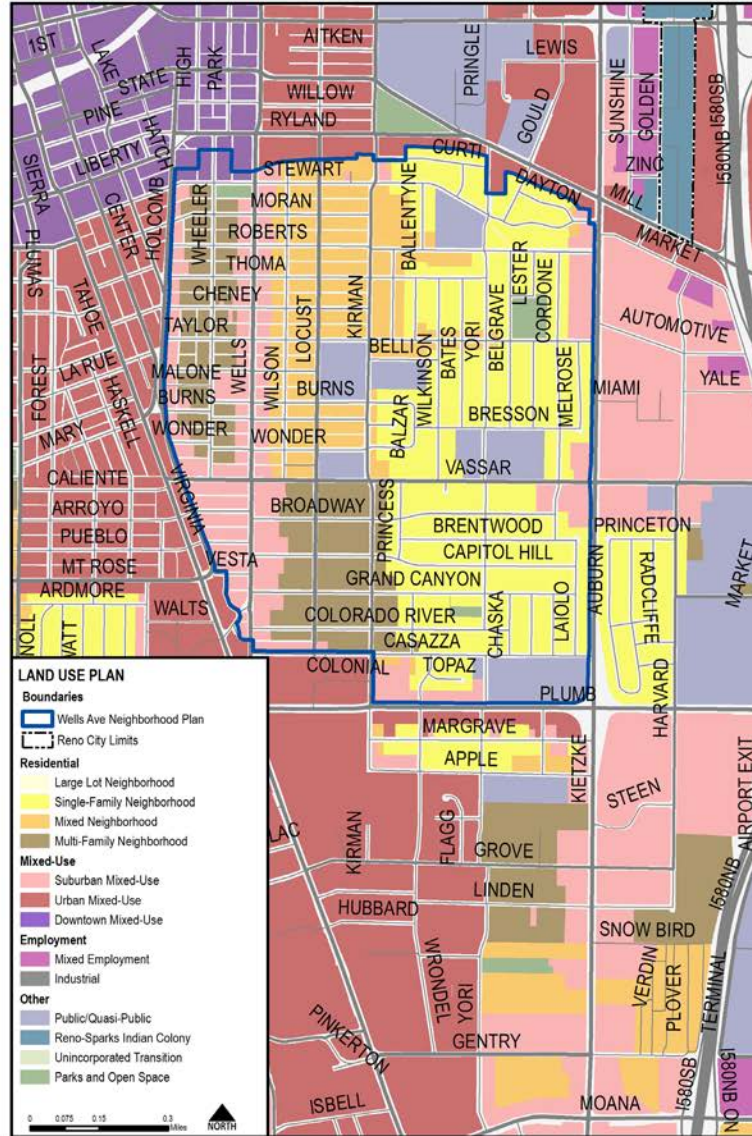
The Northeast Neighborhood Plan specifies citywide Master Plan Land Use designations and conforming zoning districts that applied under the former Master Plan. The updated Master Plan Land Use designations have been applied based on adopted zoning districts as shown on the map on the previous page. Zoning districts that conform to the updated Master Plan Land Use designations are specified in Chapter 4: Growth and Reinvestment Framework.

Wells Avenue Neighborhood Plan

Neighborhood Plan Land Use



Master Plan Land Use



Neighborhood Plan Policies

The Wells Avenue Neighborhood Plan was developed to address a variety of issues including neighborhood character and identity, compatibility of new development, and stabilization and enhancement of the Wells Avenue corridor. The Wells Avenue Neighborhood Plan also identifies land use designations specific to the area with associated conforming zoning districts.

Which design principles apply?

General Design Principles for Neighborhoods & Design Principles for Central Neighborhoods

How is the Neighborhood Plan reflected in the Master Plan

The Wells Avenue Neighborhood Plan land use designations were translated to the Master Plan land use categories using adopted zoning districts as shown.

Wells Avenue Neighborhood Plan

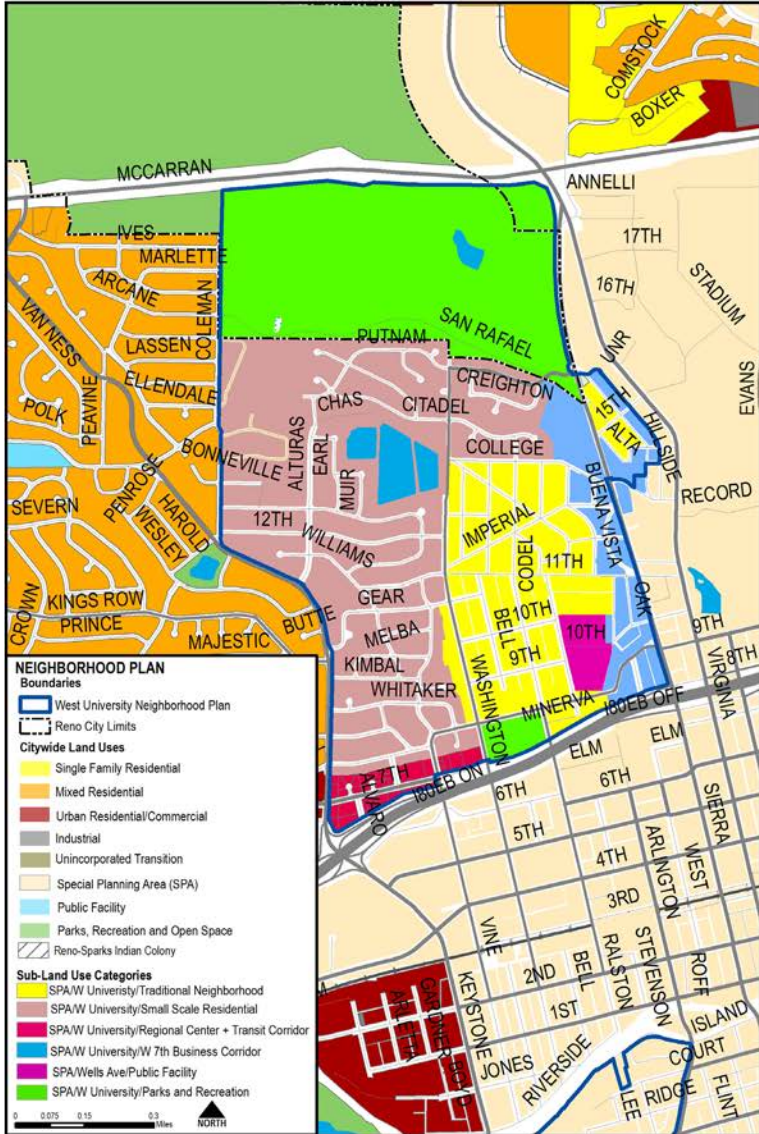
Land Use and Conforming Zoning Districts

Master Plan Land Use designations were applied to the Wells Avenue Neighborhood Plan area using adopted zoning districts. However, the Wells Avenue Neighborhood Plan designations are carried forward and the following table identifies zoning districts that conform to the Master Plan Land Use designations and Wells Avenue Neighborhood Plan designations.

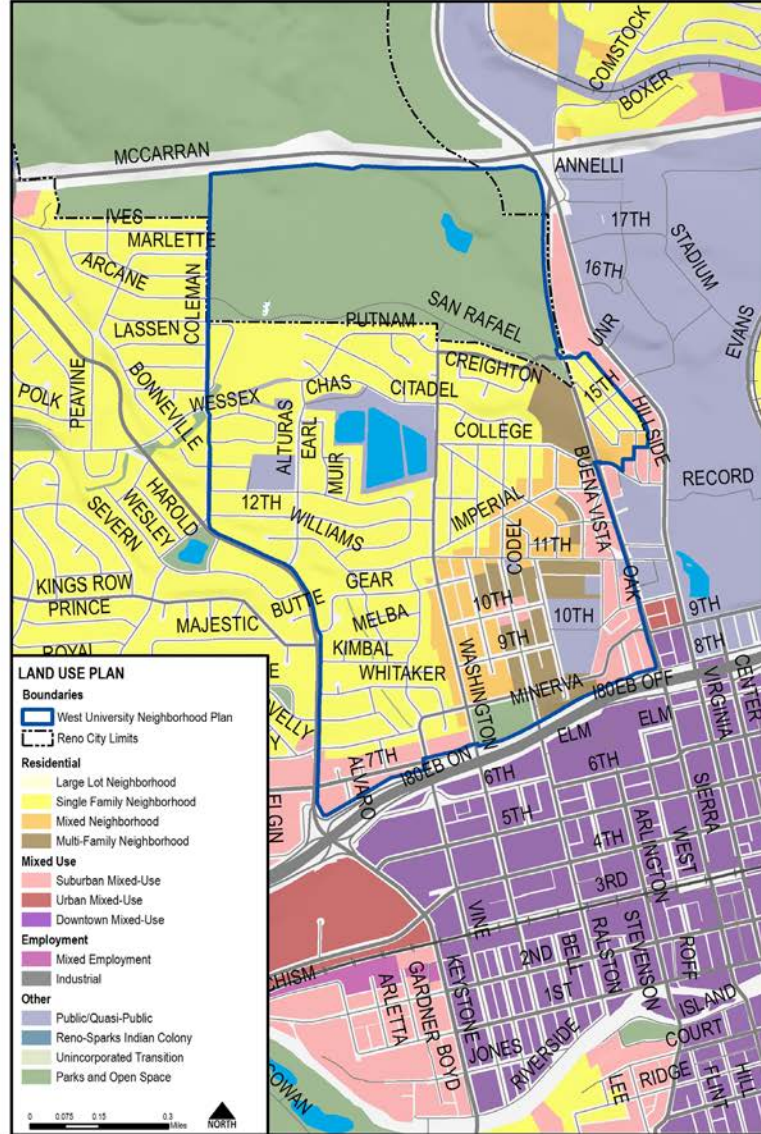
Master Plan Land Use Designations	Wells Avenue Neighborhood Plan Designations	Conforming Zoning Districts	
Single-Family Neighborhood	Single-Family (SF)	<ul style="list-style-type: none"> • Single Family Residential- 15,000 square feet (SF15) • Single Family Residential- 9,000 square feet (SF9) 	<ul style="list-style-type: none"> • Single Family Residential- 6,000 square feet (SF6)
Mixed Neighborhood	Mixed-Residential 14 (MR-14)	<ul style="list-style-type: none"> • Single Family Residential- 6,000 square feet (SF6) • Multifamily – 14 dwelling units/acre (MF14) 	<ul style="list-style-type: none"> • Professional Office (PO) • Public Facility (PF)
Multi-Family Neighborhood	Mixed-Residential 30 (MR-30)	<ul style="list-style-type: none"> • Multifamily – 14 dwelling units/acre (MF14) • Multifamily – 21 dwelling units/acre (MF21) 	<ul style="list-style-type: none"> • Public Facility (PF)
Suburban Mixed Use		<ul style="list-style-type: none"> • Multifamily – 30 dwelling units/acre (MF30) • Professional Office (PO) 	<ul style="list-style-type: none"> • Public Facility (PF)
Suburban Mixed Use	Wells Avenue Mixed-Use	<ul style="list-style-type: none"> • Multifamily – 14 dwelling units/acre (MF14) • Multifamily – 21 dwelling units/acre (MF21) • Multifamily – 30 dwelling units/acre (MF30) • Professional Office (PO) 	<ul style="list-style-type: none"> • Neighborhood Commercial (NC) • Community Commercial (CC) • Public Facility (PF)
Suburban Mixed Use	Mixed-Use Residential (Holcomb & Vassar)	<ul style="list-style-type: none"> • Multifamily – 14 dwelling units/acre (MF14) • Multifamily – 21 dwelling units/acre (MF21) • Multifamily – 30 dwelling units/acre (MF30) • Professional Office (PO) 	<ul style="list-style-type: none"> • Neighborhood Commercial (NC) • Community Commercial (CC) • Public Facility (PF)
Suburban Mixed Use	Urban Residential/ Commercial	<ul style="list-style-type: none"> • Multifamily – 14 dwelling units/acre (MF14) • Multifamily – 21 dwelling units/acre (MF21) • Multifamily – 30 dwelling units/acre (MF30) 	<ul style="list-style-type: none"> • Professional Office (PO) • General Office (GO) • Neighborhood Commercial (NC) • Community Commercial (CC) • Arterial Commercial (AC) • Public Facility (PF)
Public/Quasi-Public	Public Facility	<ul style="list-style-type: none"> • Public Facility (PF) 	

West University Neighborhood Plan

Neighborhood Plan Land Use



Master Plan Land Use



Neighborhood Plan Policies

The West University Neighborhood Plan was adopted to accommodate changing community needs in the plan area while also maintaining the neighborhood's traditional character. Plan goals address supporting neighborhood identity, maintaining and improving the area's walkability, adopting design standards to ensure compatibility of new development with the neighborhood's character, and working cooperatively with the University to protect the area from the impacts of campus development. The plan also identifies land use designations specific to the area with associated conforming zoning districts.

Which design principles apply?

General Design Principles for Neighborhoods & Design Principles for Central Neighborhoods

How is the Neighborhood Plan reflected in the Master Plan

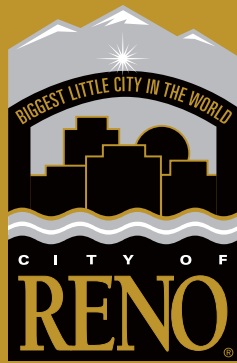
The West University Neighborhood Plan land use designations were translated to the Master Plan land use categories using adopted zoning districts as shown.

West University Neighborhood Plan

Land Use and Conforming Zoning Districts

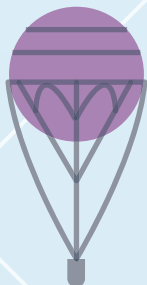
Master Plan Land Use designations were applied to the West University Neighborhood Plan area using adopted zoning districts. However, the West University Neighborhood Plan designations are carried forward and the following table identifies zoning districts that conform to the Master Plan Land Use designations and West University Neighborhood Plan designations.

Master Plan Land Use Designations	West University Neighborhood Plan Designations	Conforming Zoning Districts	
Single-Family Neighborhood	Small Scale Residential	<ul style="list-style-type: none"> • Single Family Residential- 6,000 square feet (SF6) • Public Facility (PF) 	<ul style="list-style-type: none"> • Open Space (OS)
Mixed Neighborhood	Traditional Neighborhood	<ul style="list-style-type: none"> • Multifamily – 14 dwelling units/acre (MF14) • Public Facility (PF) 	<ul style="list-style-type: none"> • Open Space (OS)
Multi-Family Neighborhood		<ul style="list-style-type: none"> • Multifamily – 21 dwelling units/acre (MF21) • Multifamily – 30 dwelling units/acre (MF30) • Neighborhood Commercial (NC) 	<ul style="list-style-type: none"> • Public Facility (PF) • Open Space (OS)
Public/Quasi-Public		<ul style="list-style-type: none"> • Public Facility (PF) 	<ul style="list-style-type: none"> • Open Space (OS)
Suburban Mixed Use	University Regional Center and Transit Corridor	<ul style="list-style-type: none"> • Multifamily – 14 dwelling units/acre (MF14) • Multifamily – 21 dwelling units/acre (MF21) • Multifamily – 30 dwelling units/acre (MF30) • Professional Office (PO) • General Office (GO) 	<ul style="list-style-type: none"> • Neighborhood Commercial (NC) • Arterial Commercial (AC) • Public Facility (PF) • Open Space (OS)
Suburban Mixed Use	West Seventh Street Business Corridor	<ul style="list-style-type: none"> • Single Family Residential- 6,000 square feet (SF6) • Multifamily – 14 dwelling units/acre (MF14) • Multifamily – 21 dwelling units/acre (MF21) • Multifamily – 30 dwelling units/acre (MF30) 	<ul style="list-style-type: none"> • Professional Office (PO) • Neighborhood Commercial (NC) • Community Commercial (CC)



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APPENDIX E: GLOSSARY OF TERMS



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GLOSSARY OF TERMS

A

Adaptive Reuse

The process of converting a building to a use other than that for which it was originally designed.

Above Moderate-Income

Above moderate-income households are defined as households with incomes over 120 percent of the county median.

Accessory Dwelling Unit

A dwelling unit that is a separate living quarter from the principle dwelling unit and has its own kitchen and bathroom.

Affordability Covenant

A property title agreement that places resale or rental restrictions on a housing unit; also known as a deed restriction.

Affordable Housing

The relationship between the price of housing in a region (either sale price or rent) and household income. Affordable housing is that which is affordable to households of very low, low and moderate incomes. Generally, for housing to be affordable, shelter costs must not exceed 30 percent of the gross annual income of the household. Specific definitions for affordable housing specific to Reno are to be defined (and periodically updated) as part of the City's Affordable and Workforce Housing Strategy.

Exterior Alteration

Any act or process that changes one or more of the exterior architectural features of a structure, including but not limited to the erection, construction, reconstruction, or removal of any structure.

Archaeological Site

A location that has yielded or may yield information on history or prehistory, or that contains physical remains of the past. A place containing evidence of previous human activity that has been or can be investigated by an archaeologist.

Architectural Significance

Importance of a property based on physical aspects of its design, materials, form, style, or workmanship.

Arts and Culture Commission

Group of citizens appointed to serve as the official advisor to the City of Reno on matters related to the cultural life of the community.

Assisted Housing

A unit that rents or sells for less than the prevailing market rate due to governmental monetary intervention or contribution. The terms "assisted" and "subsidized" are often used interchangeably.

Attainable Housing

Attainable housing refers to the idea that all income groups should have accessible housing. Attainable housing as a policy measure seeks to create housing for affordable to a variety of income levels.

At-Risk Housing

Existing subsidized affordable rental housing units, especially federally subsidized developments, that are threatened with conversion to market rents because of termination of use restrictions, due to expiration or non-renewal of subsidy arrangements.

B

Below Market Rate (BMR) Unit

A housing unit that sells or rents for less than the going market rate. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions in order to make them affordable to very low, low or moderate-income households.

Best Management Practices (BMP)

Urban stormwater management techniques designed to minimize the adverse impacts of development are called best management practices (BMPs). BMPs incorporate strategies for regulating development, managing runoff, and creating supportive policies that minimize the impact of stormwater from both new development and already developed areas on local waterways. This is often accomplished by grading paved areas to direct runoff to swales lined with rocks and native vegetation that allow for on-site retention and infiltration of stormwater.

Bike Lane

Also referred to as a Class II bikeway, a bike lane is a portion of a roadway that has been designated by striping, signage, and pavement markings for the preferential or exclusive use of bicyclists.

Bike Route

Also referred to as a Class III bikeway, a bicycle route is a right-of-way usually shared with automobiles and designated with appropriate “bike route” directional and information signs.

Brush Fire Apparatus

Special apparatus designed to combat off-road wildland fire hazards are located in fire stations whose districts have a high wild fire potential. This apparatus is staffed with personnel from the engine company at the assigned station.

Building

A resource, such as a house, barn, store, hotel, factory, or warehouse that shelters some form of human activity.

Building Form

The shape and structure of a building as distinguished from its substance or material.

Building Mass

The three-dimensional bulk of a building height, width, and depth.

Building Scale

The size and proportion of a building relative to surrounding buildings and environs, adjacent streets, and pedestrians.

Bureau of Business and Economic Research (BBER)

BBER at the University of Nevada, Reno, performs applied research projects for business, non-profit agencies and government entities. They may be original studies, where the Bureau gathers and analyzes new data or secondary studies, where they search for existing studies and data.



Certificate of Appropriateness

A document awarded by a preservation commission or architectural review board allowing an applicant to proceed with a proposed alteration, demolition, or new construction in a designated area, district, or site, following a determination of the proposal’s suitability to applicable criteria.

Certified Local Government

A local government that has met special requirements set by the State Historic Preservation Office and the National Park Service, and is eligible to receive 10 percent of the Historic Preservation Fund to finance local historic preservation activities.

City Register of Historic Places

Established by ordinance 4313, the city register is a listing of properties important in the prehistory and history of the City of Reno.

Community Development Block Grant (CDBG)

The State CDBG program was established by the federal Housing and Community Development Act of 1974, as amended (42 USC 5301, et seq.). The primary federal objective of the CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. “Persons of low and moderate income” or the “targeted income group” (TIG) are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county median income, with adjustments for family or household size.

Condominium

A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Conservation District

A geographically definable area that conveys a distinct character that demonstrates its history and development patterns. Conservation Districts are suitable for design guidelines and/or standards adopted through zoning that preserve and enhance their character. However, new development or exterior modifications to existing structures do not require review or approval from the Historical Resources Commission (HRC).

Continuum of Care

An approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that homelessness is not caused merely a lack of shelter, but involves a variety of underlying, unmet needs – physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the U.S. Department of Housing and Urban Development’s Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program. (U.S. House Bill 2163).

Contributing Resource

A building, site, structure, or object that adds to the historic significance of a property or district.

Cost Burden

A household has a “housing cost burden” if it spends 30 percent or more of its income on housing costs. A household has a “severe housing cost burden” if it spends 50 percent or more of its income on housing. Owner housing costs consist of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. Where applicable, owner costs also include monthly condominium fees.

Renter calculations use gross rent, which is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Household income is the total pre-tax income of the householder and all other individuals at least 15 years old in the household. In all estimates of housing cost burdens, owners and renters for whom housing cost-to-income was not computed are excluded from the calculations.

Cultural Resource

Structures, buildings, features (roads, ditches, bridges, etc.), and historic and prehistoric archaeological sites.

D

Demolition

The complete or constructive removal of any or part or whole of a building or structure upon any site when same will not be relocated to a new site.

Density

This refers to the number of housing units on a unit of land (e.g. ten units per acre).

Density Bonus

Allows density to be increased over the zoned maximum density of a proposed residential development, if the developer makes a specified amount of units affordable to lower income households.

Design Guidelines

Criteria developed by a preservation commission, board, or review body to identify design concerns in a conservation or historic district, and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings or districts.

Design Review

The process of ascertaining whether modifications to historic structures, sites, or districts meet standards of appropriateness established by a governing or advisory review board.

Determination of Eligibility for Historic Register

An action through which the eligibility of a property for National, State, or City Register listing is confirmed without actual listing in a historic register.

Disability

A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Downpayment Assistance

The most popular loans for these programs are with the Federal Housing Administration (FHA). FHA allows 100 percent gift funds for your down payment and some allowable closing costs. The gift can be from any relative or can be collected through charitable organizations like Neighborhood Gold / The Buyer Fund. Another popular tactic, which can be used in a broader range of loan programs, is to borrow from a 401K. A withdrawal can be made without a penalty and pay it back over a specified period.

Department of Business and Industry

A department within the State of Nevada that encourages and promotes growth, development, and legal operation of business in the State. The Department's activities also include: regulation of business and industrial enterprises; promotion of worker safety, protection, and rights; administration of bond programs to encourage growth and development of business within the state; and educating and informing the public and business and industry of their legal rights and responsibilities.

Development Impact Fees

A one-time fee or charge imposed on new development projects by a jurisdiction to cover capital expenditures by the governmental unit on the infrastructure required to serve the new development.

Development Right

The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation.

Dwelling Unit

Any residential structure, whether or not attached to real property, including condominium and cooperative units and mobile or manufactured homes. It includes both one-to-four-family and multifamily structures. Vacation or second homes and rental properties are also included.

District

A significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

E

Earthen Trail

Unimproved route on land with protected status and public access for recreation purposes such as walking, jogging, motorcycling, hiking, bicycling, off-road-vehicle riding, horseback riding, mountain biking, and backpacking.

Senior Housing

Specific units in a development are restricted to residents over a certain age (as young as 55 years and over). Persons with disabilities may share certain developments with the elderly.

Master Plan Element

A required or optional chapter or topical component of the Master Plan, as defined by Nevada Revised Statutes (NRS) 278.150 through 278.170, inclusive.

Emergency Shelter

A facility designed to provide free temporary housing on a night-by-night basis to homeless families and individuals.

Emergency Shelter Grants (ESG)

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Entitlement City

A city, which based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG, HOME and ESG.

Architectural Elements

The architectural character and general composition of the exterior of a structure, including but not limited to the kind and texture of the building material, and the type, design, and character of all windows, doors, landscape elements, light fixtures, signs, and appurtenant elements.

Extremely Low-Income Limit

The upper limit for the extremely low-income category, set at 30 percent of the HUD area median family income. This is not an official program eligibility income limit, except when associated with a specific family size (e.g., “single person”, “family of two”, “family of three”, etc.).

F

Fair Market Rent (FMR)

Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Housing Choice Voucher Program and other HUD programs and are published annually by HUD.

Family

A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family household (Family)

A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder’s family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Family Size

Refers to the number of people in a family.

Family Type

Refers to how the members of a family are related to one another and the householder. Families may be a “Married Couple Family,” “Single Parent Family,” “Stepfamily,” or “Subfamily.”

Family Households

A family household is one in which the householder lives with one or more individuals related to him or her by birth, marriage, or adoption.

Family Income

In decennial census data, family income includes the incomes of all household members 15 years old and over related to the householder. Although the family income statistics from each census cover the preceding calendar year, the characteristics of individuals and the composition of families refer to the time of enumeration (April 1 of the respective census years). Thus, the income of the family does not include amounts received by individuals who were members of the family during all or part of the calendar year prior to the census if these individuals no longer resided with the family at the time of census enumeration. Similarly, income amounts reported by individuals who did not reside with the family during the calendar year prior to the census but who were members of the family at the time of enumeration are included. However, the composition of most families was the same during the preceding calendar year as at the time of enumeration.

Fannie Mae

Established in 1938 by the Federal government and becoming a private company in 1968, Fannie Mae operates under a congressional charter that directs it to channel their efforts into increasing the availability and affordability of homeownership for low-, moderate-, and middle-income Americans. Yet Fannie Mae receives no government funding or backing, and they are one of the nation's largest taxpayers. They do not lend money directly to home buyers. Instead, they work with lenders to make sure they don't run out of mortgage funds, so more people can achieve their goal of homeownership.

FHA-Insured

The Federal Housing Administration insured mortgages so that lower and moderate- income people can obtain financing for homeownership. First-time homebuyer: A first-time homebuyer program provides low-income first time homebuyers down-payment assistance in the form of a second mortgage loan to serve as "gap financing". These loans can be up to \$ 40,000 depending on the amount of assistance required by the individual homebuyer.

Fire Personnel and Apparatus

Personnel and apparatus housed in the following two types of fire stations:

- **Engine Company:** Four personnel and a pumper apparatus responsible for the first-in response to any incident within the district where the fire station is located.
- **Truck Company:** Four personnel and an aerial ladder truck which operates as a component on all significant fire responses within a large territory of the city. The truck has an aerial ladder, ground ladders of various sizes, an assortment of special tools, salvage, rescue, and ventilation equipment.

Fire Station Types

Two primary types of fire stations exist: 1) Single Company Stations that house one engine company; and 2) Multi-Company Stations that house more than one company. A typical Multi-Company Station configuration would be an engine company and one truck company.

G

Greenfield Development

Term used to refer to development on sites or in areas that have not been previously developed, and where infrastructure needed to serve development does not exist, or has only been partially completed.

Greenway

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. In this way, they serve as connectors between urban areas and open spaces at the city's periphery. Portions of some greenways feature improved landscaping, which may include small turf areas, benches, and signage.

Group Quarters

A facility which houses groups of unrelated persons not living in households such as dormitories, institutions, and prisons.

H

Habitable (room)

A habitable room is a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, storage or utility space, and similar areas, are not considered habitable space.

Habitat for Humanity

Habitat for Humanity is a nonprofit, ecumenical Christian housing ministry that seeks to eliminate poverty housing and homelessness from the world, and to make decent shelter a matter of conscience and action. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable, no-interest loans. The homeowners' monthly mortgage payments are used to build still more Habitat houses.

Handicap Accessible Units

Indicates certain units or all units in the property are wheelchair accessible or can be made wheelchair accessible. Accessible units also may include those that are accessible to people with sensory impairments or can be made accessible for people with sensory impairments.

Hazard Mitigation

Any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards.

Healthy Food

Food that can provide an individual with a balanced diet and includes mainly whole and minimally processed fruits, vegetables, whole grains, legumes, nuts, seeds, eggs, dairy, meats, fish, and poultry. (Washoe County Food Plan)

Historic

Related to the known or recorded past.

Historic District

A significant concentration or continuity of sites, buildings, structures, and or objects united historically or aesthetically by plan or physical development. Historic Districts may encompass a neighborhood or may be comprised of individual elements separated geographically but linked by association or history. Historic Districts are regulatory by nature and new development or exterior modifications to existing structures require review or approval from the Historical Resources Commission (HRC).

Historic Function

Use of a district, site, building, structure, or object at the time it attained historical significance.

Historical Resources Commission

The board of citizens charged with enforcing provisions of local laws governing historic districts and buildings.

Historical Significance

The importance of an element, building, or site owing to its involvement with a significant event, person, or time period, or as an example of a past architectural style.

Historic Resource (or property)

Any prehistoric or historic district, building, site, structure, or object; specifically, any such resource that is listed in or eligible for listing in the National, State or City Registers of Historic Places.

Historic Survey

A comprehensive survey or inventory involving the identification, research, and documentation of buildings, sites, and structures of any historical, cultural, archaeological, or architectural importance.

Home Investment Partnership Program (HOME)

HOME provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Homeless Person

An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless. (U.S. House Bill 2163).

Household

A household is made up of all persons living in a dwelling unit whether or not they are related by blood, birth or marriage.

Household Income

The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and above moderate income based on household size and income, relative to regional median income.

Household size

The total number of people living in a housing unit. Household type and relationship: Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Householder

The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

Housing Unit

A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Housing Authority

An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD.

Housing Choice Voucher Program

Housing Choice Voucher Program (formerly known as Section 8) is a subsidy program funded by the federal government and overseen by the Reno Housing Authority to provide low rents and/or housing payment contributions for very low and low-income households.

HUD

The United States Department of Housing and Urban Development is cabinet level department of the federal government that oversees program and funding for affordable housing laws, development, and federally funded financial assistance.

HUD Area Median Family Income

HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. Income limits are calculated annually for metropolitan areas and non-metropolitan counties in the United States. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

Inclusionary Zoning (IZ)

Requires developers to make a percentage of housing units in new residential developments available to low- and moderate-income households. In return, developers receive non-monetary compensation-in the form of density bonuses, zoning variances, and/or expedited permits-that reduce construction costs. By linking the production of affordable housing to private market development, IZ expands the supply of affordable housing while dispersing affordable units throughout a city or county to broaden opportunity and foster mixed-income communities. IZ, sometimes called "inclusionary housing," can take many forms. Some IZ programs are mandatory, while others are voluntary or incentive-driven. Some jurisdictions require developers to construct affordable units within the development, while others allow affordable units to be constructed in another location. Some require developers to build the units, while other communities allow developers to contribute to an affordable housing fund.

Income Categories

The federal and state governments require that local jurisdictions consider the housing needs of households in various "income categories." Income categories are determined by the median household income at the local level.

Infill development

Development on a vacant or substantially vacant tract of land surrounded by existing development.

Integrity

The unimpaired authenticity of a property's historic or prehistoric identity, evidenced by surviving physical characteristics.

Inventory

See historic survey.

**Landmark**

A designated building, site, or structure having historical, architectural, or archaeological significance.

Landscape

The whole of the exterior environment of a site, district, or region, including landforms, trees and plants, rivers and lakes, and the built environment.

Large Family or Household

A household or family with 5 or more members.

Listing

The formal entry of a property in the National Register of Historic Places, the State Register of Historic Places, or the City Register of Historic Places.

Low-impact Development

Systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat. (See also Best Management Practices.)

Local Food

The locality or region in which the final product is marketed, so that the total distance that the product is transported is less than 400 miles from the origin of the product. (Washoe County Food Plan)

Low-Income Limit

Households with incomes between 50 percent and 80 percent of the area median household income.

Low-Income Housing

Housing that is made available at prices lower than market rates. These lower prices are achieved through various financial mechanisms employed by state and local government authorities.

Low-Income Housing Tax Credit (LIHTC)

The LIHTC Program is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC Program may seem complicated, but many local housing and community development agencies are effectively using these tax credits to increase the supply of affordable housing in their communities. This topic is designed to provide a basic introduction to the LIHTC Program. Market Rate Housing: Housing that is not built or maintained with the help of government subsidy. The prices of market rate homes are determined by the market and are subject to the laws of supply and demand.

M

Major Drainageway

Any drainageway which drains a land area of 100 acres or more. Major drainageways, are further classified into “natural”, “disturbed” or “landscaped” major drainageways. These drainageways have some or all of the following characteristics:

1. drain an area of 100 acres or more;
2. have biological and physical characteristics associated with the conveyance of water;
3. connect neighborhoods or developments, schools or open spaces such as parks or public land;
4. provide a continuous system which may provide pedestrians/bicycle or wildlife corridor opportunities;

Specifically, the three major drainageway types are defined as follows:

“Disturbed” – Major drainageways which have been or will be significantly graded, filled or otherwise altered by man.

“Natural” – Major drainageways that: 1) have not been or should not be altered by man, or; 2) have significant vegetation, or; 3) by their nature provide for filtration, infiltration, or impoundment of storm waters.

“Landscaped” – Major drainageways that have been or will be improved with landscaping and may include turf or non-native plant species. These major drainageways are generally part of a park or planned unit development and are designed to address aesthetics. They should also address water quality, storm water management and recreation functions where appropriate.

Major drainageways generally operate in two conditions. The first condition marks the presence of storm waters. The second condition exists when waters have subsided which represents the predominant state of the natural system and its corresponding appearance. Major drainageway systems may also contain a variety of improvements, and range from a natural state, to developed on either side, to piped; however, these systems should not cease to be classified as a major drainageway because of a loss of their natural state or due to deterioration and regardless of the size. Furthermore, the process of disturbing the major drainageway, even if disturbance is later mitigated, can set up a chain of actions and reactions

Manufactured Home

Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

McKinney-Vento Act

The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes: outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include: Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. (U.S. House Bill 2163).

Median

This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

Median Age

This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

Median Income

The median income divides the income distribution into two equal groups; one has incomes above the median and the other having incomes below the median.

Median-Income

Each year, the federal government calculates the median income for communities across the country to use as guidelines for federal housing programs. Area median incomes are set according family size.

Mental Illness

A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Mitigation

Any action taken to reduce environmental impact; methods include avoidance, documentation, or moving the affected building or structure.

Mixed Income Housing

See Inclusionary Zoning.

Mixed Use

This refers to different types of development (e.g. residential, retail, office, etc.) occurring on the same lot or in close proximity to each other. City and County's sometimes allows mixed-use in commercial zones, with housing typically located above primary commercial uses on the premises.

Mobile Home

A type of manufactured housing. A structure movable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mobile Home Park

A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semipermanent basis, including accessory buildings, or uses customarily incidental thereto.

Mobile Home Subdivision

A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.

Moderate-Income

Moderate-income households are defined as households with incomes between 80 percent and 120 percent of the county median.

Mortgage Credit Certificate Program (MCCs)

The MCC is a Federal Income Tax Credit Program. An MCC increases the loan amount you qualify for and it increases an applicant's take-home pay. The MCC entitles applicants to take a federal income tax credit of twenty percent (20 percent) of the annual interest they pay on their home mortgage. Because the MCC reduces an applicant's federal income taxes and increases their net earnings, it helps homebuyers qualify for a first home mortgage. The MCC is registered with the IRS, and it continues to decrease federal income taxes each year for as long as an applicant lives in the home.

Mortgage Revenue Bond

A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multi-family Dwelling

A structure containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

N

National Register of Historic Places

The official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture.

Neighborhood Connector Path

A temporary or permanent path that may be granular or paved. A path typically indicates the common route taken by pedestrians between two locations.

Nevada Housing Division

The Nevada Housing Division was created by the Nevada Legislature in 1975 when it was recognized that a shortage of safe, decent, and sanitary housing existed throughout the State for persons and families of low- and moderate income. Its mission is to assist and encourage the private sector and other government entities in the creation and maintenance of affordable housing throughout the State.

Nevada Small Business Development Center

The Nevada Small Business Development Center is a statewide business assistance outreach program of the University of Nevada, Reno and the University of Nevada, Las Vegas. They provide an abundance of free and low cost information, assistance, counseling and training for Nevada Businesses.

Nomination

An official proposal to list a historic resource in a historic register.

Noncontributing

A building, site, structure, or object that does not add to the historic significance of a property or district.

Notification

Process through which property owners, public officials, and the general public are notified of nominations to, listings in, and determinations of eligibility for the National Register.



Object

A construction artistic in nature, or technologically significant, relatively small in scale, and simply constructed, such as a statue, train engine, or milepost.

Occupied housing unit

A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or a business trip. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

Open Space

Areas that 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.

Overcrowded Units

Overcrowded units are occupied housing units that have more than 1 person per room.

Ownership

Legal status in which an owner holds fee simple title to a property, or a portion of it.



Per capita Income

Average obtained by dividing aggregate income by total population of an area.

Permanent Housing

Housing which is intended to be the tenant's home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents. (U.S. House Bill 2163).

Permanent Supportive Housing

Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay. (U.S. House Bill 2163)

Persons with a Disability

HUD's Housing Choice Voucher (formerly Section 8) program defines a "person with a disability" as: a person who is determined to : 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental disabilities Assistance and Bill of Rights Act. (U.S. House Bill 2163)

Project-Based Rental Assistance Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Population Estimate (Population Estimates Program)

The Census Bureau's Population Estimates Program (PEP) produces July 1 estimates for years after the last published decennial census (2000), as well as for past decades. Existing data series such as births, deaths, Federal tax returns, Medicare enrollment, and immigration, are used to update the decennial census base counts. POP estimates are used in Federal funding allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.

Population Projections

Estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. Projections are based on an estimated population consistent with the most recent decennial census as enumerated. While projections and estimates may appear similar, there are some distinct differences between the two measures. Estimates usually are for the past, while projections typically are for future dates. Estimates generally use existing data, while projections must assume what demographic trends will be in the future.

Poverty

Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Poverty rate

The percentage of people (or families) who are below poverty.

Prehistoric

Related to the period before recorded history.

Preservation

Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects, and providing for their continued use by means of maintenance, restoration, rehabilitation, or adaptive use. Specifically, the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site.

Property

Area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register, State Register, or City Register of Historic Places.

Public Lands

For the purposes of this Master Plan, public lands shall mean lands owned and managed by the Bureau of Land Management (BLM), National Forest Service, Washoe County, or other local, state, or federal agency or non-profit organization.

Public Housing

The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments. It provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing can be in the form of high-rise apartments or scattered site single family homes.

R

Race

The race of individuals was identified by a question that asked for self-identification of the person's race. Respondents were asked to select their race from a "flashcard" listing racial groups.

Recreation and Parks Commission

Appointed citizen board responsible for making recommendations to the City Council regarding acquisition and development plans for the City's park system, maintenance practices of the park system, and recreation programs.

Reconstruction

The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or part thereof, as it appeared at a specific period of time.

Redevelopment

Development on a tract of land with existing buildings where all or most of the existing buildings would be razed and a new building or buildings built.

Rehabilitation

The upgrading of a building previously in a dilapidated or substandard condition for human habitation.

Rehabilitation

The act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those features of the property significant to its historical, architectural, and cultural values.

Registration

Process by which a historic property is documented and nominated for listing in the National, State, or City Register of Historic Places.

Related children

Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. It does not include householder's spouse or foster children, regardless of age.

Removal

Any relocation of a structure on its site or to another site.

Reno Area Alliance for Homeless

A county-wide coalition that works to address issues affecting the area homeless population.

Renovation

Modernization of an old or historic building that may produce inappropriate alterations or eliminate important features and details.

Rental Assistance

A rental subsidy for eligible low and very low income tenants. This assistance provides the share of the monthly rent that exceeds 30% of the tenants' adjusted monthly income.

Rent-to-Own

A development is financed so that at a certain point in time, the rental units are available for purchase based on certain restrictions and qualifications.

Repair

Any change that is not construction, removal, or alteration.

Rescue

A fire apparatus staffed with two personnel that is capable of medical transport and transport may also include a small compliment of tools, including specialty tools

Resilience

The ability to prepare for, absorb, recover from, and more successfully adapt to adverse events. (National Academy of Sciences)

Resource

Any building, structure, site, or object that is part of or constitutes a historic property.

Restoration

The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.

Revitalization

The imparting of new economic and community life in an existing neighborhood, area, or business district while at the same time preserving the original building stock and historic character.

Risk

The potential for damage, loss, or other impacts created by the interaction of natural hazards with community assets.

Rural Housing Service (RHA)

A part of the United States Department of Agriculture's Rural Development. The RHA offers financial aid to low-income residents of rural areas.

S

Section 8

Section 8, now known as the Housing Choice Voucher Program is a subsidy program funded by the federal government and overseen by the Reno Housing Authority to provide low rents and/or housing payment contributions for very low and low-income households.

Service Needs

The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Setting

Quality of integrity applying to the physical environment of a historic property.

Single Family Detached Homes

This is a one-unit residential structure detached from any other house (i.e., with open space on all four sides). A house is considered detached even if it has an adjoining shed or garage.

Single Family Attached Housing

This is a one-unit residential structure that has one or more walls extending from ground to roof separating it from adjoining structures. This category includes row houses, townhouses, and houses attached to nonresidential structures.

Single-Room Occupancy Dwelling (SRO)

The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

Site

Location of a significant event, a prehistoric or historic occupation or activity, or building or structure, whether standing, ruined, or vanished, where the location itself possesses significance independent of the value of any existing structure at that location.

Special Needs Projects

Housing for a designated group of people who desire special accommodations, such as services, in addition to the housing. Services may or may not be provided as part of the rental project. Examples of special needs populations are people with physical disabilities, developmental disabilities, mental illness, or those who need assisted living. It also includes health care facilities.

State Register of Historic Places

Created by Chapter 383.085 of the Nevada Revised Statutes, the State Register is a listing of properties important in the prehistory and history of Nevada.

Street Furniture

Municipal equipment placed along streets, including light fixtures, fire hydrants, police and fire call boxes, signs, benches, and kiosks.

Structure

A functional resource constructed for purposes other than to provide shelter, such as a bridge, windmill, or silo.

Substandard Housing

This refers to housing where major repair or replacement may be needed to make it structurally sound, weatherproofed and habitable.

Subsidized Housing

Typically refers to housing that rents for less than the market rate due to a direct financial contribution from the government. There are two general types of housing subsidies. The first is most commonly referred to as “project-based” where the subsidy is linked with a particular unit or development and the other is known as “tenant-based” where the subsidy is linked to the low income individual or family. The terms “assisted” and “subsidized” are often used interchangeably.

Sustainable Development Practices

Practices that contribute to sustainable communities the mitigation of climate change impacts. May include practices that support: low-impact development, mixed-use and transit-oriented development, water and energy efficiency, and carbon reduction, among others.

Supportive Housing

Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services

Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Squad

A special two-person response unit with heavy rescue and ventilation equipment responding to all rescue, extrication and fire incidents throughout the city.

T

Tenure

Refers to the distinction between owner-occupied and renter-occupied housing units. A housing unit is “owned” if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is “owned only if the owner or co-owner lives in it. All other occupied units are classified as “rented,” including units rented for cash rent and those occupied without payment of cash rent.

Transitional Housing

Housing for people recovering from substance abuse issues or transitioning from homelessness. Transitional housing provides longer term accommodations to homeless families and individuals than emergency shelter housing. Transitional Housing provides a stable living environment for the period of time necessary to learn new skills, find employment, and/or develop a financial base with which to re-enter the housing market.

Transit-oriented Development

High intensity development located generally within ¼ mile of transit stops. Typically includes a mixture of housing, office, retail, and/or other amenities integrated into a walkable neighborhood. In Reno, transit-oriented development opportunities are concentrated along Urban Corridors and in Downtown Reno, where fixed-route transit exists or is planned.

Transit-supportive Development

Higher intensity development located generally located within ½ mile of transit or along defined corridors in between transit stops. Typically includes a mixture of housing, office, retail, and/or other amenities integrated into a walkable neighborhood. In Reno, transit-supportive development opportunities are focused along Suburban Corridors, in Community/Neighborhood Centers and Employment Areas, and in other areas where transit service is planned/desired in the future.

Two-family Buildings

These dwellings may also be referred to as single family attached because a duplex with a shared wall would qualify in both categories. Other two family buildings would include older single family homes that have been converted into two separate living spaces or “flats” that do not share walls, but a floor/ceiling.

U

Units in Structure

A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

Unemployed

All civilians 16 years old and over are classified as unemployed if they (1) were neither “at work” nor “with a job but not at work” during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Urban Design

The discipline between planning and architecture that gives three-dimensional physical form to policies described in a comprehensive plan and focuses on design of the public realm created by both public spaces and the buildings that define them.

Urban/Rural Interface

Areas where urban and rural development and uses meet, and in some instances intermix.

V

VA-Guaranteed

VA guaranteed loans are made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, VA will guarantee a portion of it to the lender. This guaranty protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

Vacant Housing Unit

A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

Vacancy Rate

The housing vacancy rate is the proportion of the housing inventory that is available “for sale” or “for rent.” It is computed by dividing the number of available units by the sum of occupied units and available units, and then multiplying by 100.

Very Low-Income Limit

Very low-income households are defined as households with incomes less than 50 percent of the area median household income.

Veteran

Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not (U.S. House Bill 2163).

W

Washoe County HOME Consortium (WCHC)

Administers housing programs for Washoe County; allocates federal HOME, Community Development Block Grant (CDBG) and Affordable Dream Down payment Initiative (ADDI) monies. Oversees the Consolidated Plan process, which guides the full range of decisions and activities in Sparks, Reno, and Washoe County relating to the provision of decent and affordable housing, the development of a suitable living environment, and creating expanded economic opportunities for the community members.

Wetland

Areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marches, bogs, and similar areas.

Wildland-Urban Interface (WUI)

The wildland-urban interface, or WUI, is any area where man-made improvements are built close to, or within, natural terrain and flammable vegetation, and where high potential for wildland fire exists.

Workforce Housing

Refers to housing that is affordable to households earning between 80 percent and 120 percent of area median income (AMI). Some workforce housing programs focus on employers providing assistance to their employees; some are instituting inclusionary programs, while others give preference to this group in their homeownership programs. Some jurisdictions have programs for specific segments of the workforce that are vital for the everyday function of the community such as teachers, policeman and other public employees.

Y

Year Structure (housing unit) Built

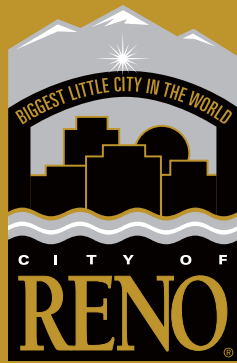
Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. For housing units under construction that met the housing unit definition—that is, all exterior windows, doors, and final usable floors were in place—the category “1999 or 2000” was used for tabulations. For mobile homes, houseboats, recreational vehicles, etc, the manufacturer’s model year was assumed to be the year built. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.

Z

Zoning

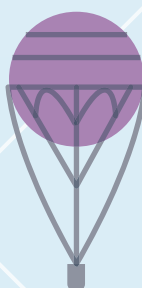
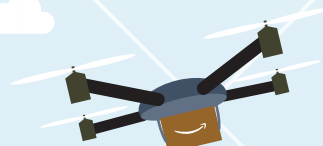
Regulatory tool adopted by the City to direct and shape land development activities and implement the Master Plan. Reno’s zoning and development standards are contained in the Annexation and Land Development Code

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APPENDIX F: SCHEDULE OF AMENDMENTS



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SCHEDULE OF AMENDMENTS

Version	Council Adoption Date	Resolution No.	Case No.	Summary of Amendment
1	December 13, 2017	8475	LDC17-00023	Adoption of new Master Plan and repeal of existing Master Plan
2	April 26, 2018	8563	LDC18-00026	Amendment to land use plan within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate ±2.57 acres of Low Density Suburban/Rural Residential (1 – 2.5 acre lots) and ±1.02 acres of Open Space to ±2.73 acres of General Commercial and ±0.86 acres of Open Space
2	June 13, 2018	8549	LDC18-00006	Amendment to land use plan from ±18.58 acres of Industrial (I) and ±13.38 acres of Public/Quasi-Public (PQP) to ±21.23 acres of Mixed Neighborhood (MX) and ±10.73 acres of Multi-Family Neighborhood (MF)
2	July 30, 2018	8564	LDC17-00043	Amendment to land use plan from Special Planning Area/Reno-Stead Corridor Joint Plan/High Density Rural (5 to 2.5 acre minimum lot size) on ±143. acres and Special Planning Area/Reno-Stead Corridor Joint Plan/General Rural (1 dwelling unit per 40 acres) on ±416.6 acres to Unincorporated Transition (UT) on ±400.56 acres and Large Lot Neighborhood (LL) on ±158.74 acres
2	October 24, 2018	8586	LDC18-00079	Amendment to land use plan from ±8.76 acres of Parks, Greenways, and Open Space (PGOS) to ±5.55 acres of Single-Family Neighborhood (SF) and ±3.21 acres of Parks, Greenways, and Open Space (PGOS)
2	February 27, 2019	8633	LDC18-00077	Amendment to land use plan from Mixed Employment (ME) to Public/Quasi-Public (PQP) on ±22.2 acres
2	February 27, 2019	8632	LDC19-00016	Amendment to land use plan from ±1.97 acres of Large-Lot Neighborhood (LL) and ±1.93 acres of Suburban Mixed-Use (SMU) to ±3.90 acres of Mixed Neighborhood (MX)
2	April 10, 2019	8652	LDC19-00035	Amendment to land use plan from ±6.05 acres of Multi-Family Neighborhood (MF) to ±5.7 acres of Suburban Mixed-Use (SMU) and ±0.35 acres of Parks, Greenways, and Open Space (PGOS)
2	September 23, 2019	8718	LDC18-00025	Amendment to land use plan from ±89.4 acres of Mixed Neighborhood (MX), ±70.2 acres of Single Family Neighborhood (SF), ±25.3 acres of Large Lot Neighborhood (LL), ±734 acres of Unincorporated Transition, (UT) and ±60.5 acres of Parks, Greenways and Open Space (PGOS) to ±307.3 acres of Single Family Neighborhood (SF), ±175.5 acres of Suburban Mixed-Use (SMU), ±20.7 acres of Multi-Family Neighborhood (MF), ±219.9 acres of Mixed Neighborhood (MX), and ±256 acres of Parks, Greenways, and Open Space (PGOS)
2	November 5, 2019	8772	WMPA19-0001	Amendment to land use plan from Medium Density Suburban/Suburban Residential to Commercial within the Reno-Stead Corridor Joint Plan on ±1.003 acres
2	February 12, 2020	8778	LDC20-00025	Amendment to land use plan from ±1.76 acres of Single-Family Neighborhood (SF) and ±3.16 acres of Parks, Greenways, and Open Space (PGOS) to ±4.67 acres of Multi-Family Neighborhood (MF) and ±0.25 acres of Parks, Greenways, and Open Space (PGOS)
2	July 22, 2020	10088	LDC20-00055	Amendment to land use plan from ±11.23 acres of Suburban Mixed-Use (SMU) to ±11.23 acres of Large Lot Neighborhood (LL).
3	September 9, 2020	8840	LDC21-00004	Master Plan Text Amendment - Targeted amendments to policy and narrative language to ensure consistency with the Truckee Meadows Regional Plan per NRS 278.028.

