




City Manager's Office

MEMORANDUM

DATE: April 10, 2024

TO: Mayor and City Council

THROUGH: Doug Thornley, City Manager Approved Electronically

FROM: Angela Fuss, Assistant Director Development Services 

SUBJECT: **Upcoming Stakeholder Meetings on Zoning Code Changes to Address Housing and Affordability**

This memo has been prepared to provide Council with an update regarding the upcoming stakeholder meetings on the topic of housing and affordability. Please share the virtual meeting information with your constituents and any interested stakeholders.

Planning Commission reviewed the proposed housing text amendment (TXT24-00001) on February 7, 2024. The Commission voted 5-2 to support staffs recommendation and to intensify the housing initiatives even further by including the following:

- Allow buildings to increase by two stories if the project meets affordability requirements.
- Allow for duplex, triplex, and fourplex development in all single family zoning districts (SF-3, SF-5, SF-8 and SF-11) by-right.
- Remove the requirements for minor and major deviations to setbacks if the projects meets affordability requirements.
- Remove minimum parking requirements if the project meets affordability requirements.

Additional stakeholder input is now being sought to review and comment on the Planning Commission's recommendations. Four virtual meetings will take place over the next two weeks. This information has been shared with local news channels, social media and on NextDoor.com. Additionally, details about the upcoming stakeholders meetings has been shared with several thousand stakeholders through e-mail, including the Neighborhood Advisory Board (NAB) members.

Below are the four separate virtual meetings dates/times.

- Thursday April 11th 12:00 p.m. – 1:00 p.m. <https://links.reno.gov/4cKqWh0>
- Monday April 15th 5:30 p.m. – 6:30 p.m. <https://links.reno.gov/3VQNoyC>
- Tuesday April 16th 9:00 a.m. – 10:00 a.m. <https://links.reno.gov/440pXoZ>
- Wednesday April 17th 12:00 p.m. – 1:00 p.m. <https://links.reno.gov/3vEZr7I>

Further review and discussion of the text amendment on housing and affordability will be scheduled for the **May 8, 2024 City Council meeting**. This item will be agendaized for review and discussion, to allow City Council an opportunity to provide staff with feedback before the item is agendaized for a 1st reading, which will be scheduled for a future meeting.

EXPLANATION: Matter underlined is new; matter in brackets and stricken [--] is material to be repealed.

BILL NO.

ORDINANCE NO.

AN ORDINANCE AMENDING THE RENO MUNICIPAL CODE TITLE 18 "ANNEXATION AND LAND DEVELOPMENT", SPECIFICALLY IN CHAPTER 18.03 "USE REGULATIONS" SECTION 18.03.206 "TABLE OF ALLOWED USES", SECTION 18.03.302 "RESIDENTIAL USES", CHAPTER 18.04 "DEVELOPMENT STANDARDS, SECTION 18.04.905 "ADDITIONAL STANDARDS FOR MULTI-FAMILY DISTRICT", SECTION 18.04.1503 "INCENTIVES FOR AFFORDABLE HOUSING", AND SECTION 18.04.1504 "DENSITY BONUS INCENTIVES FOR SMALL UNIT SIZES", IN ORDER TO EXPAND WHICH ZONING DISTRICTS DUPLEX, TRIPLEX AND FOURPLEX UNITS ARE ALLOWED, EXPAND WHICH ZONING DISTRICTS LIVE/WORK, MULTI-FAMILY AND SINGLE-FAMILY ATTACHED USES ARE ALLOWED, AMEND USE STANDARDS FOR RESIDENTIAL USES, AMEND TRIGGERS FOR ENTITLEMENTS FOR RESIDENTIAL USES WITH LESS THAN 100 UNITS, RELOCATE THE STANDARDS FOR DENSITY BONUSES IN MULTI-FAMILY DISTRICTS TO A DIFFERENT SECTION OF THE ZONING CODE, ADD EXEMPTIONS FROM ENTITLEMENT REVIEW FOR AFFORDABLE HOUSING PROJECTS, ADD EXPEDITED BUILDING PERMIT PROCESSES FOR AFFORDABLE HOUSING PROJECTS, MODIFY THE DENSITY BONUSES FOR AFFORDABLE HOUSING PROJECTS AND TO INCREASE THE DENSITY BONUSES FOR SMALL UNIT SIZES; TOGETHER WITH MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

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

18.03.206 Table of Allowed Uses

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited
 [P/A]₁ = permitted by right except when the use-specific standards require enhanced administrative review
 [P/A]₂ = permitted by right except when the use-specific standards require public hearing
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Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards		
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5

RESIDENTIAL USES

Household Living

Dwelling, Duplex ¹				<u>C</u>	<u>C</u>	C	C	P	P	P	P	P	P	P	P	P	P	M <u>P</u>	M <u>P</u>	P	P	P								P	P	P	P	18.03.302(a)(1)
<u>Dwelling, Triplex</u>				<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>								<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.03.302(a)(1)</u>
Dwelling, Fourplex				<u>C</u>	<u>C</u>	C	C	P	P	P	P	P	P	P	P	P	P	M <u>P</u>	M <u>P</u>	P	P	P								P	P	P	P	18.03.302(a)(1)
Dwelling, Live/Work									P	P	P	P	P	P	P	P	P	M	M	<u>P</u>	P	P			P									18.03.302(a)(2)
Dwelling, Multi-family						C	C	P ₃	P ₃	P ₃	P	P	P	P	P	P	P	P	P ₁	P ₁	<u>P</u> ₁	P	P			M <u>P</u> ₄								18.03.302(a)(3)
Dwelling, Single-Family Attached				<u>P</u> ₃	P ₃	P ₃	P ₃	P ₃	P ₃	P ₃	P	P	P	P	P	P	P	P	P ₃	P ₃	P ₃	P ₃	P ₃			<u>P</u> ₄				P ₃				18.03.302(a)(4)

¹ Planning Commission’s recommendation is to allow duplex, triplex and fourplex units as a permitted use (P) in all single-family zoning districts (SF3, SF5, SF8 and SF11). They are currently shown as triggering a Conditional Use Permit in single-family zoning districts.

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Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards					
	LLR2.5	LLR1	LLR-5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40	
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	C	P					P	P	P	P	P	18.03.302(a)(5)
Dwelling, Triplex																																		18.03.302(a)(1)
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P										18.03.302(a)(6)
Manufactured or Mobile Home Park									C	C	C																				C	C	C	18.03.302(a)(7)
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P																									18.03.302(a)(8)

Group Living

Assisted Living Facility								P ₃	P ₃	P ₃	P	P	P	P	P	P	P	P	P	P ₂		P	P										18.03.302(b)(1)	
Boarding or Rooming House				C ₄	C ₄	C ₄		C ₄	C ₄	C		P	P		P	P	P	P	P				P	P										18.03.302(b)(2)
Convent or Monastery				P							P	P	P	P	P	P	P	P	P				P	P					C					18.03.302(b)(3)
Fraternity or Sorority House									C	C	M	M	M	M	M	M	M	M					M	M										
Group Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P	C	18.03.302(b)(4)
Private Dorm									P ₃	P ₃	P	P	P	P	P	P	P						P	P					P ₃					18.03.302(b)(5)

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Single-Room-Occupancy									P ₃	P	P	P	P	P	P	P	P	P	P ₃				P	P											18.03.302(b)(6)
Transitional Living Facility																	C	C	C											P					18.03.302(b)(7)

PUBLIC, INSTITUTIONAL, AND CIVIC USES

Community and Cultural Facilities

Cemetery or Mausoleum	C	C	C								P	P	P		P	P	P	P	P							P	P		C	M	M	M	18.03.303(a)(1)	
Funeral Parlor													P	P	P	P	P	P	P			P				P	P							
Library, Art Gallery, or Museum											P	P	P	P	P	P	P	P	P	P	P	P	P			P		C	P	C	C	P		
Major Government Facility																																		C
Minor Government Facility											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	P	C	C	C	
Prison or Custodial Institution																													C					
Private Club, Lodge, or Fraternal Organization									C	C	P	P	P	P	P	P	P	P	P			C	P				P	P						
Public Meal or Homeless Services Provider																									C									18.03.303(a)(2)

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Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.303(a)(3) 18.04.107	
Religious Assembly				C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P		P	P						P	C	C	C	18.03.303(a)(4)

Educational Facilities

Adult Education	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.303(b)(1)			
Childcare Center	C	C	C	C					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.303(b)(2)		
College, University, or Seminary											P	P	P	P	P	P	P	P	P				P	P			P						18.04.107		
School, Primary	M	M	M	M	M	M	M	M	M		P	P	P	P	P	P	P	P					P	P			P			P	M	M	M	18.03.303(b)(3)	
School, Secondary	M	M	M	M	M	M	M				P	P	P	P	P	P	P	P	M				P	P			P	P		P	M	M	M	18.03.303(b)(4) 18.04.107	
School, Vocational or Trade											P	P	P	P	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P	P	P	18.03.303(b)(5) 18.04.107

Healthcare Facilities

18.04.107

Blood Plasma Donor Center											P	P	P	P	P	P	P	P	P				P			P	P	P					18.03.303(c)(1)		
Hospital, Acute and Overnight Care											P	P	P	P	P	P	P	P	P				P				C		C						
Medical Facility, Day Use											P	P	P	P	P	P	P	P	P	P							P			P					

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COMMERCIAL USES																																					
Agriculture, Animals, and Farming																																					
Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility	C	C	C								P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P			M	M	M	18.04.107	18.03.304(a)(1)
Farm																														P		P	P	P	18.03.304(a)(2)		
Stable, Commercial	C	C														P	P	P				P										P		M	M	M	18.03.304(a)(3)
Urban Farm	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	18.03.304(a)(4)	
Food and Beverage																																					
Bakery, Retail									M	M	P	P	P	P	P	P	P	P	P	P	P	P	M	P	P			P	P	P							
Bar, Lounge, or Tavern											P	P	P	P	P	P	P	P	C			P					P	P	P	P							
Commercial Kitchen											P	P	P	P	P	P	P	P	P	P	P	P	P	P									M	M	M		
Microbrewery, Distillery, or Winery											P	P	P	P	P	P	P	P	P	P	P	P	P	P												18.03.304(b)(1)	
Restaurant									M	M	P	P	P	P	P	P	P	P	P	P	P	M	P					P	P	P	P						

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Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	P	P	M		P		P	P	P	P							18.03.304(b)(2)

Lodging

Bed and Breakfast Inn	M	M	M	M	M	M		M	P	P	P	P	P	P	P	P	P	P	M	M	P	P												18.03.304(c)(1)		
Hotel-Condominium											P	P	P	P	P	P	P					P		P		P								18.03.304(c)(2)		
Hotel											P	P	P	P	P	P	P	P					P				P							18.03.304(c)(3)		
Hotel with Nonrestricted Gaming											C				C		C										C								18.03.304(c)(4)	
Motel																	P		P									P							18.03.304(c)(5)	
Motel with Nonrestricted Gaming																		C																		18.03.304(c)(6)

Office and Professional Services

Call Center											P	P	P	P	P	P	P	P					P		P	P	P	P							
Financial Institution										P	P	P	P	P	P	P	P	P	P	M						P	P	P		M					18.03.304(d)(1)
Laboratory												P	P	P	P	P	P	P					P		P	P	P		P						18.03.304(d)(2)
Office, General									P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P						18.03.304(d)(3)

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Recording Studio											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P				

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Event Center/Banquet Hall									C	P	P	P	P	P	P	P	P	P	P	P	C	P			P	P	P	P	C	C					
Gun Range, Indoor																			C						C			C		C					
Recreational Vehicle Park															C		C	C	C																18.03.304(f)(4)
Sports Arena, Stadium, or Track										C	C	C	C	C	C	C	C	C	C				C		C		C	C	C	C					18.04.107

Retail

Building, Lumber, and Landscape Material Sales														P		P ₄	P	P				P		P	P	P	P							18.03.304(g)(1)
Cannabis Dispensary, Medical										P ₄		P ₄	P ₄	P ₄	P ₄	P ₄	P ₄	P ₄				P ₄				P ₄								18.03.304(g)(2)
Cannabis Dispensary, Adult-use																P ₄	P ₄	P ₄				P ₄				P ₄								18.03.304(g)(3)
Convenience Store										P	P	P	P	P	P	P	P	P	P	C		P		P	M	P	P							
General Retail, less than 10,000 Square Feet									P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P							18.03.304(g)(4)
General Retail, 10,000 Square Feet or more										P	P	P	P	P	P	P	P	P	P			P		P	P	P	P							18.03.304(g)(5)
Pawn Shop																C ₄	C ₄	C ₄				C ₄				C ₄	C ₄							18.03.304(g)(6)
Plant Nursery or Garden Supply										P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P							

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Transportation, Vehicles, and Equipment

Airport Operations and Facilities																										P						18.04.107
Auto Service and Repair												C4	C4	P4	P	P	M								P	P	M	P				18.03.304(h)(1) 18.04.107
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental												C4	C4	C4	C	C								P	P	C	P				18.03.304(h)(2)	
Bus or Other Transportation Terminal											C	C	C	C	C	C	C							P	P	P	P	P			18.03.304(h)(3)	
Car Wash												C	C	C	M	P								P	P	P	P					
Gas Station												C	C	C	M	P								P	P	P	P				18.03.304(h)(4) 18.04.107	
Parking Lot, Open										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		18.03.304(h)(5)	
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Truck Stop/Travel Plaza																C								C	C	C					18.03.304(h)(6) 18.04.107	

PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES

Communications and Broadcasting

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited
 [P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review
 [P/A]2 = permitted by right except when the use-specific standards require public hearing
 [P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing
 [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards					
	LLR2.5	LLR1	LLR-5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40	
Communication Facility, Equipment Only	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	M	P	P	P	P	P	P		M				18.03.305(a)(1)
TV Broadcasting and Other Communication											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P				18.03.305(a)(2)	

Utilities

Utilities, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.305(b)(1)
Utilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	18.03.305(b)(2)

INDUSTRIAL USES

18.04.107

Manufacturing and Processing

Animal and Animal Byproduct Processing																								C									C	C	C	18.03.306(a)(1)		
Cannabis Cultivation Facility, Adult-use												P ₄					P ₄	P ₄						P ₄	P ₄	P ₄	P ₄											18.03.306(a)(2)
Cannabis Cultivation Facility, Medical												P ₄					P ₄	P ₄						P ₄	P ₄	P ₄	P ₄											18.03.306(a)(3)
Cannabis Independent Testing Laboratory, Adult-use												P ₄	P ₄				P ₄	P ₄	P ₄				P ₄	P ₄	P ₄	P ₄	P ₄											18.03.306(a)(4)
Cannabis Independent Testing Laboratory, Medical												P ₄	P ₄				P ₄	P ₄	P ₄				P ₄	P ₄	P ₄	P ₄	P ₄											18.03.306(a)(5)

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 [P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing
 [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards							
	LLR2.5	LLR1	LLR-5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40			
Cannabis Production Facility, Adult-use												P ₄				P ₄	P ₄							P ₄	P ₄	P ₄	P ₄							18.03.306(a)(6)		
Cannabis Production Facility, Medical												P ₄				P ₄	P ₄	P ₄							P ₄	P ₄	P ₄	P ₄							18.03.306(a)(7)	
Chemical Processing and/or Manufacture																									C	C		C								
Collection Station																				C					P	P	C	P ₂			C	C				
Crematorium												C	C		C	C	C	C	C				C		P	P	C	P ₂							18.03.306(a)(8)	
Custom and Craft Manufacturing											P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P			C	C	C			
Food Processing or Wholesale Bakery												P	P	P	P	P	P	P	P				P		P	P	P	P								
Hazardous Waste Facility											C	C	C	C	C	C	C	C					C	C	P ₂	P ₂	P ₂	P ₂							18.03.306(a)(9)	
Indoor Manufacturing, Processing, Assembly, or Fabrication													P				P	P					P		P	P	P	P							C	
Maintenance, Repair, or Renovation Business													P		P		P	P	P				P	P	P	P	P									
Outdoor Manufacturing, Processing, Assembly, or Fabrication																									C	C	C	C								
Printing and Publishing											P	P	P	P	P	P	P	P	P				P	P	P	P	P									

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 [P/A]₂ = permitted by right except when the use-specific standards require public hearing
 [P/A]₃ = permitted by right except when the use-specific standards require enhanced administrative review or public hearing
 [P/M/C/A]₄ = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential									Mixed-Use										Employ.				Special				Use-Specific Standards									
	LLR2.5	LLR1	LLR-5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT5	UT10	UT40				
Truck Terminal																								C	C	C	C										
Warehouse or Distribution Center												P ₁					C	P ₁							P	P	P ₁	P		C							
Wholesale																	P	P	P						P	P	P	P							18.03.306(b)(6)		
Wrecking Yard, Salvage Yard, or Junk Yard																								C			C										
ACCESSORY USES																																					
Automated Teller Machine, Freestanding									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Ball Court	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(a)	
Caretaker Quarters								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A							18.03.405(b)	
Childcare, In-Home (1-6 Children)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A ₁	A	A	A					18.03.405(c)	
Childcare, In-Home (7-12 Children)	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M			M		M	A	A	A				18.03.405(d)		
Community Center, Private						A	A	A	A	A	A	A	A	A	A	A	A																			18.03.405(e)	
Drive-Through Facility (Food Service)												C ₄		C ₄		C ₄	M	A						A	A ₁	A	A ₁								18.03.405(f)		

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 [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards						
	LLR2.5	LLR1	LLR-5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40		
Drive-Through Facility (Non-Food Service)												M	M	M		M	M	A		M				A	A	A	A						18.03.405(g)		
Gaming Operation, Restricted											A		A	A	A		A	A	A	A	A	A			A	A	A	A	A				18.03.405(h)		
Guest Quarters	A	A	A	A	A	A	A	A								A	A									A							18.03.405(i)		
Helipad											M	A	M	A	M		M	M	M						M	M	M	A		A			M	18.03.405(j)	
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	A	A	A	A		18.03.405(k)	
Live Entertainment								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					18.03.405(l)	
Outdoor Storage											A	A	A		A		A	A	A	A		A			A	A	A	A						18.03.405(m)	
Package Alcohol Sales Accessory to a Primary Use									A	A	M	M	M	M	M	A	A	A	A	A	A	A	A			A	A	A	A						18.03.405(n)
Retail Sales Associated with a Primary Use											A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A							18.03.405(o)
Satellite Dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A	A	A	A	A			18.03.405(p)
Sidewalk Café									A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A	A							18.03.405(q)
Stable, Private	A	A	A	A																									A		A	A	A		18.03.405(r)

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 [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards						
	LLR2.5	LLR1	LLR-5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40		
Utilities, Alternative Systems	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(s)	
TEMPORARY USES																																			
Asphalt or Concrete Batch Plant	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.503(a)	
Carnival, Circus, Entertainment Event, Amusement Ride											P	P	P	P	P	P	P	P	P				P	P			P							18.03.503(b)	
Christmas Tree Sales Lot and Similar Uses											P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	18.03.503(c)	
Construction Field Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P				18.03.503(d)	
Garage Sale	P	P	P	P	P	P	P	P	P	P																									18.03.503(e)
Parking Lot, Open											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.503(f)
Real Estate Sales Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(g)	
Stockpiling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(h)	
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(i)	
Vegetation Management	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(j)	

SECTION 2. Chapter 18.03 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.03.302, the same to read as follows

18.03.302 Residential Uses

(a) Household Living

(1) Dwelling, Duplex, Triplex, and Fourplex

~~a. Each individual dwelling unit shall have separate utility meters.~~

~~ba.~~ Each individual dwelling unit shall have a separate entrance.

b. Single-Family Districts

1. Maximum density standards shall not apply to duplex, triplex, and fourplex dwellings in the single-family zoning districts. ~~are exempt from maximum density requirements~~

2. Single-family zoning districts shall only have one primary use per lot- (i.e. a duplex and a single-family-detached home may not be permitted on the same lot).

3. Duplex, triplex and fourplex units within single-family zoning districts cannot use the density bonus allowance for additional units.

(2) Dwelling, Live/Work

a. Residential areas shall be located on upper floors, or in other areas not required for access to nonresidential areas.

~~b. The nonresidential use shall be owned and operated by a resident of the live-work dwelling unit, or an affiliated entity.~~

(3) Dwelling, Multi-Family

a. All Districts

1. A parcel/subdivision plat is required for condominium conversions.

2. Shall provide two washers and four dryers per 20 dwelling units or hook-ups in each dwelling unit.

3. Shall provide air conditioners when adjacent to major arterials or under the airspace of the Reno-Tahoe or Reno-Stead Airports per Subsections 18.02.602(a) and 18.02.602(b).

4. Facilities with ten or more two-bedroom units shall provide a central playground or alternative resident amenity approved by the Administrator, equivalent to 15 square feet per two-bedroom dwelling unit.

5. Facilities with 20 or more units shall provide an on-site management office or resident manager.

6. Shall provide recycling containers on-site.

7. Facilities with 30 or more units shall provide the following:

[a] A lighted building directory in a public area,

[b] Lidded dumpsters,

[c] Covered mailboxes located in a central area which is lighted and has seating available,

[d] Laundry rooms with secured access or laundry facilities in each unit, and

[e] Common areas visible from windows.

~~b. NC District Multi-family residential dwellings are permitted only on properties with primary commercial, sales, or service uses located within ¼ mile.~~

eb. MF14, MF21, MF30, NC, ~~and GC, and PO~~ Districts

~~1. A minor conditional use permit is required if more than 20 and less than 100 units are proposed.~~

21. A conditional use permit is required if 100 or more units are proposed.

ec. ME District

1. Multi-family residential dwellings are permitted only on properties located within the area bounded by Sutro Street on the east, Valley Road on the west, Timber Way on the south, and Paintbrush Drive and the Union Pacific Railroad right-of-way on the north.

~~2. A minor conditional use permit is required if less than 100 units are proposed.~~

32. A conditional use permit is required if 100 or more units are proposed.

43. Any multi-family project in the ME zoning district shall follow all MF30 standards including:

[a] All lot and building standards per Chapter 18.02 Article 2;

[b] All standards for accessory uses/structures per Chapter 18.03 Article 4;

[c] Site and building standards for residential districts per Chapter 18.04 Article 9; and,

[d] All applicable development standards in Chapter 18.04.

54. A disclosure shall be provided to each resident with their lease agreement notifying them that they are located within a zoning district that allows industrial uses that may produce noise, offensive odors, truck traffic, bright lighting and/or glare. Said disclosure shall also be recorded such that it appears on the title report for the subject property.

65. Screening shall be required between the residential use and adjacent non-residential use, regardless of the underlying zoning designation per Section 18.04.808.

(4) Dwelling, Single-Family Attached

a. All Districts

~~1. Except where noted, a minor conditional use permit is required if the number of units proposed is more than 20 and less than the conditional use permit threshold.~~

21. A tentative map is required for new construction or conversion of five or more townhouse or condominium units.

~~b. **PO, PF, and NC Districts** A conditional use permit is required if 50 or more units are proposed.~~

eb. SF5, SF8, SF11, MF14, MF21, ~~and MF30, PO, and NC~~ Districts

~~1. A minor conditional use permit is required if more than 20 and less than 100 units are proposed.~~

21. A conditional use permit is required if 100 or more units are proposed.

ec. ME District

1. Single-family attached residential dwellings are permitted only on properties located within the area bounded by Sutro Street on the east, Valley Road on the west, Timber Way on the south, and Paintbrush Drive and the Union Pacific Railroad right-of-way on the north.

~~2. A minor conditional use permit is required if less than 100 units are proposed.~~

32. A conditional use permit is required if 100 or more units are proposed.

43. Any single-family attached residential project in the ME zoning district shall follow all MF30 standards including:

- [a] All lot and building standards per Chapter 18.02 Article 2;
- [b] All standards for accessory uses/structures per Chapter 18.03 Article 4;
- [c] Site and building standards for residential districts per Chapter 18.04 Article 9; and,
- [d] All applicable development standards in Chapter 18.04.

54. A disclosure shall be provided to each resident with their lease agreement notifying them that they are located within a zoning district that allows industrial uses that may produce noise, offensive odors, truck traffic, bright lighting and/or glare. Said disclosure shall also be recorded such that it appears on the title report for the subject property.

65. Screening shall be required between the residential use and adjacent non-residential use, regardless of the underlying zoning designation per Section 18.04.808.

(5) **Dwelling, Single-Family Detached**

- a. **PGOS District** The minimum lot size shall be 50 acres or the existing lot size, whichever is less.

(6) **Manufactured Home**

- a. Dwellings shall be permanently affixed to a full perimeter foundation designed to meet local requirements. Anchorage of the structure to the foundation shall provide a mechanism for effectively transferring building loads to the foundation. A Nevada Registered Engineer's design of the foundation and anchorage system may be required at the discretion of the Administrator.
- b. Dwellings shall be converted to real property as defined by the Washoe County Assessor.
- c. Dwellings shall have been manufactured within six years of being affixed to the lot.
- d. Roofing materials and colors shall be different than siding materials and colors to create contrast. Acceptable roofing materials include asphalt shingle, tile, wood shake, colored metal, raw steel, or solar panels. Acceptable siding materials include wood, stucco, masonry, rock, vinyl, colored metal, or raw steel.
- e. Dwellings shall consist of more than one section with a minimum size of 320 square feet for each section.
- f. Siding shall extend to within 12 inches of grade.

(7) **Manufactured or Mobile Home Park**

a. **Permits Required**

- 1. Mobile home parks proposed to be constructed or expanded shall require the approval of a conditional use permit.
- 2. Construction or alteration of a mobile home park requires a permit from the building department.
- 3. Prior to placement of an individual mobile home in a mobile home park, application for inspection shall be made to the building department.

- b. **Applicability to Existing Parks** The City recognizes that there are many examples of parks that do not conform with these standards but provide important affordable housing options in the community. Modifications to an existing park that does not conform with these standards shall not require that the entire park be brought into conformance, but instead shall include

proportional improvements to achieve closer conformance, with a priority on public safety, planting of trees, and pedestrian improvements.

- c. **Closure or Conversion of Existing Park** Closure or conversion of a mobile home park shall comply with the provisions of NRS Section 278.0232 and 118B.184 .
- d. **Permitted Uses**
 - 1. One mobile home per space.
 - 2. One carport, garage, or carport/garage combination per mobile home and other accessory buildings in compliance with this chapter and Chapter 18.04 Development Standards, except that a prefabricated metal storage shed of 90 square feet or less may be placed in the side setback provided that drainage is not impaired
 - 3. Community recreational buildings and facilities, laundry, car wash, screened boat or storage facilities serving the mobile home park only.
 - 4. Management office or one single-family dwelling, mobile home, or manufactured home used exclusively for living quarters by the operator or manager of the park.
- e. **Area, Lot, and Bulk Development Standards** The following standards apply instead of the base zoning district standards:

Table 3-2 Area, Lot, and Bulk Development Standards for Mobile Home Parks	
Standard	Requirement
Overall area (min.)	5 acres
Building height (max.)	Same as the underlying zone
Net space area for a mobile home 14 feet or less in width (min.)	2,880 sq. ft.
Net space area for a mobile home more than 14 feet in width (min.)	4,000 sq. ft.
Net space width (min.)	35 ft.
Setback of any building or mobile home from a bordering public street line (min.)	25 ft.
Front setback from internal street (min.)	10 ft.; except for carport, garage, or carport/garage combination which shall have a minimum setback of 5 ft. from an internal street
Setback line from the exterior boundary line of the mobile home park (min.)	15 ft.
Side setback line from edge of space (min.)	5 ft.
Separation between mobile homes and between mobile homes and detached accessory buildings (min.)	10 ft.
Separation between other buildings and any mobile home lot line (min.)	No management office, community recreational building or facility, laundry, car wash, or screened boat or storage facility shall be located closer than 30 feet from any mobile home lot line
Inclusions and Exemptions from setbacks:	Expandable sections of a mobile home, carport, awning, covered deck or attached accessory building shall be considered a part of the mobile home proper for setback requirements. Awnings, cornices, canopies, chimneys, eaves or other architectural features may intrude into a required setback up to a maximum of 2 feet.

f. **Street System**

1. All streets shall be constructed in accordance with this Title.
2. Streets shall have a paved section not less than 24 feet in width and a right-of-way of not less than 24 feet.
3. All streets and walkways shall be properly signed and lighted from dusk until dawn. The lights shall be designed and maintained to produce at least 0.1-foot candle of light at street level throughout the system of streets and walkways. Potentially hazardous locations, such as intersections of major streets, steps, or stepped ramps, shall be individually illuminated with at least 0.3-foot candle of light. Such lighting shall be controlled manually by the operator of the mobile home park or be under an automatic system of control.
4. The grade of a street in a mobile home park shall not exceed eight percent, except that for a short distance a street may have a grade of up to 12 percent if traffic safety is not thereby impaired.

g. **Off-Street Automobile Parking Requirements**

1. Off-street parking for each mobile home space shall follow the parking requirements defined in Table 4-7 in Section 18.04.705.
2. Where streets are less than 32 feet in width, provisions shall be made for guest parking at not less than one guest automobile parking space for each six mobile home spaces.
3. Where streets are less than 32 feet in width, no on-street parking shall be allowed.
4. All vehicle parking spaces and driveways shall be paved.

h. **Landscaping** Except for driveways and parking spaces provided in accordance with this section, the front setback area of each mobile home space shall be landscaped. Except as provided elsewhere in this section, all other ground surfaces within a mobile home park shall be covered with suitable materials or protected with vegetation capable of preventing soil erosion and eliminating dust.

i. **Recreation Area** Unless each space within a mobile home park is located within a walking distance of one-quarter mile or less of a public park, a mobile home shall must have at least one recreation area or open space conveniently accessible from all spaces; the cumulative size of which recreation area shall not be less than five percent of the gross mobile home park area and shall be landscaped or developed with recreational facilities. Parks catering to family use will be required to provide larger recreation areas and adequate playgrounds.

j. **Pedestrian Ways** When included, pedestrian ways shall have a minimum width of three feet, be constructed of an all-weather surface, and be lighted in accordance with item e. of this subsection.

k. **Refuse and Garbage**

1. In every mobile home park not having individual garbage and trash collection services for each mobile home space, an adequate number of garbage and trash containers shall be provided, each on a concrete slab, enclosed in accordance with Section 18.04.808(c), Screening of Outdoor Service Areas, Utilities, and Equipment. Every mobile home space shall be within 200 feet of such garbage or trash disposal areas.
2. Containers to be used for bulk storage of garbage and rubbish shall be placed on concrete slabs which are constructed to minimize spillage onto adjacent areas and shall be equipped with drains properly connected to the sewer system. In the immediate vicinity of any container for bulk storage there shall be a water faucet for use in cleaning the container or

some other means for cleaning it which is approved by the building department. Each such container shall be equipped with a self-closing lid.

3. Every mobile home park not served by either a municipal or private collection service shall provide for refuse to be collected twice weekly.
- l. **Fuel Supply and Storage** Installation of liquefied petroleum gas or fuel oil containers within a mobile home park shall be in conformance to any applicable statutes and ordinances, any regulations of the state or county district health departments, and to the satisfaction of the fire department.
- m. **Fire Protection** In every mobile home park, there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the chief of the fire department.
- n. **Screening** Mobile home parks shall be fenced with a solid view-screening fence six feet in height around the entire boundary of the park. Where such a fence adjoins a public right-of-way a landscaped area no less than five feet in width shall be provided on the outside of the fence. A landscaped berm of 20 feet in width and three feet in height may be substituted for said fence.
- o. **Marking Underground Utility Lines**
 1. The underground location of electric cables, gas piping, water piping and sewer lines which are buried along the periphery of a space or within four feet of a mobile home stand shall be indicated by underground markers in the form of tapes, electrically connected wires or other means for locating the underground lines. Signs may be erected aboveground to assist in locating the lines, but such signs shall not be used in lieu of the required system of underground markers.
 2. The holder of the permit shall accurately plot the location of all underground utility lines when they are installed. The holder shall keep a copy of this plot for reference at the mobile home park and upon request, make it available to the city or public utilities.
- p. **Management** The holder of a valid City business license for the operation of a mobile home park shall be responsible for compliance with this Title and any other applicable ordinance or statute. The holder shall always maintain the mobile home park in a neat, orderly, and sanitary condition. Landscaping shall be maintained, or the business license may be revoked.
- q. **Identification of Spaces**
 1. Each mobile home space shall be numbered or designated by a street or space number or by another method that adequately identifies the space. The designation shall be displayed on:
 - [a] A location facing the roadway, or
 - [b] The front of the mobile home.
 2. Corner markers or other adequate means shall define the boundaries of each space. The inside surface of any fence or windbreak erected parallel to and delineating those boundaries or any perimeter wall or other enclosure of the park erected inside the property line shall be deemed to be the boundary of the space.
- r. **Register** The license holder shall be responsible for maintaining a register of the occupants of the park.
- s. **Plan** A copy of the final approved plan for the mobile home park shall be conspicuously posted on the site and the license holder shall be responsible for maintenance of the park as per the final approved plan. The holder of the license shall designate all mobile home spaces in

accordance with the final approved plan for the mobile home park and shall maintain same to be readily ascertainable by representatives of the City.

t. **Location and Use Outside Parks**

1. Parking any mobile home or vehicle outside a mobile home park or a mobile home subdivision, when such mobile home or vehicle is used for dwelling or sleeping purposes, is unlawful.
2. Storage of mobile homes shall be permitted only in Nonresidential Districts.

u. **Violations** Any person violating any of the provisions of this section:

1. Upon conviction, shall be guilty of a misdemeanor and punished as provided in Section 1.04.010, General Penalty; Continuing Violations; or
2. Shall be subject to provisions of Chapter 1.05, Code Enforcement.

(8) **Mobile Home Subdivision**

a. **Applicability** This Subsection shall apply to mobile home subdivisions constructed, expanded, or remodeled after the effective date of this ordinance. The Subsection does not apply to existing parks or resales of existing subdivisions, except for any portion of the subdivision being remodeled.

b. **Permitted Uses**

1. One mobile home per lot.
2. Community recreation buildings and facilities.
3. Accessory buildings and structures, subject to Chapter 18.03 Article 4, Accessory Uses and Structures.

c. **Development Requirements**

1. Maximum density: Same as the underlying zone.
2. Maximum building height: Same as the underlying zone.
3. Minimum lot area per mobile home: Same as the underlying zone.
4. Minimum lot width: Same as underlying zone.
5. Yards: Same as the underlying zone.

d. **Mobile Home Subdivisions Utilizing Small Lots and Homeowners' Associations**

1. **Conditional Use Permit Required** All mobile home subdivisions with reduced lot dimensions and homeowners' associations shall be subject to the approval of a conditional use permit.
2. **Applicability to Existing Mobile Home Subdivisions** Those mobile home subdivisions using small lots with valid approvals from prior to the effective date of this subsection shall not be subject to any increased standard established by this subsection, but shall be governed by the initial approval. Any extension request shall make the project subject to all provisions of this subsection.
3. **Permitted Uses**
 - [a] One mobile home per lot.
 - [b] Community recreation buildings and facilities.

- [c] Screened boat or RV storage facilities serving the mobile home subdivision only.
 - [d] Accessory buildings and structures, subject to Chapter 18.03 Article 4, Accessory Uses and Structures.
4. **Prohibited Uses** All uses prohibited in the underlying zone.
5. **Area, Lot, and Bulk Development Standards** The following standards apply instead of the base zoning district standards:

Table 3-3 Area, Lot, and Bulk Development Standards for Mobile Home Subdivisions Utilizing Small Lots and HOAs	
Standard	Requirement
Overall area (min.)	5 acres
Building height (max.)	Same as the underlying zone
Net lot area for a mobile home 14 feet or less in width (min.)	2,880 sq. ft.
Net lot area for a mobile home more than 14 feet in width (min.)	4,000 sq. ft.
Net lot width (min.)	35 ft.
Setback from bordering public street line (min.)	25 ft.
Front setback from internal street (min.)	10 feet; except for a carport, garage, or carport/garage combination which shall have a minimum setback of 5 feet from an internal street
Setback line from the exterior boundary line of the mobile home subdivision (min.)	15 ft.
Side setback line from edge of space (min.)	5 ft.
Separation between mobile homes and between mobile homes and detached accessory buildings (min.)	10 ft.
Separation between other buildings and any mobile home lot line (min.)	No management office, community recreational building or facility, laundry, car wash, or screened boat or storage facility shall be located closer than 30 feet from any mobile home lot line.
Inclusions and Exemptions from setbacks:	Expandable sections of a mobile home, carport, awning, covered deck or attached accessory building shall be considered a part of the mobile home proper for setback requirements. Awnings, cornices, canopies, chimneys, eaves or other architectural features may intrude into a required setback up to a maximum of two feet.

6. **Street System**

- [a] All streets shall be constructed in accordance with this Title.
- [b] Streets shall have a paved section not less than 24 feet in width and a right-of-way of not less than 24 feet.
- [c] All streets and walkways shall be properly signed and lighted from dusk until dawn. The lights must be designed and maintained to produce at least 0.1-foot candle of light at street level throughout the system of streets and walkways. Potentially hazardous locations, such as intersections of major streets, steps, or

stepped ramps, must be individually illuminated with at least 0.3-foot candle of light. Such lighting must be under an automatic system of control.

- [d] The grade of a street must not exceed eight percent, except that for a short distance a street may have a grade of up to 12 percent if traffic safety is not thereby impaired.

7. **Off-Street Automobile Parking Requirements**

- [a] Off-street parking for each mobile home space shall follow the parking requirements defined in Table 4-7 in Section 18.04.705.
- [b] Where streets are less than 32 feet in width, provisions shall be made for guest parking at not less than one guest automobile parking space for each six mobile home spaces.
- [c] Where streets are less than 32 feet in width, no on-street parking shall be allowed.
- [d] All vehicle parking spaces and driveways shall be paved.

8. **Landscaping** Except for driveways and parking spaces provided in accordance with this section, the front setback area of each mobile home lot shall be landscaped. Except as provided elsewhere in this subsection, all other ground surfaces must be covered with suitable materials or protected with vegetation capable of preventing soil erosion and eliminating dust.

9. **Recreation Area** Unless each lot is located within a walking distance of one-quarter mile or less of a public park, a mobile home subdivision using small lots and a homeowner's association must have at least one recreation area conveniently accessible from all lots, the cumulative size of which recreation area shall not be less than five percent of the gross mobile home subdivision area and shall be landscaped or developed with recreational facilities. Subdivisions catering to family use will be required to provide larger recreation areas and adequate playgrounds.

10. **Pedestrian Ways** When included, pedestrian ways shall have a minimum width of three feet, be constructed of an all-weather surface, and be lighted in accordance with Paragraph 6., above.

11. **Fuel Supply and Storage** Installation of liquefied petroleum gas or fuel oil containers shall be in conformance to any applicable statutes and ordinances, any regulations of the state or county district health departments, and to the satisfaction of the fire department.

12. **Fire Protection** In every mobile home subdivision using small lots there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the chief of the fire department.

13. **Screening** Mobile home subdivisions using small lots shall be fenced with a solid view-screening fence six feet in height around the entire boundary. Where such a fence adjoins a public right-of-way, a landscaped area no less than five feet in width must be provided on the outside of the fence. A landscaped berm of 20 feet in width and three feet in height may be substituted for said fence.

14. **Marking Underground Utility Lines** The underground location of electric cables, gas piping, water piping and sewer lines which are buried along the periphery of a space or within four feet of a mobile home stand must be indicated by underground markers in the form of tapes, electrically connected wires or other means for locating the underground lines. Signs may be erected above ground to assist in locating the lines, but such signs must not be used in lieu of the required system of underground markers.

15. **Identification of Lots**

- [a] Each mobile home lot must be numbered or designated by a street or lot number or by another method that adequately identifies the lot. The designation must be displayed on:
- [b] A location facing the roadway; or
- [c] The front of the mobile home.
- [d] Corner markers or other adequate means shall define the boundaries of each lot. The inside surface of any fence or windbreak erected parallel to and delineating those boundaries or any perimeter wall or other enclosure erected inside the property line shall be deemed to be the boundary of the space.

e. **Location and Use Outside Parks**

- 1. Parking any mobile home or vehicle outside a mobile home park or a mobile home subdivision, when such mobile home or vehicle is used for dwelling or sleeping purposes, is unlawful.
- 2. Storage of mobile homes shall be permitted only in Nonresidential Districts.

f. **Violations** Any person violating any of the provisions of this section:

- 1. Upon conviction, shall be guilty of a misdemeanor and punished as provided in Section 1.04.010, General Penalty; Continuing Violations; or
- 2. Shall be subject to provisions of Chapter 1.05, Code Enforcement.

(b) **Group Living**

(1) **Assisted Living Facility**

a. **All Districts**

- 1. Units serving people with disabilities shall be a minimum of 220 square feet.
- 2. Facilities shall have a maximum occupancy of two people per unit.
- 3. Facilities shall be located within 1,000 feet from a public transportation route.
- 4. Facilities with 20 or more units shall have an activity room.
- 5. Washers and dryers shall be provided at a rate of two washers and two dryers per 20 dwelling units or hookups shall be provided in each unit, or laundry service shall be provided.
- 6. For facilities with 20 or more units, on site management shall be required.
- 7. Facilities with more than 20 units dedicated to older adults or people with disabilities shall provide paratransit facilities, including a sheltered waiting area with a view of the paratransit loading area.
- 8. Dormitory style facilities shall meet the requirements of subsections 3., 4., 5., and 6., above, based proportional to their number of beds being equivalent to one unit.
- 9. Resident parking spaces for an Assisted Living Facility shall be at least ten feet wide

b. **MF14, MF21, and MF30 Districts** A conditional use permit is required if 50 or more units or 100 or more beds in a dormitory-style project are proposed.

c. **NC and GC Districts** A conditional use permit is required if 100 or more units or 200 or more beds in a dormitory-style project are proposed.

(2) **Boarding or Rooming House**

a. **SF3, SF5, SF8, MF14, and MF21 Districts**

1. Shall be located within ½ mile of the portion of North Virginia Street or Evans Avenue rights-of-way, located south of North McCarran and north of Interstate 80.
2. No parking reductions shall be allowed.
3. Required parking spaces shall be provided on-site. Parking spaces located on street, in front of and adjacent to the parcel which houses the boarding/rooming house may be counted toward required parking, subject to residential parking permit regulations.
4. Tandem parking in excess of two spaces shall be allowed toward on-site required parking.

(3) **Convent or Monastery**

- a. **SF3 District** When more than five members reside permanently on-site, the residential adjacency standards in Article 14, Residential Adjacency shall be met.

(4) **Group Home**

- a. Shall have a maximum of six clients plus two staff residing in a house.
- b. When serving persons with disabilities may have a maximum of ten clients with house parents or guardians and shall be licensed by the state.

- (5) **Private Dorm** See Section 18.03.302(b)(6), Single-Room-Occupancy. Except that Sections 18.03.302(b)(6)a.3, 6, and 8 may be modified with the provision of shared dining and recreation facilities.

(6) **Single-Room-Occupancy**

a. **All Districts**

1. Facilities shall have a secured common entrance lobby and corridor access to all units.
2. Facilities with 12 or more rooms shall have a resident on-site manager. An office for the manager shall be provided and shall be located near the entry.
3. Facilities shall have a maximum occupancy of two people per unit or two persons plus one child.
4. Facilities shall be located no more than one-quarter mile from a public transportation route.
5. Facilities with 50 or more rooms shall have a common, centrally located recreation space.
6. Units shall be a minimum of 220 square feet for two people and, 320 square feet for two people and one child, exclusive of bathroom facilities.
7. Units shall include a sink, toilet, and shower.
8. All the units shall include a kitchen, consisting of a refrigerator, microwave oven, two burner stove (minimum), sink, food preparation center, and food storage area.
9. Personal storage space shall be provided within each unit.
10. Facilities shall provide adequate storage space for bicycles and motor scooters.
11. Facilities shall provide access to police with proper identification.

b. **MF21, MF30, and PF Districts**

1. A minor conditional use permit is required if more than four and less than 50 units are proposed.

2. A conditional use permit is required if 50 or more units are proposed.

- (7) **Transitional Living Facility** All transitional living facility uses shall comply with the following standards:
- a. Shall not be located within 600 feet of another transitional living facility.
 - b. Shall not be located within 1,000 feet of a school.
 - c. Twenty-four-hour management and supervision shall be required.
 - d. A management plan that includes life-skills training shall be submitted to the Administrator with an application for certificate of occupancy and approved by the Administrator prior to issuance of the certificate of occupancy.

SECTION 3. Chapter 18.04 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.04.905, the same to read as follows:

18.04.905 Additional Standards for Multi-Family Districts

- (a) ~~**Reduced Setback Requirements with Conditional Use Permit**~~ Any project requiring a conditional use permit in a multi-family district shall have a minimum 20-foot setback from any property line abutting a single-family district.
- (b) ~~**Density Bonuses in Multi-Family Districts**~~ Density increases are allowed for projects with small unit sizes in Multi-Family districts, as follows:
 - (1) 15 percent density increase when average unit size is less than 1,800 square feet.
 - (2) 30 percent density increase when average unit size is less than 1,400 square feet.
 - (3) 45 percent density increase when average unit size is less than 1,000 square feet.
 - (4) In no case may these density increases combine with other density increases to result in an overall density increase greater than 45 percent.

SECTION 4. Chapter 18.04 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.04.1503, the same to read as follows:

18.04.1503 Incentives for Affordable Housing

- (a) **Minimum Affordability Guidelines** The minimum requirements for rental and homeowner units to qualify as "affordable" are defined by the U.S. Department of Housing and Urban Development.
- (b) **Exemption from Entitlement Review** Projects providing affordable housing with an average total gross income not exceeding 60 percent of the AMI shall be exempt from all minor conditional use permit, conditional use permit, site plan review, and major site plan review application requirements. Requests for entitlements listed under Article 8 "Flexibility and Relief" are not exempted. ^{2 3 4}
- (c) **Expedited Building Permit Processing** For any project providing affordable housing with an average total gross income not exceeding 60 percent of the AMI, the Development Services Department shall prioritize the review permits and related plans.
- (~~b~~d) **Density Bonus Incentives**
- (1) **Density Bonus for Units Meeting Affordability Guidelines** Projects may earn bonus density for including affordable housing if they comply with the following standards:
- a. Projects can receive a density bonus if the development includes affordable units meeting the standards in subsection b., below, and if the development complies with the following:
 1. Affordable and bonus units have to be comparable and representative of the overall complex; and
 2. Public transportation must be located within one-quarter mile of the project boundaries.
 - b. The following density bonuses are available:
 1. ~~Two and one-half additional units for each one unit offered to qualifying households earning no more than 30 percent of AMI (adjusted median income);~~
 2. ~~Two additional units for each one unit offered to qualifying households earning no more than 40 percent of AMI;~~
 3. ~~One and one-half additional units for each unit offered to qualifying households earning no more than 60 percent of AMI; or~~
 4. ~~One additional unit for each unit offered to qualifying households earning no more than 80 percent of AMI. Projects providing affordable housing with an average total gross income not exceeding 120 percent of the AMI are eligible to receive a 35 percent density bonus.~~
 2. Projects providing affordable housing with an average total gross income not exceeding 80 percent of the AMI are eligible to receive a 45 percent density bonus.
 3. Projects providing affordable housing with an average total gross income not exceeding 60 percent of the AMI are eligible to receive an unlimited density bonus.

[a] The average total gross project calculation is based on existing units plus new proposed units.

² Planning Commission's recommendation is to exempt applications for minor deviations and major deviations for setbacks for projects that provide affordable housing with an average total gross income not exceeding 60 percent of the AMI.

³ Planning Commission's recommendation is to allow projects that provide affordable housing with an average total gross income not exceeding 60 percent of the AMI to be able to build an additional two stories.

⁴ Planning Commission's recommendation is to remove parking requirements for all projects that provide affordable housing with an average total gross income not exceeding 60 percent of the AMI.

- ~~c.~~ The maximum density bonus allowed is 45 percent over the zoning district maximum density stated in Article I of this Chapter.
- ~~dc.~~ Bonus units shall not be included in density calculations for purposes of determining compliance with the Master Plan.
- ~~ed.~~ Projects must demonstrate that they will continue to meet affordability guidelines for a period of at least 20 years through a recorded deed, lien, or covenant running with the land. This must be demonstrated prior to approval of building permit.

SECTION 5. Chapter 18.04 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.04.1504, the same to read as follows:

18.04.1504 Density Bonus Incentives for Small Unit Sizes

(a) Density Bonuses in Multi-Family (MF-14, MF-21 & MF-30) and certain Urban Corridor Districts (MD-PD, GC, NC, MU-MC & MU-RES) Density increases are allowed for projects with small unit sizes as follows:

- (1) 35 percent density increase when average unit size is less than 1,800 square feet.
- (2) 45 percent density increase when average unit size is less than 1,400 square feet.
- (3) 80 percent density increase when average unit size is less than 1,000 square feet.
- (4) The average unit size is calculated by adding all the values and dividing by the total quantity of figures added (i.e. if there are 50 total units with 10 units measuring 1,700 square feet and 40 units measuring 1,200 square feet, the average square footage of those 50 units is 1,450 square feet.⁵

Example:

$$\underline{1,700 \text{ SF} + 1,200 \text{ SF} = 2,900}$$

$$\underline{2,900 / 2 = 1,450 \text{ square feet.}}$$

- (5) Bonus units shall not be included in density calculations for purposes of determining compliance with the Master Plan.

⁵ Staff proposed a modification to the density bonus calculation to the following:

The average unit size is calculated by the sum of the area of all the units divided by the total number of units (i.e. if there are 50 total units with 10 units measuring 1,700 square feet and 40 units measuring 1,200 square feet, the average square footage of those 50 units is 1,300 square feet.

Example:

- $(1,700 \text{ SF} \times 10 \text{ units}) + (1,200 \text{ SF} \times 40 \text{ units}) = 17,000 \text{ SF} + 48,000 \text{ SF} = 65,000 \text{ SF}$

- $65,000 \text{ SF} / 50 \text{ units} = \text{average density of } 1,300 \text{ square feet}$

SECTION 6: Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid.

SECTION 7. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 8. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this ____ day of _____, 2024, by the following vote of the Council:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____ day of _____, ____.

MAYOR OF THE CITY OF RENO

ATTEST:

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

EFFECTIVE DATE: