



City Manager's Office

MEMORANDUM

DATE: 5/16/2023

TO: Mayor and City Council

THROUGH: Doug Thornley, City Manager Approved Electronically

FROM: Angela Fuss, Assistant Development Services Director
Grace Mackedon, Senior Management Analyst

SUBJECT: **Guide for Matrix of Title 18 - Zoning Districts**

This memo has been prepared in response to requests from City Council members to provide a summary of the different Title 18 zoning districts. The zoning code has more than 30 different zoning districts. These zoning districts range from residential, to commercial, to mixed-use to industrial. Each zoning district provides for different uses, densities and size/setback requirements. The attached matrix has been put together as a useful tool for Council members to reference if they have questions on the different zoning categories. The intent of this guideline is to provide Council with a one-page summary of the different zoning districts. Additional details and information can be found in the broader Title 18 Zoning Code.

City of Reno Zoning District Guide

(*) indicates additional discretionary review required

	Zoning District	Intent	Dwelling Units Per Acre	Min Lot Size	Examples of Permitted Uses	
Residential Zones	LLR-2.5 Large-Lot Residential (2.5 acres)	Intended for rural single-family uses and agricultural uses. This is the largest lot residential district and requires large setbacks. It is mostly located on the fringe of the City.	1 dwelling unit per 2.5 acres	2.5 acres	Single-family, Park, School*, Agricultural Uses*, Animal Clinic*	
	LLR-1 Large-Lot Residential (1 acre)	Similar to LLR2.5 to accommodate rural residential uses with smaller lot sizes than LLR2.5.	1 dwelling unit per 1 acre	1 acre	Single-family, Park, School*, Agricultural Uses*, Animal Clinic*	
	LLR-0.5 Large-Lot Residential (0.5 acres)	Similar to LLR2.5 and LLR1 to accommodate rural residential uses with smaller lot sizes than LLR2.5 and LLR1.	1 dwelling unit per 0.5 acre	0.5 acre	Single-family, Park, School*, Agricultural Uses*, Animal Clinic*, Churches*	
	SF-3 Single-Family Residential (3 units per acre)	Intended for single-family detached serving as a transition from large-lot districts to higher intensity districts.	3 dwelling units per acre	15,000 sqft	Single-family, Park, School*, Agricultural Uses*, Churches*, Boarding House*	
	SF-5 Single-Family Residential (5 units per acre)	Similar to SF-3 with more density/intensity .	5 dwelling units per acre	9,000 sqft	Single-family (attached and detached), Parks, Churches*, Schools*	
	SF-8 Single-Family Residential (8 units per acre)	Similar to SF-3 & SF-5 with more density/intensity.	8 dwelling units per acre	7,000 sqft	Most Residential Uses, Parks, Churches*, Schools*	
	SF-11 Single-Family Residential (11 units per acre)	Intended for single-family attached and detached uses in infill areas.	11 dwelling units per acre	5,000 sqft	Most Residential Uses, Parks, Churches*, Schools*	
	MF-14 Multi-Family (14 units per acre)	Intended for single-family and low density multi-family development.	14 dwelling units per acre	3,000 sqft	Most Residential Uses, Parks, Churches*, Schools*	
	MF-21 Multi-Family (21 units per acre)	Intended for multi-family development and neighborhood serving commercial.	21 dwelling units per acre	2,000 sqft	Most Residential Uses, Restaurants*, Offices, Parks, Churches*, Schools*	
MF-30 Multi-Family (30 units per acre)	Intended for multi-family development and neighborhood serving commercial.	30 dwelling units per acre	1,450 sqft	Most Residential Uses, Daycare, Restaurants*, Offices, Indoor Events*, Some Retail		
Mixed Use Districts	MD-ED: Downtown - Entertainment District	Intended to support intense development in the downtown core. Gaming, 24-hour uses, and high density development are seen here.	Minimum density of 45 dwelling units per acre with no maximum	no minimum	Most Residential Uses, Libraries, Parks, Churches, Schools, Hospitals, Restaurants, Bars, Hotels, Offices, Indoor and Outdoor Events, Retail, Mini-Warehouses*	Downtown Districts
	MD-ID: Downtown - Innovation District	Intended for a transition into mixed-use and light manufacturing. This will support light manufacturing, processing, and offices.	Minimum density of 30 dwelling units per acre with no maximum	no minimum	Most Residential Uses, Libraries, Parks, Churches, Schools, Hospitals, Restaurants, Bars, Hotels, Offices, Indoor and Outdoor Events, Retail, Mini-Warehouses*, Lab, Vehicle Repair and Sales, Most Manufacturing and Processing, Warehouse	
	MD-NW: Downtown - Northwest Quadrant	Intended to support service oriented and residential uses.	Minimum density of 30 dwelling units per acre with no maximum	no minimum	Most Residential Uses, Libraries, Parks, Churches, Schools, Hospitals, Restaurants, Bars, Hotels, Offices, Indoor and Outdoor Events, Retail, Mini-Warehouses*, Lab, Vehicle Repair and Sales, Some Manufacturing and Processing, Warehouse	
	MD-RD: Downtown - Riverwalk District	Intended to support uses along the Truckee River frontage.	Minimum density of 21 dwelling units per acre with no maximum	no minimum	Most Residential Uses, Libraries, Parks, Churches, Schools, Hospitals, Restaurants, Bars, Hotels, Offices, Indoor and Outdoor Events, Retail	
	MD-UD: Downtown - University District	Intended to support the expansion of University-supportive uses south of UNR.	No minimum of max	no minimum	Most Residential Uses, Libraries, Parks, Churches, Schools, Hospitals, Restaurants, Bars, Hotels, Offices, Indoor and Outdoor Events, Retail, Mini-Warehouses*	
	MD-PD: Downtown - Powning District	Intended to protect historical character within the downtown area.	21 dwelling units per acre	4,750 sqft	Most Residential Uses, Libraries, Parks, Churches, Schools, Hospitals, Restaurants, Bars, Offices, Indoor and Outdoor Events, Retail, Some Manufacturing and Processing	
	MU: Mixed-Use Urban	Intended to support a mix of uses in an urban environment outside of downtown.	Unlimited	no minimum	Most Residential Uses, Library's, Churches, Schools, Restaurants, Bars, Hotels, Offices, Tattoo Shops, Indoor and Outdoor Events*, All Retail*, Auto Repair and Sales*, Manufacturing, Processing, Warehousing	Neighborhood Supportive
	MS: Mixed-Use Suburban	Intended to support employment and service oriented uses. Transitions from the suburban corridors to higher intensity development.	Unlimited	no minimum	Most Residential Uses, Library's, Churches, Schools, Restaurants, Bars, Hotels, Offices, Tattoo Shops, Indoor and Outdoor Events*, All Retail*, Auto Repair and Sales*, Manufacturing, Processing, Warehousing	
	GC: General Commercial	Lower intensity uses than MU and MS. Generally located to support neighborhood services.	45 dwelling units per acre	no minimum	Single-Family Attached*, Multi-Family, Library's, Churches, Schools, Hospitals, Agriculture*, Restaurants, Bars*, Hotels, Offices, Tattoo Shops, Indoor and Outdoor Events*, Most Retail, Auto Service and Sales, Warehousing*	
	NC: Neighborhood Commercial	Pedestrian oriented commercial and retail services.	30 dwelling units per acre	no minimum	Single-Family Attached*, Multi-Family, Library's, Churches, Agriculture*, Restaurants, Offices, Indoor Events, Most Retail, Mini-Warehousing*	
	PO: Professional Office	Small office developments within or adjacent to neighborhoods	NA	3,000 sqft	Single-Family Attached and Detached, Library's, Daycare, Restaurant*, Offices	
	MU-MC: Mixed-Use Midtown Commercial	Mix of pedestrian oriented commercial and retail uses in the midtown area.	30 dwelling units per acre	no minimum	Most Residential Uses, Library's, Churches, Schools, Hospitals, Restaurants, Bars, Hotels, Offices, Indoor and Outdoor Events, Retail, Some Manufacturing, Mini-warehouse*, Outdoor Storage*	Midtown
	MU-Res: Mixed-Use Midtown Residential	Intended to accommodate residential uses in the midtown area.	30 dwelling units per acre	no minimum	Most Residential Uses, Library's, Churches, Schools, Office, Some Retail	
Nonresidential Districts	I: Industrial	Intense land uses that require mitigation. Heavy industrial uses close to railways and transportation systems.	NA	1 acre	Restaurants, Bars, Offices, Adult Business, Auto Service and Sales, Truck Stop*, Manufacturing, Processing, Mining*, Heavy Equipment Storage, Warehousing, Outdoor Storage	
	IC: Industrial Commercial	Intended to support a mix of industrial, research, and commercial uses. More moderately sized buildings.	NA	0.5 acre	Restaurants, Bars, Offices, Adult Business, Auto Service and Sales, Truck Stop*, Manufacturing, Processing, Heavy Equipment Storage, Warehousing, Outdoor Storage	
	ME: Mixed Employment	Intended for employment focused uses with a campus like environment.	NA	no minimum	Multi-Family, Library's, Churches, Schools, Hospitals, Restaurants, Bars, Offices, Adult Business, Retail, Auto Service and Sales, Truck Stop*, Manufacturing, Processing, Heavy Equipment Storage*, Warehousing, Outdoor Storage*	
	MA: Mixed-Use Airport	Intended to support necessary uses on the airports property.	NA	no minimum	Some Schools, Restaurants, Bars, Hotels, Offices, Indoor and Outdoor Events, Most Retail, Auto Service and Sales, Truck Stop*, Manufacturing, Warehousing, Outdoor Storage	
	PGOS: Parks, Greenways, and Open Space	Intended to preserve natural features and protect the natural environment.	NA	NA	Single-Family, Library*, Parks, Farm, Indoor and Outdoor Events*	
Special Purpose Districts	PF: Public Facilities	.Intended to provide for public facilities and services	NA	6,000	Some Residential Uses, Library's, Prison*, Churches, All Schools, Hospital*, Offices	
	UT-5: Unincorporated Transition 5 Acres	Typically properties that have not yet annexed in large lot residential areas of Washoe County.	1 unit per 5 acres	5 acres	Single-Family, Library's*, Churches*, Parks, Schools*, Agricultural Uses*	
	UT-10: Unincorporated Transition 10 Acres	Typically properties that have not yet annexed in large lot residential areas of Washoe County.	1 unit per 10 acres	10 acres	Single-Family, Library's*, Churches*, Parks, Schools*, Agricultural Uses*	
	UT-40: Unincorporated Transition 40 Acres	Typically properties that have not yet annexed in large lot residential areas of Washoe County.	1 unit per 40 acres	40 acres	Single-Family, Library's*, Churches*, Parks, Schools*, Agricultural Uses*	