



City Manager's Office

MEMORANDUM

DATE: 10/24/2023

TO: Mayor and City Council

THROUGH: Doug Thornley, City Manager Approved Electronically

FROM: Angela Fuss, Assistant Development Services Director *AF*

SUBJECT: **Council Update on the Title 18 – Zoning Code Clean-Up**

This memo provides an update on the Title 18 Zoning Code Clean-Up. In terms of background information, the City of Reno adopted a new Title 18 Zoning Code in 2021. Since the adoption, City staff has kept a list of items that need to be updated or modified. The list of clean-up items is now at over 400. In June of 2022, City Council initiated a text amendment for staff to move forward with the Zoning Code Clean-Up. This clean-up list is limited to portions of the zoning code that include the following:

- Regulations that are difficult to administer because they are unclear
- Regulations that are inconsistent or conflict with one another
- Grammatical errors
- Typographical errors
- Updates to reflect changes that came out of the 2023 Legislative Session

During the months of August, September and part of October, staff held weekly meetings with a Technical Advisory Committee (TAC), comprised of Planners, Architects, Engineers, Landscape Architects and City staff to go over the long list of clean-up items. The City is now engaging the broader stakeholders and community members to learn about the proposed changes. The list of stakeholders includes interested community members, as well as NAB members, Urban Forestry Commission members and Recreation and Parks Commission members, to name a few.

A series of six different in-person and virtual meetings are being held to gain input on the proposed edits. All six meetings will provide the same information and have been provided to give the public the most flexibility to attend whichever meeting best fits with their schedule.

- Stakeholder Meeting #1: October 23rd 6:00 p.m. - 7:30 p.m. at City Hall 1 E 1st St Reno, NV 89501
- Stakeholder Meeting #2: October 30th 8:30 a.m. – 10:00 a.m. at McKinley Arts and Culture Conference Room 925 Riverside Dr. Reno, NV 89503
- Stakeholder Meeting #3: October 30th 6:00 p.m. – 7:30 p.m. at O’Brien Middle School 5000 Silver Lake Blvd Reno, NV 89506
- Stakeholder Meeting #4: November 2nd 11:45 a.m. – 1:15 p.m. [Virtual](#) (be sure to pre-register in advance)
- Stakeholder Meeting #5: November 6th 12:00 p.m. – 1:30 p.m. [Virtual](#) (be sure to pre-register in advance)
- Stakeholder Meeting #6: November 8th 5:30 p.m. – 7: 00 p.m. at JWood Raw Elementary School 10600 Green Pasture Dr. Reno, NV 89521

A separate Zoning Code Clean-Up webpage has been created on the City of Reno website and provides a resource for interested parties to review the redline document, provide public feedback and learn about meeting opportunities.

After the stakeholder engagement process, a series of workshops will be held with the Planning Commission and then the draft ordinance will be presented to City Council, which is anticipated to occur in early 2024.

Link to the proposed redline changes: [Zoning Code Clean-Up \(version 10 17 2023\)](#)

Further information about the Zoning Code Clean-Up and other changes to the Zoning Code can be found on the City webpage:

<https://www.reno.gov/government/departments/development-services/zoning-code/zoning-code-clean-up>