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Requested By
PIONEER PARKWAY HOLDING COMPANY
Washoe County Recorder
Laurence R. Burtress - Recorder
Fee: \$202.00 RPTT: \$0.00
Page 1 of 161



DESIGN HANDBOOK

FOR

PIONEER PARKWAY HOLDING COMPANY LLC

PROPERTIES WITHIN THE SOUTHEAST

NEIGHBORHOOD PLANNING AREA

**PREPARED FOR
THE CITY OF RENO**

ORIGINAL APPROVAL AND CERTIFICATION BY RENO CITY COUNCIL

DECEMBER 17, 2008

FIRST AMENDMENT APPROVED AND CERTIFIED BY RENO CITY COUNCIL

OCTOBER 12, 2011

SECOND AMENDMENT APPROVED AND CERTIFIED BY RENO CITY COUNCIL

AUGUST 14, 2013

When Recorded Return to:

Wood Rodgers Inc.
Attn: Melissa Lindell
5440 Reno Corporate Drive
Reno, Nevada 89511

NOTICE OF DESIGN GUIDELINES FOR THE
PIONEER PARKWAY HOLDING COMPANY, LLC
PLANNED UNIT DEVELOPMENT
(SECOND REVISION – AUGUST 2013)

Notice is hereby given that the Design Guidelines for the Pioneer Parkway Holding Company, LLC Planned Unit Development have been revised, effective August 14, 2013. A copy of the revised Design Guidelines is attached hereto and incorporated herein.

This revision supersedes and terminates the applicability of all previous Guidelines. The October 2011 version was recorded in the office of the Washoe County Recorder on November 10, 2011 as Document No. 4057591.

Dated this 19 day of August, 2013.

PIONEER PARKWAY HOLDING COMPANY, LLC,
a Delaware limited liability company

By: NORTH MOUNTAIN CORPORATION
a California corporation – Its Sole Manager

By: *Gigi Chisel*
Name: Gigi Chisel
Its: Authorized Agent

State of Nevada)
) ss
County of Washoe)

On this 19 day of August, 2013, before me, a Notary Public, personally appeared Gigi Chisel for Pioneer Parkway Holding Company, LLC, personally known to me (or proved) to me on the basis of satisfactory evidence to be the person that executed this instrument.

In witness whereof, I have hereunto set my hand and affixed my official stamp at my office in the County of Washoe the day and year in this certificate first above written.

[Signature] (Seal)
Signature of Notary Public

My commission expires: Aug. 15, 2014

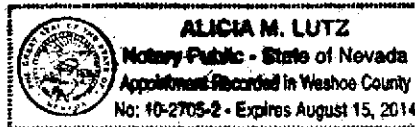


TABLE OF CONTENTS

I. INTRODUCTION i

- Exhibit 1, PPH, LLC Development Areas ii
- Exhibit 2, PPH, LLC Parcels Subject to Building Height and Setback Restrictions... iii

II. LAND USE

- Table 1, Summary Land Use Table Entries iv
- Table 2, Table of Uses for Lewis Properties..... vi

III. DESIGN REVIEW PROCESS

- Owner’s Design Review Committee xiv
- Adjustments and Interpretations xiv
- Design Review Process xv

IV. DESIGN STANDARDS

- Purpose 2
- A. Single Family Residential 3**
 - 1. Low and Medium Density Single Family Residential..... 3**
 - 1. Permitted Land Uses 3
 - 1.1 Uses Requiring a Special Use Permit 3
 - 1.2 Development Standards 3
 - 2. High Density Single Family Residential..... 4**
 - 2. Permitted Land Uses 4
 - 2.1 Uses Requiring a Special Use Permit 4
 - 2.2 Development Standards 4
 - 3. Site Planning and Design..... 5**
 - 3.1 Streets, Sidewalks, and Pathways 5
 - 4. Architectural Elements..... 6**
 - 4.1 House Plans..... 6
 - 4.2 Height Restrictions..... 7
 - 4.3 Exterior Lighting..... 8
 - 5. Miscellaneous Design Elements 8**
 - 5.1 Antennas and Dishes 8
 - 5.2 Awnings, Trellises, Patio Covers, Decks and other Attached or Detached
Accessory or Ancillary Structures 8
 - 5.3 Chimneys 8

5.4 Driveways, Parking Areas and Walkways.....8

5.5 Garage Doors9

5.6 Utilities and Equipment9

6. Fencing.....10

6.1 Standard Lot Fencing – Rear and Side Yards.....11

6.2 Standard Lot Fencing Front Yards.....11

6.3 Standard Corner Lot Fencing.....11

6.4 Fencing Adjacent to Common Open Space.....13

6.5 Fencing Adjacent to Trail Access Parcels14

7. Landscape Design.....15

7.1 Design15

7.2 Irrigation16

8. Project Entry Signs17

B. Multi-Family Residential18

1. Permitted Land Uses.....18

1.1 Uses Requiring a Special Use Permit.....18

1.2 Development Standards18

2. Site Planning and Design.....19

2.1 Streets, Sidewalks and Pathways20

2.2 Storage20

2.3 Walls and Trash Enclosures.....20

2.4 Site Amenities.....20

3. Architectural Elements.....21

3.1 Objective21

3.2 Characteristics.....21

3.3 Articulation and Orientation.....21

3.4 Roofs.....22

3.5 Exterior Lighting.....22

4. Miscellaneous Design Elements22

4.1 Antennas and Dishes.....22

4.2 Utilities and Equipment23

4.3 Height Restrictions.....23

4.4 Adjacency to Single Family Residential Developments.....23

5. General Parking Requirements24

5.1 Intent24

5.2 On-Site Maneuvering24

5.3 Stall Striping24

5.4 General Design.....25

5.5 Parking Structures.....25

5.6 Motorcycle Parking.....25

5.7 Bicycle Parking.....25

5.8 Parking Area Tree Planting.....25

5.9 Landscape Fingers/Diamonds.....25

5.10 Parking Area Tree Wells.....26

5.11 Parking Lighting.....26

5.12 Street Parking.....26

5.13 Non-Applicable to Parking Requirements.....26

5.14 Curbs, Overhangs, and Wheel Stops.....26

6. Landscape Design.....26

6.1 Objective.....26

6.2 Landscape Standards.....27

6.3 Soils Lab Analysis and Recommendations.....27

6.4 Landscape Lighting.....27

6.5 Irrigation.....27

7. Fencing.....29

8. Project Entry Signs.....29

C. Non-Residential.....31

1. Permitted Land Uses.....31

1.1 Uses Requiring a Special Use Permit.....31

1.2 Development Standards.....31

2. Site Planning Objectives.....32

2.1 Street Patterns.....32

2.2 Design Considerations.....32

2.3 Streets, Sidewalks, and Pathways.....33

2.4 Site Grading.....33

2.5 Building Placement and Orientation.....34

2.5.1 Design Intent.....34

2.5.2 Entry Sequence.....34

2.6 General Setback Requirements.....34

2.6.1 Minimum Requirements.....34

2.6.2 Landscape of Setback Areas.....34

2.6.3 Adjacency to Existing Residential Development.....34

2.7 Vehicular and Pedestrian Access, Circulation, and Layout.....35

2.8 General Parking Requirements.....36

2.8.1 Intent.....36

2.8.2 On-Site Maneuvering.....36

2.8.3 Stall Stiping.....36

2.8.4 General Design.....36

2.8.5 Parking Structures.....36

2.8.6 Large Vehicles.....37

2.8.7 Motorcycle Parking.....37

2.8.8 Bicycle Parking.....37

2.8.9 Parking Area Tree Planting.....37

2.8.10 Landscape Fingers/Diamonds.....37

2.8.11 Parking Area Tree Wells.....38

2.8.12 Parking Lighting.....38

2.8.13 Street Parking.....38

2.8.14 Curbs, Overhangs, and Wheel Stops.....38

2.8.15 Commercial Vehicle Access.....38

2.9 Screen Walls and Fences.....39

2.9.1 Landscape Screening.....39

2.9.2 Screen Walls.....39

2.9.3 Screen Wall Placement.....39

2.9.4 Retaining Walls.....39

2.9.5 Materials and Construction.....39

2.9.6 Prohibited Materials.....39

2.9.7 Barbed Wire Toppings.....39

2.10 Loading and Service Areas.....39

2.10.1 Design.....40

2.10.2 Placement.....40

2.10.3 Extent.....40

2.10.4 Screening.....40

2.10.5 Loading Door Locations.....40

2.11 Outdoor Storage.....40

2.11.1 Placement.....40

2.11.2 Screening.....40

2.11.3 Commercial Vehicles.....40

2.12 Refuse Storage and Collection.....41

2.12.1 Design.....41

2.12.2 Amount.....41

2.12.3 Placement.....41

2.13 Utilities and Communication Devices.....41

2.13.1 Design Intent.....41

2.13.2 Electrical Equipment.....42

2.13.3 Antennas and Dishes.....42

2.13.4 Transformers.....42

2.13.5 Backflow Prevention Devices.....42

2.13.6 Fire Sprinklers.....42

3. Architectural Design Standards.....42

3.1 Design Standards/Objectives.....42

3.1.1 Objectives.....42

3.1.2	Consistency	42
3.1.3	Continuity	42
3.2	Architectural Character	43
3.2.1	Design Intent	43
3.3.2	Relationship and Content	45
3.3.3	Environmental Concern	45
3.3	Building Massing and Form	45
3.3.1	Design Intent	45
3.4	Building Entrances	46
3.4.1	Design Intent	46
3.5	Roof Design	46
3.5.1	Roof Form	46
3.5.2	Roof Screening	47
3.5.3	Unified Roof-Top Appearance	47
3.6	Mechanical Equipment Screening	47
3.6.1	Design and Extent	47
3.6.2	Height	48
3.6.3	Configuration	48
3.6.4	Materials	48
3.6.5	Access Ladders	48
3.6.6	Screening Certification on Plan	48
4.	Lighting	49
4.1	General Lighting Requirements	49
4.1.1	Design Intent	49
4.1.2	Performance Requirements	49
4.1.3	Dark Skies	49
4.1.4	Light Sources	49
4.2	Parking, Service, and Area Lighting	50
4.2.1	Mounted Lighting	50
4.2.2	Mounting Configuration	50
5.	Landscaping	51
5.1	Landscape Standards	51
5.1.1	Design Intent	51
5.1.2	Relationship and Context	51
5.1.3	Safety	51
5.2	General Landscaping	52
5.2.1	Definition	52
5.2.2	Parcel Entries	52
5.2.3	Auto Courts	52
5.2.4	Pedestrian Plazas	53
5.3	Parking Lots	53
5.3.1	Design Intent	53
5.4	Landscape Grading and Drainage	53

5.4.1 Design Intent.....53

5.4.2 Slopes.....53

5.5 Landscape Area Specifications53

5.5.1 Quality and Size.....53

5.5.2 Turf53

5.5.3 Miscellaneous Materials54

5.5.4 Maintenance54

5.5.5 Soils Lab Analysis and Recommendations.....54

5.6 Irrigation54

5.6.1 General.....54

5.6.2 Irrigation Equipment.....54

5.7 Site Amenities.....55

5.7.1 Design Intent.....55

5.7.2 Scope.....55

6. Graphics and Signage Standards56

6.1 Prohibited Sign Types.....57

6.2 Project Directional and Regulatory Signage.....57

6.3 Signage Lighting.....57

6.3.1 Lighting.....57

6.4 General Commercial/Retail/Free Standing Pad.....57

6.5 Office Buildings.....58

6.6 Industrial59

V. STREET SECTION STANDARDS60

1. Arterials61

1.1 Street Improvements61

1.2 Parking/Direct Access.....61

1.3 Fencing.....61

1.4 Street Lights.....62

1.5 Permanent Ladder Identification Signs.....62

1.6 Utility Standards62

1.7 Landscaping.....62

2. Commercial Collector Streets63

2.1 Street Improvements63

2.2 Parking and/or Direct Access.....63

2.3 Fencing.....63

2.4 Project Entrances63

2.5 Street Lights.....64

2.6 Permanent Ladder Identification Signs.....64

2.7 Utility Standards64

2.8 Landscape Criteria64

3.	Residential Collectors and Local Streets	65
3.1	Street Improvements	65
3.2	Parking and/or Direct Access.....	66
3.3	Sidewalk Connections.....	66
3.4	Fencing.....	66
3.5	Project Entrances	66
3.6	Street Lights	66
3.7	Permanent Ladder Signs	66
3.8	Utility Standards	66
VI.	CONSTRUCTION STANDARDS	67
1.1	Applicable Uses	67
1.2	Construction Yards	67
1.3	Temporary Structure, Uses, and Signs.....	67
1.4	Fencing.....	67
1.5	Lighting.....	67
1.6	Construction Site Maintenance.....	67
1.6.1	Dust Control.....	67
1.6.2	Street Cleaning.....	67
VII.	APPENDIX	
	City of Reno Section 18.06.405 – Special Use Permit	
	City of Reno Section 18.06.407 – Site Plan Review	
	City of Reno Section 18.08.202 – Additional Regulations for Principal Uses	
	City of Reno Section 18.08.203 – Standards for Accessory Uses and Structures	
	City of Reno Section 18.08.404 – Specific Standards for Protection of Significant Hydrological Resources	
	City of Reno Section 18.12.306 – Design Standards for Large Retail Establishments	
	City of Reno Section 18.12.1101 - Parking Requirements	
	City of Reno Section 18.12.1209 – Landscaping Requirements	
	Clerk’s Order - December 9, 2008	
	Clerk’s Order – October 13, 2011	
	Clerk’s Order – May 10, 2013 (Master Plan Amendment)	
	Clerk’s Order – May 10, 2013 (Zoning Map Amendment)	
	Clerk’s Order – May 24, 2013 (Notice of Final Action)	
	Clerk’s Order – August 15, 2013 (Certification of Design Hand Book	
	Clerk’s Order – August 15, 2013 (Certification of Master Plan Amendment)	
	Clerk’s Order – August 15, 2012 (Notice of Final Action)	

I. INTRODUCTION

Pioneer Parkway Holding (PPH) Company, LLC (one of the Lewis group of companies) (herein referred to as "Owner") currently owns or in the future may own or control various properties located east and west of Steamboat Creek within the boundaries of the Southeast Neighborhood Plan. Properties on the west side of Steamboat Creek are generally situated adjacent to properties that are zoned for non-residential use while properties on the east side of Steamboat Creek are typically situated adjacent to properties zoned for residential use. In general standards for uses on the east side of Steamboat Creek are stricter to ensure compatibility with residential uses. The purpose of this Design Handbook is to provide design guidelines to establish the character and expected quality of development that will occur on the various Owner properties specifically identified on *Exhibit 1, Southeast Neighborhood Plan Development Areas* as PPH PUD.

All of the Owner's properties identified on *Exhibit 1, PPH, LLC Development Areas* are subject to the design guidelines contained in this Design Handbook

Upon acceptance by the City of Reno of the Southeast Neighborhood Plan and this PUD Handbook, this Handbook including Reno Municipal Codes cited and included in the handbook appendix, shall supersede any conflicting or subsequently adopted City Planning Codes unless noted. Nothing in this handbook is meant to supercede City of Reno requirements for tentative maps, final maps, building permits and sign permits.

Owner's Design Review Committee

Owner shall establish a design review committee (DRC) to review and approve plans and materials submitted. The DRC shall use this Design Handbook for the purpose of review, but may consider the individual merits of any design due to special conditions that, in the opinion of the DRC, will benefit the overall community. It should also be noted that the guidelines provide minimum standards and the DRC has the right to impose stricter standards if warranted.

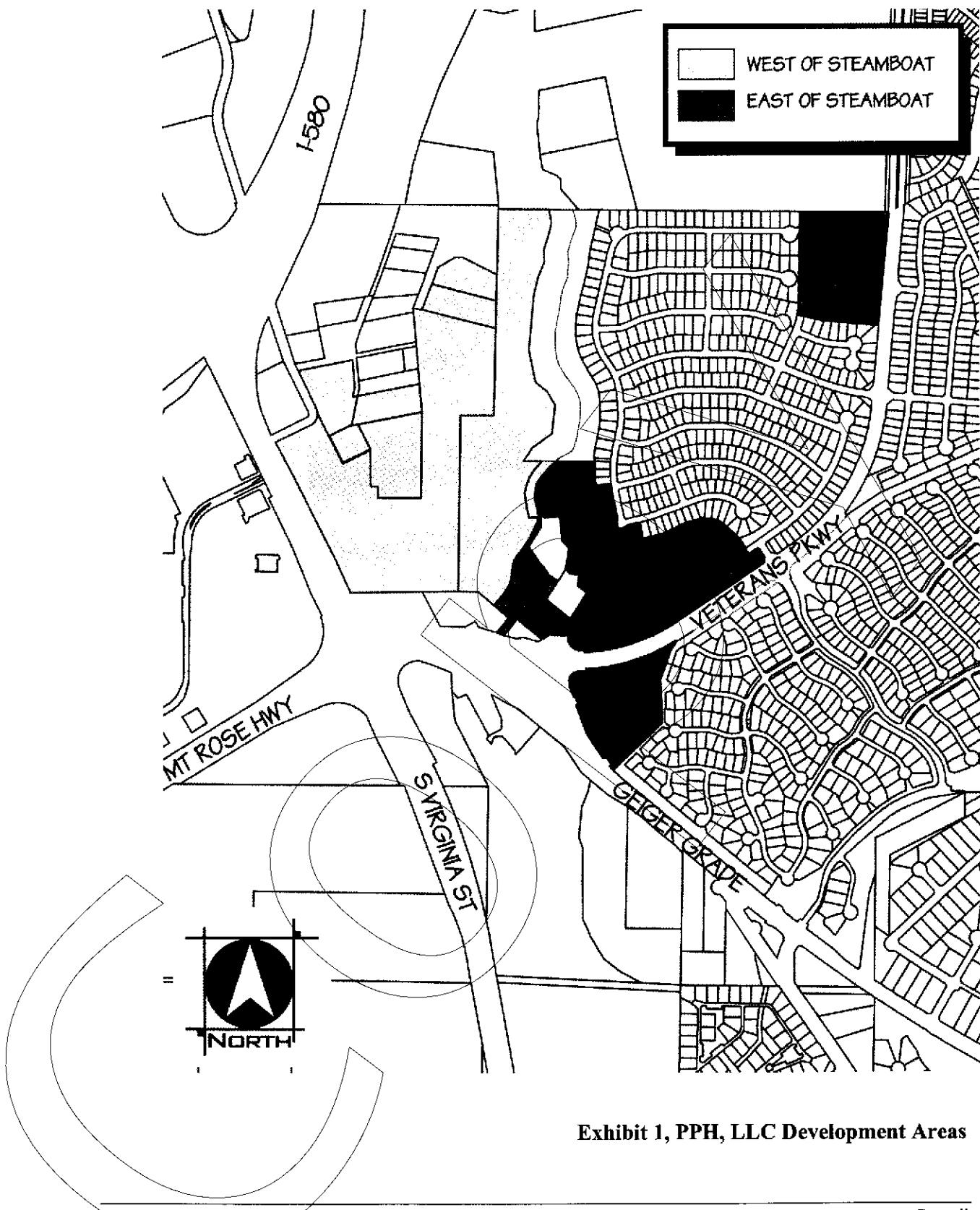


Exhibit 1, PPH, LLC Development Areas

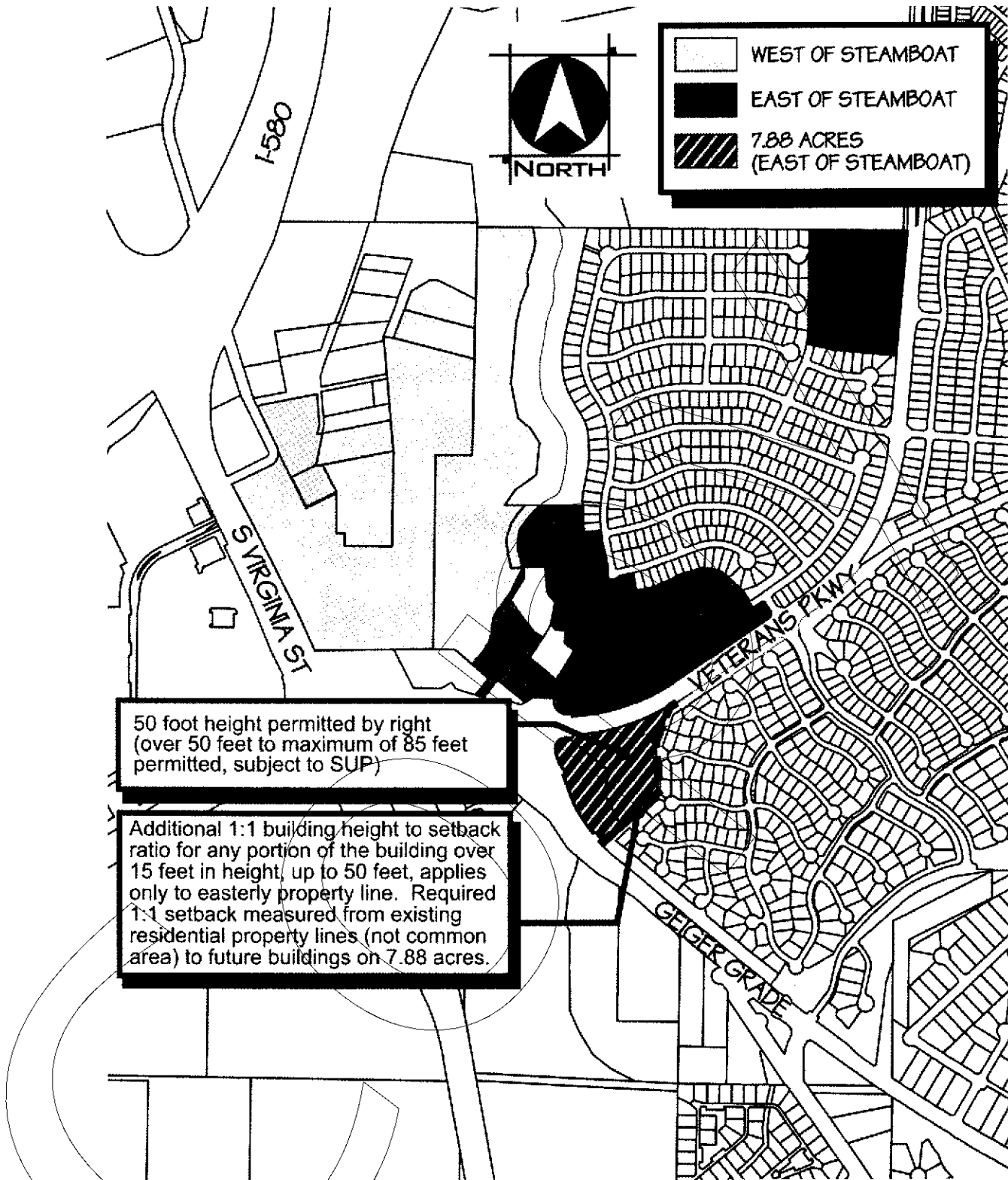


Exhibit 2, PPH, LLC Parcels Subject to Building Height and Setback Restrictions

II. LAND USE

The Southeast Neighborhood Plan Master Plan Land Use designation is Specific Planning Area. This Special Planning Area includes the following zoning districts:

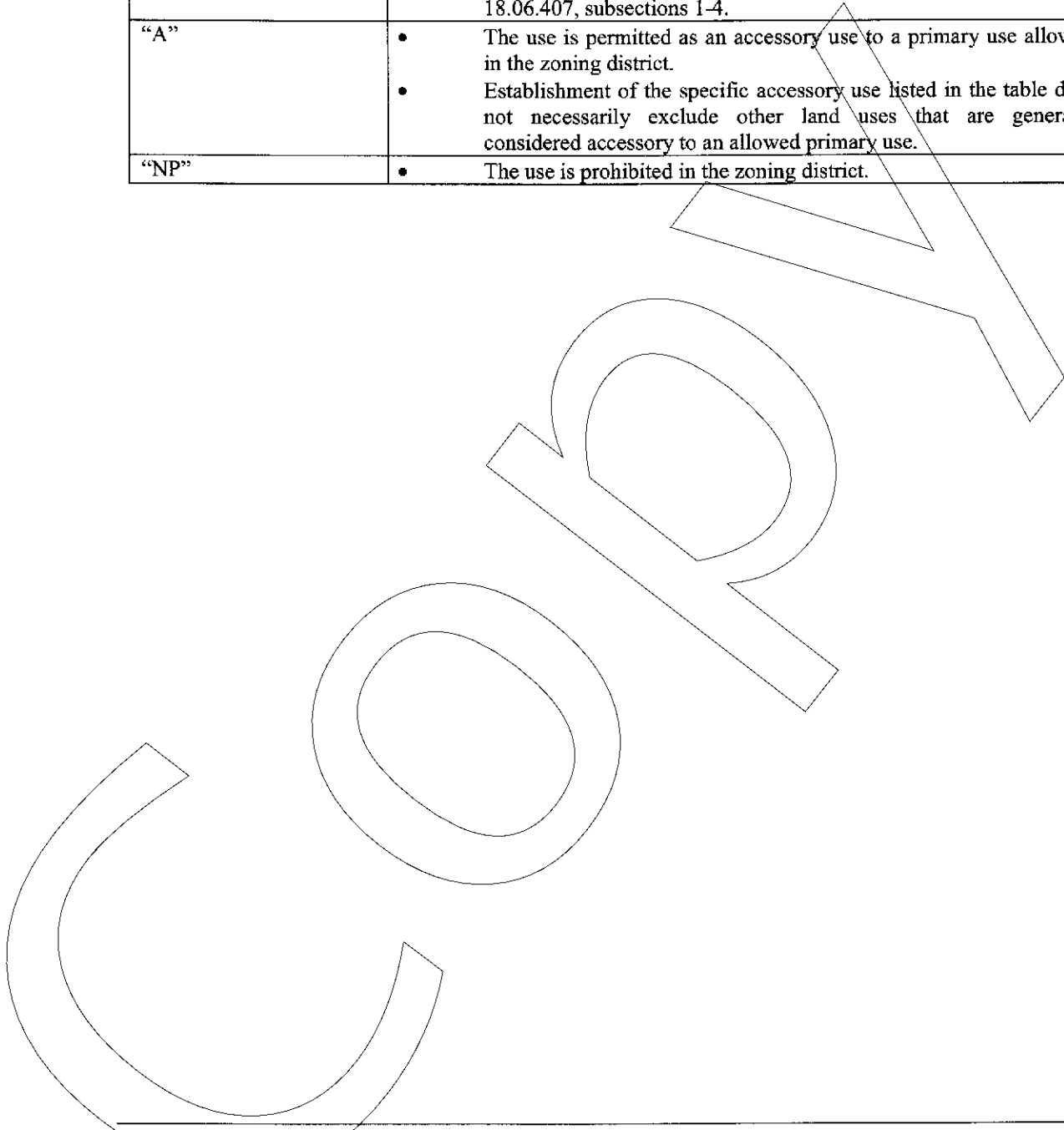
1. Planned Unit Development (PUD)
2. Community Commercial (CC)
3. Single Family 6000 (SF6)
4. Single Family 9000 (SF9)
5. Open Space (OS)
6. Public Facility (PF)

All Owner's property subject to this Handbook are designated Planned Unit Development (PUD) in the Southeast Neighborhood Plan. The purpose of the PPH PUD district is to allow and promote mixed residential, commercial, office, institutional, recreational, and limited industrial development uses for the area. The specific uses permitted in the PUD zone for the Owner's Properties are listed in *Table 1, Summary Land Use Table Entries and Table 2, Table of Uses for Owner's Properties* as follows:

Table 1 - Summary Land Use Table Entries

SUMMARY LAND USE TABLE ENTRY	MEANING OF SUMMARY LAND USE TABLE ENTRY
"P"	<ul style="list-style-type: none"> • The use is permitted as a principal land use in the zoning district by right, and is not subject to a discretionary review procedure including special use permits even if a project or site meets the criteria for special use permits or site plan reviews outlined in RMC existing at the time of adoption of this handbook including Sections 18.06.405 and 18.06.407. • All NRS requirements for Tentative Map and Parcel Maps still apply.
"SUP"	<ul style="list-style-type: none"> • The use is permitted in that zoning district only after first obtaining approval by the DRC and a special use permit (SUP) according to the procedures and criteria set forth in Reno Development Code Section 18.06.405. Special use permits shall only be required to establish a Specific Use Type shown in Table 2 of this handbook, and shall not be required for any other uses included those set forth in RMC 18.06.405, subsections 1-15.
"SUP I"	<ul style="list-style-type: none"> • The use is permitted in that zoning district for properties located east of Steamboat Creek only after first obtaining approval by the DRC and a special use permit (SUP) according to the procedures and criteria set forth in Reno Development Section 18.06.405. Special use permits shall only be required to establish a Specific Use Type shown in Table 2 of this handbook, and shall not be required for any other uses included those set forth in RMC 18.06.405, subsections 1-15.

SUMMARY LAND USE TABLE ENTRY	MEANING OF SUMMARY LAND USE TABLE ENTRY
"SPR"	<ul style="list-style-type: none"> The use is permitted in the zoning district only after first obtaining approval by the DRC and an administrative approval of a site plan review (SPR) as set forth in Reno Development Code Section 18.06.407. Site plan reviews shall only be required to establish a Specific Use Type shown in Table 2 of this handbook, and shall not be required for any other uses included those set forth in RMC 18.06.407, subsections 1-4.
"A"	<ul style="list-style-type: none"> The use is permitted as an accessory use to a primary use allowed in the zoning district. Establishment of the specific accessory use listed in the table does not necessarily exclude other land uses that are generally considered accessory to an allowed primary use.
"NP"	<ul style="list-style-type: none"> The use is prohibited in the zoning district.



**Table 2 - Table of Uses for Owner's Properties
Uses Permitted in Zoning Districts**

USE CATEGORY/ SPECIFIC USE TYPE	P = PERMITTED BY RIGHT SPR = SITE PLAN REVIEW SUP = SPECIAL USE PERMIT SUP¹ = REQUIRED ONLY EAST OF STEAMBOAT CREEK A = PERMITTED AS ACCESSORY USE NP = NOT PERMITTED	ADDITIONAL USE REGULATIONS (RMC SECTIONS INCLUDED IN APPENDIX)
	Land Use Base Districts PPH PUD	
Residential Use Types		
Cluster Development	P	
Congregate Care Facility	P	Refer to RMC Section 18.08.202(a)(2)
Group Home	NP	
Hospice	SUP	
Multi Family	P	
Nursing Home/Assisted Living Facility	P	Refer to RMC Section 18.08.202(a)(3)
Single Family, Attached (Condominium or Townhouse)	P	
Single Family, Detached	P	
Single Family, Zero Lot Line	P	
Single Family (less than the minimum lot size and/or setbacks)	SPR	
Commercial Sales and Services		
Animal Clinic/Hospital	P	
Adult Uses	NP	
Agriculture	SUP	
Art Gallery Studio	P	
Animal Boarding/Kennel/Shelter	SUP	
Antique/Collectible Store	P	
Auto Repair Garage and Paint and Body Shop	P/SUP ¹	Refer to RMC Section 18.08.202(b)(3)
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental	P/SUP ¹	
Automobile Rental	P/SUP ¹	
Bakery, Retail	P	
Batch Plant (Temporary Only)	SUP	

USE CATEGORY/ SPECIFIC USE TYPE	P = PERMITTED BY RIGHT SPR = SITE PLAN REVIEW SUP = SPECIAL USE PERMIT SUP¹ = REQUIRED ONLY EAST OF STEAMBOAT CREEK A = PERMITTED AS ACCESSORY USE NP = NOT PERMITTED		ADDITIONAL USE REGULATIONS (RMC SECTIONS INCLUDED IN APPENDIX)
	Land Use Base Districts		
	PPH PUD		
Billboards	P		Refer to RMC Section 18.16.901-18.16.1010, Article II, Off-Premise Advertising Displays
Boat Repair/Storage	SUP/ SUP ¹		
Bar	P/SUP ¹		
Barber/Beauty Shop	P		
Building & Landscape Material/Lumber Yard (enclosed within fence)	P		Refer to RMC Section 18.08.202(b)(5)
Call Center	P		
Car Wash	P		
Child Care Center	P		
Cleaners, Commercial	P		
Copy Center	P		
Communication Towers	SPR		
Custom & Craft Work	P		
Drive-through Facility	P		Refer to RMC Section 18.08.202(b)(10)
Escort Bureau	NP		
Farmers Market	SPR		
Financial Institution	P		
Freestanding Automated Teller Machine	P		
General Personal Service	P		
General Retail Store or Commercial Use Other than Listed (Shopping Center; Convenience, Neighborhood, Community) (Multi-Tenant Office/Industrial)	P		
Large Retail Establishments	P/SUP ¹		If applicable, RMC Section 18.12.306 shall apply to properties east of Steamboat Creek
Commercial Sales and Services			

USE CATEGORY/ SPECIFIC USE TYPE	P = PERMITTED BY RIGHT SPR = SITE PLAN REVIEW SUP = SPECIAL USE PERMIT SUP¹ = REQUIRED ONLY EAST OF STEAMBOAT CREEK A = PERMITTED AS ACCESSORY USE NP = NOT PERMITTED	ADDITIONAL USE REGULATIONS (RMC SECTIONS INCLUDED IN APPENDIX)
	Land Use Base Districts	
	PPH PUD	
Household Goods, Light Service, Repair & Assembly	P	
Laboratory	P	Refer to RMC Section 18.08.202(b)(16)
Gravel Pit (Temporary)	SUP	
Hardware/Home Improvement	P/SUP ¹	If applicable, RMC Section 18.12.306 shall apply to properties east of Steamboat Creek
Gunsmith	SUP	
Laundry, Drop-off/Pick-up	P	
Laundry, Self Service	P	
Medical Facility, Day Use Only	P	
Office, Other Than Listed	P	
Off-premise Signs	P	Refer to RMC Section 18.16.901-18.16.1010, Article II, Off-Premise Advertising Displays
Outside Storage	SUP	Refer to RMC Section 18.08.202(f)(10)
Pawn Shop	NP	
Pet Store/Grooming	P	
Plant Nursery/Garden Supply	P	Refer to RMC Section 18.08.202(b)(22)
Recording Studio	P	
Restaurant with Alcohol Service	P	Refer to RMC Section 18.08.202(b)(23)
Restaurant without Alcohol Service	P	
Sale of Low Volume Bulky Goods	P	
Service Station	P/SUP ¹	Refer to RMC Section 18.08.202(b)(24)
Day Spa/Massage	P	

USE CATEGORY/ SPECIFIC USE TYPE	P = PERMITTED BY RIGHT SPR = SITE PLAN REVIEW SUP = SPECIAL USE PERMIT SUP¹ = REQUIRED ONLY EAST OF STEAMBOAT CREEK A = PERMITTED AS ACCESSORY USE NP = NOT PERMITTED	ADDITIONAL USE REGULATIONS (RMC SECTIONS INCLUDED IN APPENDIX)
Land Use Base Districts		
PPH PUD		
TV Broadcasting & Other Communication Service	P	
Wedding Chapel	P	
<i>Recreation, Entertainment, and Amusement</i>		
Bowling Alley	P	
Commercial Amusement/Recreation (Outside)	P/SUP¹	
Commercial Amusement/Recreation (Inside) Other than Listed	P	
Country Club, Private	P	
Community Center, Private	P	
Fitness Center	P	
Live Entertainment/Night Club	SPR	
Pool or Billiard Parlor	P	
Private Club, Lodge or Fraternal Organization	P	
Public Park or Recreation Area	P	
Sports Arena, Stadium, or Track	P/SUP¹	
Stable (Commercial) or Riding Academy	P/SUP¹	
Tennis Courts	P	
Theater (No Drive-in)	P	
Video Arcades	P	
<i>Lodging</i>		
Bed & Breakfast Inn	P	
Dormitory	SUP	
Hotel (Without Nonrestricted Gaming Operation)	P	
Hotel Condominium	P	
Motel	P	
<i>Institutional, Public and Community Service</i>		
Blood Plasma Donor Center	SUP	

USE CATEGORY/ SPECIFIC USE TYPE	P = PERMITTED BY RIGHT SPR = SITE PLAN REVIEW SUP = SPECIAL USE PERMIT SUP¹ = REQUIRED ONLY EAST OF STEAMBOAT CREEK A = PERMITTED AS ACCESSORY USE NP = NOT PERMITTED	ADDITIONAL USE REGULATIONS (RMC SECTIONS INCLUDED IN APPENDIX)
	Land Use Base Districts	
	PPH PUD	
Church/House of Worship	P	
College, University or Seminary	P	
Communication Facility, Equipment Only	P	
Electric Generating Plant, Electric Utility Substation	P/SUP¹	Refer to RMC Section 18.08.202(e)(6)
Government Facility	P	
Hospital, Acute & Overnight Care	P	
Library, Art Gallery or Museum	P	
Post Office	P	
Public Transit or School Bus Shelter	P	Refer to RMC Section 18.08.202(f)(2)
School, Primary (Public or Private)	P	
School, Secondary (Public or Private)	P	
School, Vocational/Trade	P	
Utility Box/ Well House, Back-up Generator, Pumping or Booster Station	P	Refer to RMC Section 18.08.202(e)(14)
Utility Installation, Other Than Listed	P	
Utilities, Major	SPR	
Collection Station (enclosed)	SUP	
Food Processing/Wholesale Bakery	P	
Heavy Machinery & Equipment (Rental, Sales & Service)	SPR	
Helipad	SPR	
Indoor Manufacturing, Processing, Assembly or Fabrication	P	Refer to RMC Section 18.08.202(f)(7)

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	Land Use Base Districts	
	PPH PUD	
Maintenance, Repair, or Renovation Business	P	
Mini-warehouse	P/SUP ¹	Refer to RMC Section 18.08.202(f)(9)
Museum	P	
Printing & Publishing	P	
Prison	NP	
Rental Store, no Outdoor Storage; Truck Rental	P	
Recyclable Collection	A	
Showroom	P	
Taxidermist	P	
Transportation Center	P	
Warehouse/Distribution Center	P	
Welding Repair	P	Refer to RMC Section 18.08.202(f)(15)
Wholesale of Construction Materials	P	Refer to RMC Section 18.08.202(f)(16)

Accessory Uses Permitted in Zoning Districts

USE CATEGORY/ SPECIFIC USE TYPE	P = PERMITTED BY RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT SUP¹ = REQUIRED ONLY EAST OF STEAMBOAT CREEK A = PERMITTED AS ACCESSORY USE NP = NOT PERMITTED	ADDITIONAL USE REGULATIONS (RMC SECTIONS INCLUDED IN APPENDIX)
	Land Use Base Districts	
	ACCESSORY USES	
Accessory Dwelling or Caretakers Quarters/Domestic or Security Unit	A	18.08.203(e)(1): Accessory to a principal multi

USE CATEGORY/ SPECIFIC USE TYPE	P = PERMITTED BY RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT SUP ¹ = REQUIRED ONLY EAST OF STEAMBOAT CREEK A = PERMITTED AS ACCESSORY USE NP = NOT PERMITTED	ADDITIONAL USE REGULATIONS (RMC SECTIONS INCLUDED IN APPENDIX)
	Land Use Base Districts	
		family or non-residential use only
Accessory Structures (gazebos, other)	A	
Barber/Beauty Shop	A	
Child Care Center	A	
Child Care, In Home (1-6 Children)	A	
Child Care, In Home (7 -12 Children)	SUP	
Copy Center	A	
Freestanding Automated Teller Machine	A	
General Personal Services	A	
Home Occupation	P	
Laundry, Drop-off/Pick-up	A	
Laundry, Self Service	A	
Sidewalk Cafes	P	
Garage Sales	P	
Temporary Carnival, Circus, Entertainment Event, Amusement Ride	P	
Temporary Christmas Tree Sales & Similar Uses	P	
Temporary Construction Structures	P	
Temporary Real Estate Offices	P	
Recreational Vehicle Park	A	

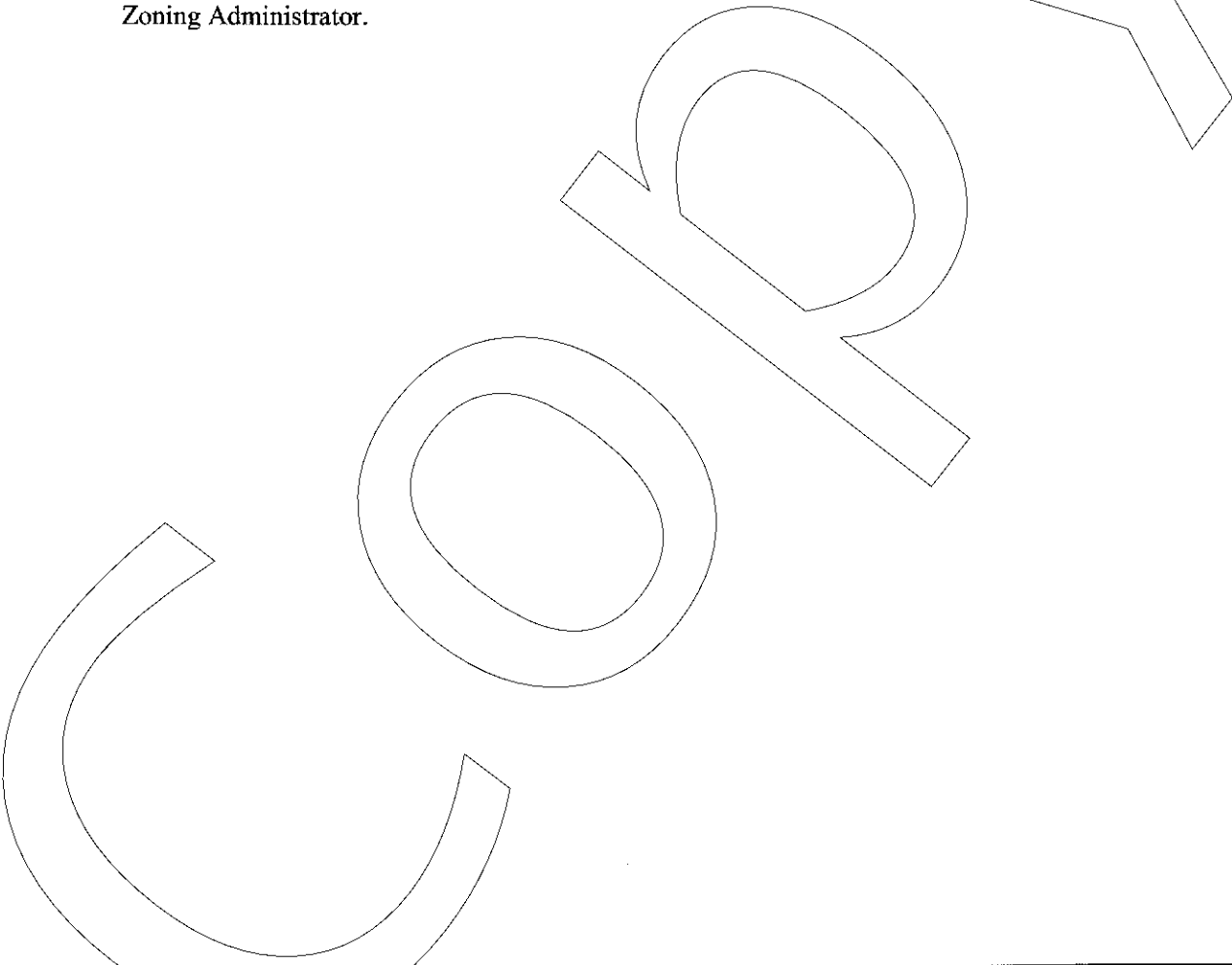
Notes for Table 2:

- A. Permitted (P) uses are permitted by right and are not subject to any other SPR or SUP approvals outlined in RMC existing at the time of adoption of this handbook (and not as amended in the future), including Sections 18.06.405 and/or 18.06.407.
- B. Any development activity within and adjacent to Steamboat Creek as depicted shall be done in accordance with RMC Section 18.08.404(d) *District Specific Standards for Protection of Significant Hydrological Resources* as included in the Appendix of this handbook except that roads, driveways, and parking including, but not limited to, Damonte Ranch Parkway shall be permitted without a Special Use Permit.
- C. All uses are also subject to the requirements of the PPH, LLC Design Standards handbook or CC&R's.

- D. All land use applications requiring SPR or SUP are required to obtain the expressed written approval by the Owner's Design Review Committee (DRC) prior to any submission to the City of Reno. The City shall not accept any applications without this approval.
- E. In the event of a conflict regarding permitted uses between this document and City of Reno requirements, this document shall prevail, subject to approval by the Zoning Administrator.

As uses are mixed and project types and densities will vary, specific design criteria have been developed to address standards and procedures for future development of Owner's properties. This document includes design standards for residential (single family and multi-family) and non-residential projects that may be developed in the PPH PUD.

This document is intended to be utilized in conjunction with the Southeast Neighborhood Plan. Nothing in this handbook is meant to supersede City of Reno requirements for tentative and final maps, building permits and/or sign permits. If conflicts exist between other City of Reno Development Codes, requirements and/or other documents, including the Southeast Neighborhood Plan, this Design Handbook shall prevail unless such conflicts jeopardize public health and safety standards to the approval of the Zoning Administrator.



III. DESIGN REVIEW PROCESS

The design review process involves review and approval of preliminary and final plans and materials by Owner or its successor in interest to ensure development is in conformance with the standards outlined in this Design Handbook. Owner shall be charged with the duty of the initial review and approval of design aspects of builder plans only and shall inspect for compliance through the completion of construction by the builder. There shall be no third party beneficiaries to these design guidelines and requirements. It is envisioned that Owner and/or individual builders or subsequent buyers may create Homeowner's Associations and/or Property Owner's Associations with Covenants, Conditions and Restrictions ("CC&R's"), to provide additional provisions that will apply to individual homeowners/business operators. CC&Rs, however, shall not lessen the restrictions imposed by these design requirements.

Owner's Design Review Committee

Owner shall establish a design review committee (DRC) to review and approve plans and materials submitted. The DRC shall use this Design Handbook for the purpose of review, but may consider the individual merits of any design due to special conditions that, in the opinion of the DRC, will benefit the overall community. It should also be noted that the guidelines provide minimum standards and the DRC has the right to impose stricter standards if warranted.

Adjustments and Interpretations

At its sole discretion, the DRC may grant reasonable adjustments and interpretations from the provisions of the design guidelines and requirements to accommodate special requests, hardships in the development of a site, and innovative designs or projects. The DRC shall have the authority to process and approve variances and waivers from the Design Handbook requirements consistent with the following parameters:

- Setbacks: Up to 10% of the required setback area if additional or enhanced landscaping or buffering is provided.
- Building Height: Up to 10% increase of the maximum height.
- Parking: Up to 10% decrease of required parking.
- Landscape: Up to 10% of the required landscape area.
- Signage: Up to 10% of the maximum sign area permitted provided the proposal contains a comprehensive sign program.
- Fencing/Screening/Storage: Discretionary, provided no encroachment into sight restriction areas and is compatible with adjacent properties.
- Other requests shall be considered on a case-by-case basis.

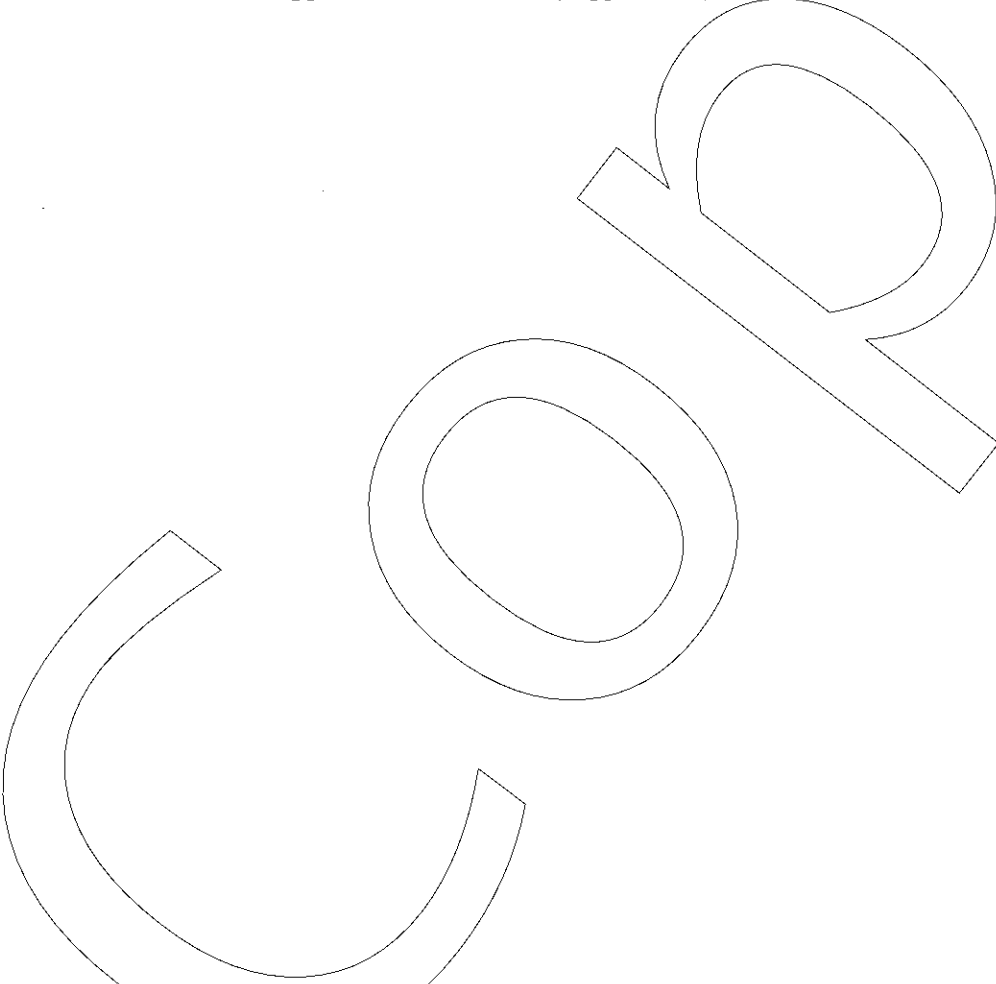
Design Review Process

All projects will be required to complete the design review process. The steps involved in this process are outlined below:

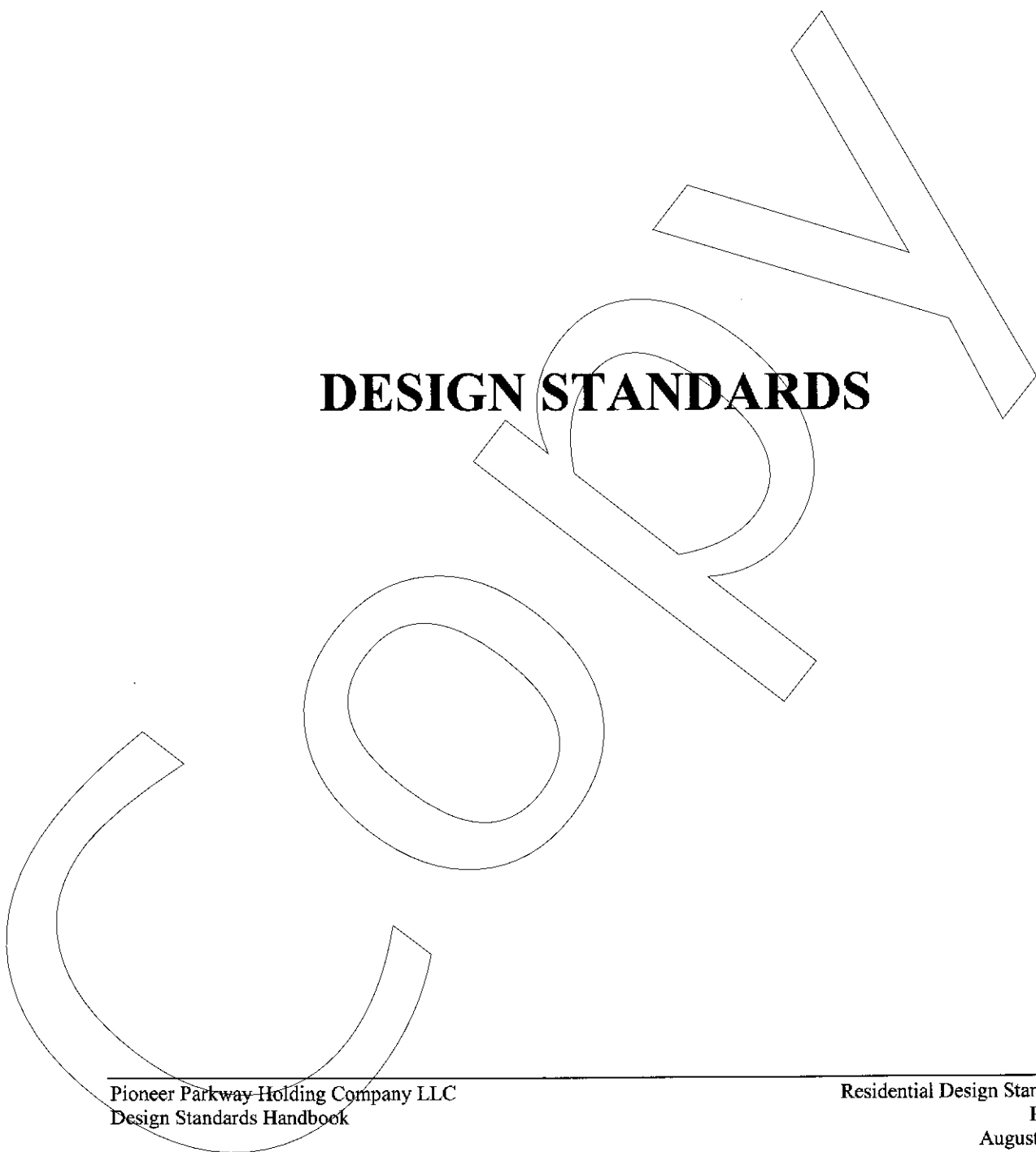
✓ **Design Submittal**

Design approval by the DRC must be received prior to the submittal of the preliminary and final plans including tentative maps, final maps, and construction documents to the City of Reno.

The Design Review Committee (DRC) shall review the design plans and information and contact the applicant within 30 days of receipt of a complete submittal. A submittal is not deemed complete until all items listed on the Checklist for Design Review are received by the DRC. If necessary, an informal meeting may be scheduled to review the final design review submittal. The DRC may impose conditions upon the applicant. Upon approval or conditional approval, the DRC will provide the applicant with a letter to the City of Reno stating that the application has been approved or conditionally approved by the DRC.



DESIGN STANDARDS



IV. DESIGN STANDARDS

PURPOSE

The purpose of this section is to outline specific minimum standards for design and development of the following types of projects on Owner's properties. Additional design guidelines for new development within the PPH handbook boundary may be obtained by contacting the PPH DRC.

Design Standards

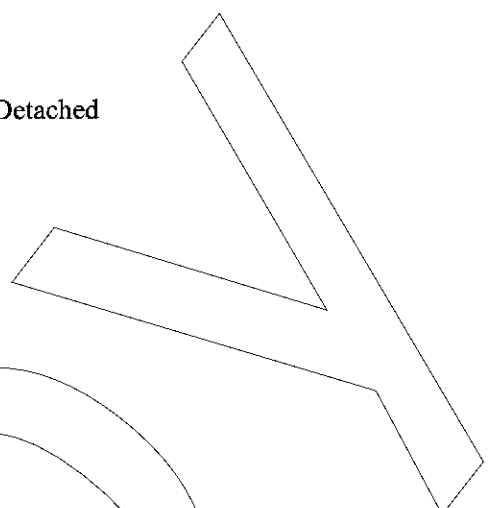
Single Family Residential Projects
 Low and Medium Density Single Family Detached
 High Density Single Family Detached

Multi Family Residential Projects

Non-Residential Projects

Street Standards

Construction Standards



A. SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS

1. LOW AND MEDIUM DENSITY SINGLE FAMILY DETACHED RESIDENTIAL

1. Permitted Land Uses

Various single family residential developments including traditional and zero lot line residences as listed in *Table 1, Summary Land Use Table Cell Entries and Table 2, Table of Uses for Owner's Properties*. Any development activity within and adjacent to perennial streams shall be in accordance with RMC Section 18.08.404(d) *Specific Standards for Protection of Significant Hydrological Resources* as included in the Appendix of this handbook except that roads, driveways, and parking including, but not limited to, Damonte Ranch Parkway shall be permitted without a Special Use Permit.

1.1 Uses Requiring a Special Use Permit

None unless noted in Table 2 – Table of Uses for Owner's Properties.

1.2 Development Standards¹

Density/Intensity Standards²	
Dwelling Units per Acre (du/ac):	12 du/ac
Maximum Building Height:	35
Maximum Stories	3
Lot Size Standards	
Minimum Lot Size:	2,400 square feet
Minimum Lot Width:	30 feet
Street Setbacks³	
Porch Setback	8 feet
Building Front Setback	10 feet ⁴
Side Loaded Garage Setback	10 feet
Front Loaded Garage Setback	20 feet
Yard and Setback Dimensions³	
Side Yard Setback	0,5 feet ³
Rear Yard Setback	10 feet
Minimum Private Open Space/Balcony	300 square feet
Parking/Landscaping	
Parking	Per RMC 18.12.1102
Landscaping	Per RMC 18.12.1209-1211

Notes: (see next page)

1. Lot sizes and setbacks may be reduced if approved by the DRC and City of Reno through the Tentative Map process.
2. Residential density is calculated by dividing the gross area designated as residential by the number of dwelling units proposed to be built.
3. Architectural projections (including balconies and fireplaces) may encroach up to 2 feet into setback.
4. Front yard setbacks shall apply to the front face of the house. Driveways serving front or side loaded garages shall not be less than 20 feet in length with traditional product. Non-traditional product types may have driveways less than 8 feet in length but greater than 3 feet in length. Required off street parking will be provided within such projects.
5. Zero lot line residences shall be permitted through the Tentative Map process.

2. HIGH DENSITY SINGLE-FAMILY DETACHED RESIDENTIAL

2. Permitted Land Uses

Various high-density single-family detached residential developments including cluster development, rear loaded homes, green courts, and duplexes as well as accessory uses as listed in *Table 1, Table of uses for Owner's Properties*. Any development activity within and adjacent to perennial streams shall be in accordance with RMC Section 18.08.404(d) *Specific Standards for Protection of Significant Hydrological Resources* as included in the Appendix of this handbook except that roads, driveways, and parking including, but not limited to, Damonte Ranch Parkway shall be permitted without a Special Use Permit.

2.1 Uses Requiring a Special Permit

None unless noted in Table 2 – Table of Uses for Owner's Properties.

2.2 Development Standards ¹

Density/Intensity Standards²	
Dwelling Units per Acre (du/ac)	15 du/ac
Maximum Building Height	45
Maximum Stories	3
Lot Size Standards	
Minimum Lot Size	1,200 square feet
Minimum Lot Width	16 feet
Street Setbacks³	
Porch Setback	6 feet
Building Front Setback	8 feet ⁴
Side Loaded Garage Setback	8 feet
Front Loaded Garage Setback	20 feet
Building Separation at Paseo^{3,5}	
1-Story to 1 or 2-Story Building	10 feet
2-Story to 2 or 3-Story Building	16 feet
3-Story to 3-Story Building	24 feet
Yard Setbacks and Dimensions³	
Side Yard Setback	0 feet ⁶
Rear Yard Setback	10 feet
Minimum Private Open Space/ Balcony	100 square feet
Alley Setbacks	
Drive Apron - Garage	3 feet
Building Setback	3 feet
2 nd Story Cantilever	2 feet encroachment
Parking/Landscaping	
Parking	Per RMC 18.12.1102
Landscaping	Per RMC 18.12.1209-1211

Notes:

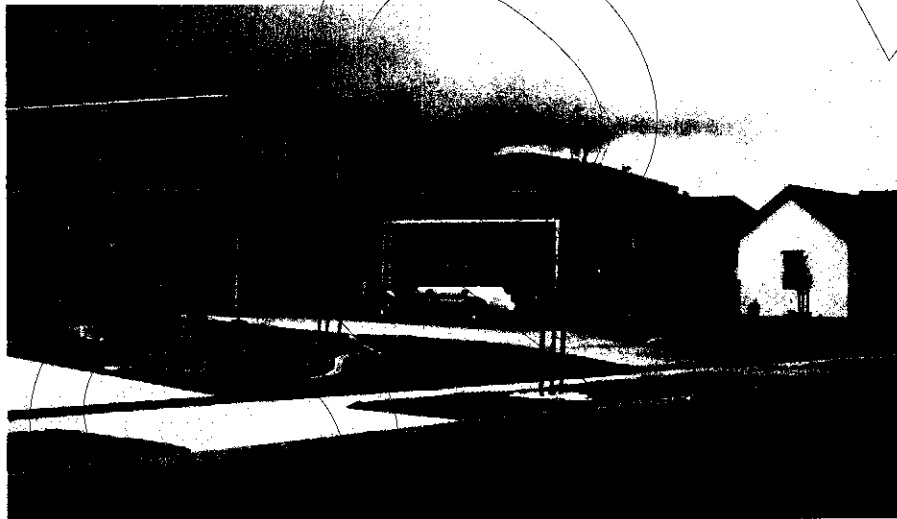
1. Lot sizes and setbacks may be reduced if approved by the DRC and City of Reno through the Tentative Map process.
2. Residential density is calculated by dividing the gross area designated as residential by the number of dwelling units proposed to be built.
3. Architectural projections (including balconies and fireplaces) may encroach up to 2' into setback.
4. Front yard setbacks shall apply to the front face of the house. Driveways serving front or side loaded garages shall not be less than 20 feet in length for traditional product. Non-traditional product types may have driveways less than 8 feet in length but greater than 3 feet in length. Required off street parking will be provided within the project.
5. "Paseo" is defined as an area with units fronting onto a landscaped corridor with a common path. If no common pathway is intended, typical building-to-building separation is permitted.
6. Zero lot line residences shall be permitted through the Tentative Map process. Where this occurs, homes shall be separated by a minimum of 6' -6".

3. *Site Planning and Design*

Site design objectives of single-family projects are encouraged to incorporate principles, which take advantage of the available community amenities and open space including trails, and promote safe and efficient vehicular and pedestrian movement.

3.1 *Streets, Sidewalks and Pathways*

Streets and sidewalks shall be designed in accordance with the details provided in the Street Standards section of this document.



Landscape Parkway Example

Pathways shall connect to sidewalks and open space trails where applicable. Pathways shall range between 4 and 8 feet in width depending on connection points and shall be constructed at a minimum with Portland Concrete Cement (PCC), decomposed granite (DG), asphalt cement (AC) or compacted soil as approved by the DRC and in accordance with the Path Trail Standards below. Pathways to and from individual lots are not allowed.

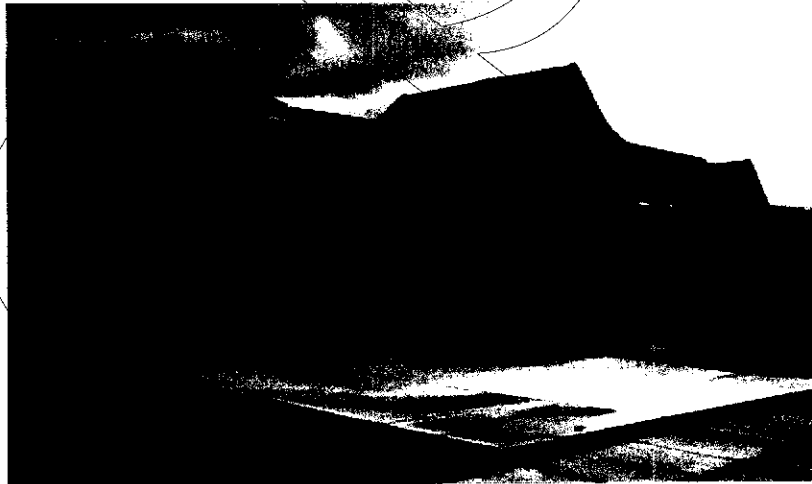
Path Trail Standards

Path/Trail Type	Tread Width	Surface	Desirable Grade
Pedestrian	4'	DG, PCC, or AC AC or PCC	1-4%
Pedestrian/Bicycle	8'	Compacted Soil	1-8%
Equestrian/Mtn. Bike/Hike	8'	Compacted Soil	8%
Public Multi-Use Easement Ped/Bike/Eques/Mtn. Bike	8' Ped/Bike 4' Equest.	Compacted Soil 18+%	8%

4. Architectural Elements

4.1 House Plans

Each project in excess of 25 units shall have a minimum of three distinct house plans with a minimum of two elevations each. House design shall vary throughout each project with no one elevation repeated for abutting homes, or mirrored across the street. Adjacent lots may share the same floor plan, but must have different elevations. Varied front setbacks, front porches, and living area designs in front of garage faces are encouraged.



Exterior Materials, Facades, and Articulation Example

4.2 Height Restrictions

Building height shall be measured from finish floor to the mid point of the ridge of the structure.



Architectural Features Example



Examples of Roof Styles, Materials, and Pitches

4.3 Exterior Lighting

Lighting shall be integrated with the architectural design of the individual residences. Exterior lighting fixtures mounted on the homes shall be no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.

“Dark sky” lighting provisions are encouraged on all projects within the PPH PUD boundary.

Flood lights are not permitted. Flood lights associated with model home sales are acceptable. Motion detector actuators are permitted with designer fixtures only and subject to approval by the DRC.

5. Miscellaneous Design Elements

5.1 Antennas and Dishes

All homes shall be pre-wired to accommodate telecommunication facilities. Builders shall not install exterior antennas. However, one, 18-inch satellite dish discretely placed on the side or rear wall elevations, beneath the eaves and soffits of the structure will be permitted.

5.2 Awnings, Trellises, Patio Covers, Decks and Other Attached or Detached Accessory or Ancillary Structures

Awnings, trellises, patio covers, second story decks, and other accessory or ancillary structures including granny flats and casitas, provided by builders, shall be consistent in material, color and architectural character as the main structure and must be reviewed and approved by the DRC. At a minimum, such structures must meet the setback requirements of the main structure as outlined in this document and all City codes.

5.3 Chimneys

Exterior materials of chimneys shall be compatible with the exterior materials and colors used on the house.

5.4 Driveways, Parking Areas and Walkways

Driveways shall be Portland Cement Concrete or traffic rated concrete decorative pavers and shall be consistent throughout each subdivision. Asphalt or decomposed granite is not permitted. Walkways leading from driveways to the front door of the residences shall be compatible with the driveways.

Low Impact Development (LID) concepts (as found in the *Truckee Meadows Structural Controls Design Manual*) are encouraged on projects within the PPH PUD.



5.5 Garage Doors

All garage doors shall be architectural raised panel or embossed designs subject to approval by the DRC. Windows and other decorative features are encouraged. Where appropriate, side loaded garages are also encouraged.



Garage Door Styles Example

5.6 Utilities and Equipment

a. Ground Mounted

Above ground utility appurtenances and other equipment including air conditioner compressors and evaporative coolers, shall be screened through the use of berms, fences, and walls, blending colors and/or vegetation. If fences or walls are used, materials shall be compatible with project fences and rockery walls.

b. Roof Mounted

Roof mounted mechanical equipment is not permitted unless incorporated into the building design and screened from view.

c. Structure Mounted

All mechanical and electrical utilities and equipment including meters shall be integrated into the structures and screened or painted to match.

6. Fencing

Lot fencing shall be installed by the builders of each individual project no later than 6 months after issuance of certificates of occupancy for each home. If a single-family project is developed adjacent to an existing multi-family project or non-residential project, where no walls have been constructed, a solid decorative masonry or vinyl wall (or equivalent), 6 feet in height shall be required between the uses.



Fencing Facing a Public Street Example

Fences facing public streets shall be designed with architectural treatment, pilasters, and a decorative appearance on the side facing the street. In other locations, fences should include at a minimum a “good neighbor” design on both sides. Top caps and pilasters are encouraged. Fences may be constructed of solid wood or vinyl. All fences, within a project shall be stained or provided in the same color.



Example of Fencing to Address Elevation Changes

When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped. Gates from individual lots that would allow access to arterials, collectors or open space are not permitted.

6.1. Standard Lot Fencing – Rear and Side Yards

Solid fencing, 6 feet in height shall be permitted in rear and side yards that do not abut open space areas. Solid fencing, however, is permitted on lots adjacent to public parks, schools, and sports complexes. Fencing shall be consistent throughout each residential project.

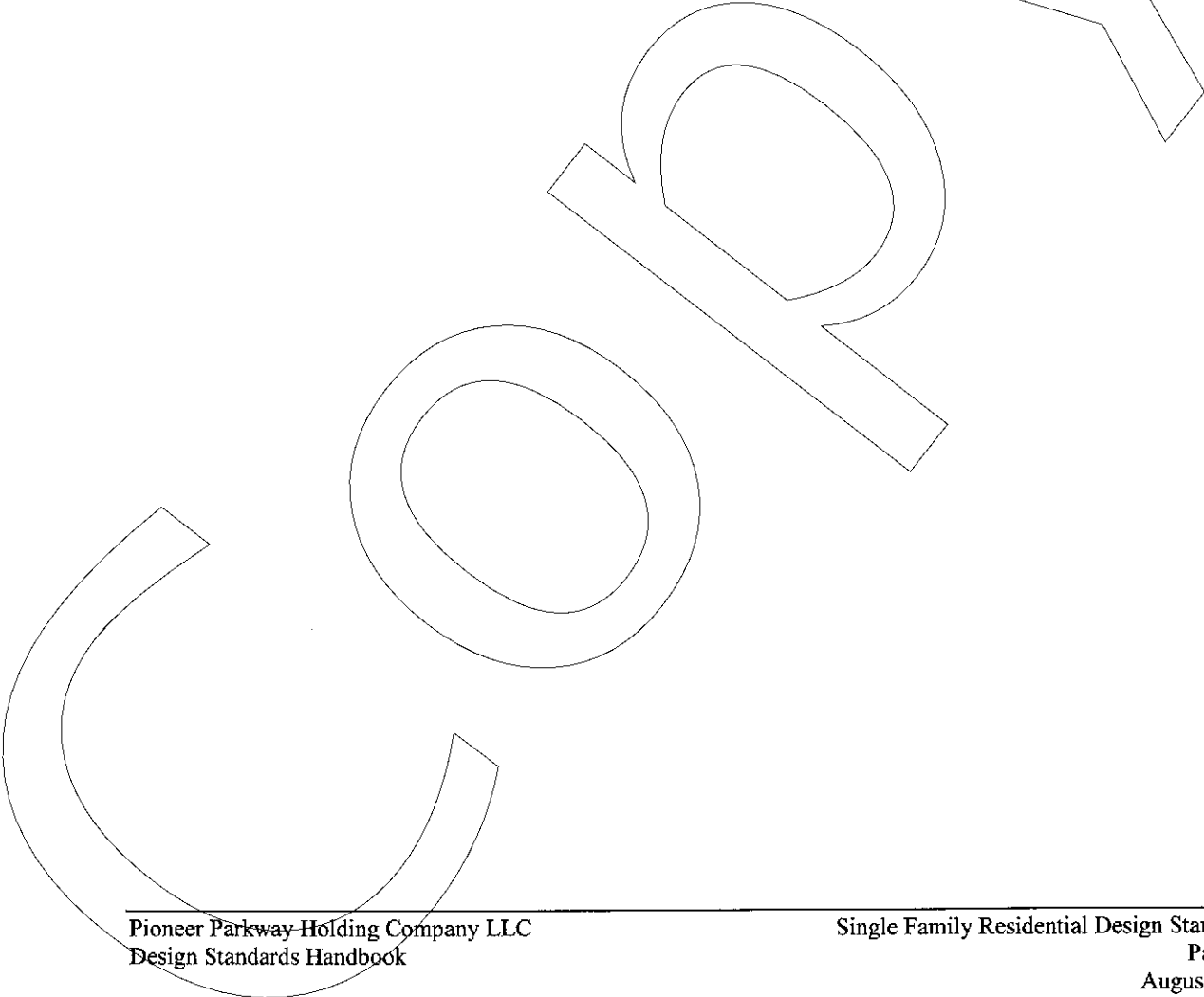
Side yard return fencing may extend to a point within a minimum of 5 feet behind the front of the house or garage. Meters, where possible, shall be outside of fenced areas.

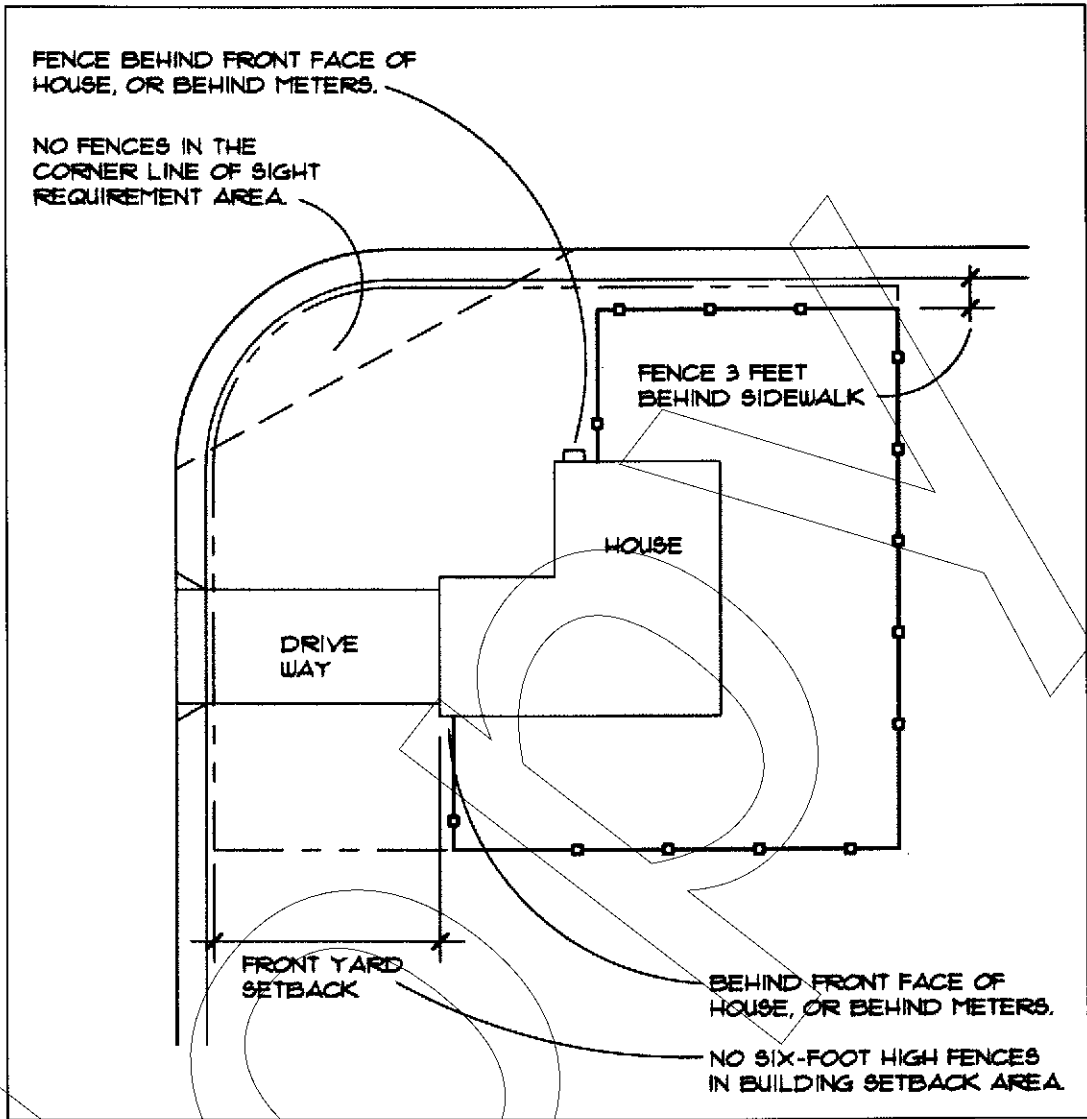
6.2. Standard Lot Fencing – Front Yards

Fencing within the front yard setback or in front of the structure shall not be permitted.

6.3. Standard Corner Lot Fencing

Standard corner lot fencing shall be solid, 6 feet in height. Corner lot fencing shall be located at least 3 feet from the back of the sidewalk. Landscaping and irrigation shall be installed, in the 3-foot area, by the builder. Fences shall not encroach into corner line of sight requirements. Six foot tall fences shall not be used in the building setback area on the garage side of the lot and in front of the front face of the house on the non-garage side of the lot.





Corner Lot Fencing Example

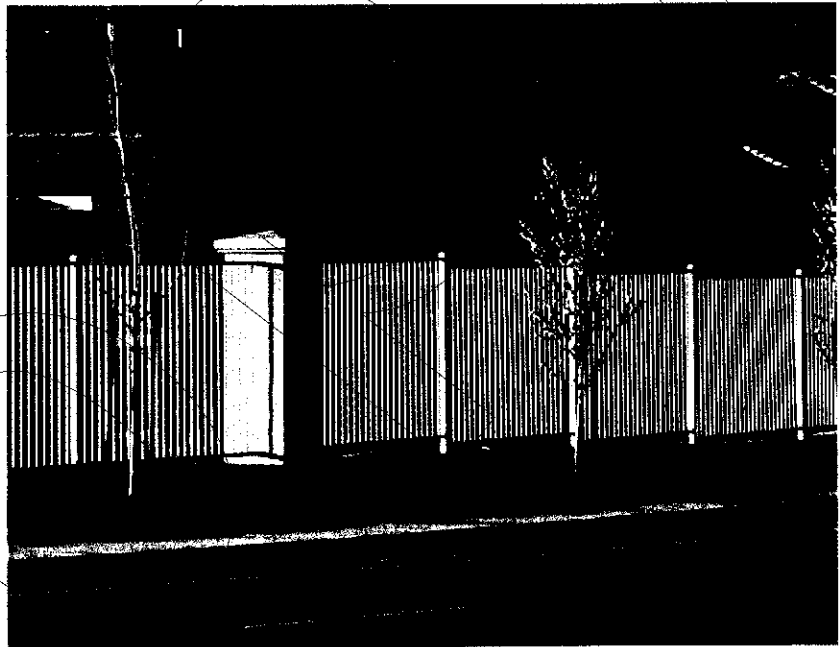
6.4 Fencing Adjacent to Common Open Space



Open view fencing shall be provided for rear and side yards starting a minimum of 10 feet behind the house for lots abutting common open space areas. Fencing may be 5 or 6 feet in height.

Open View Fencing Example

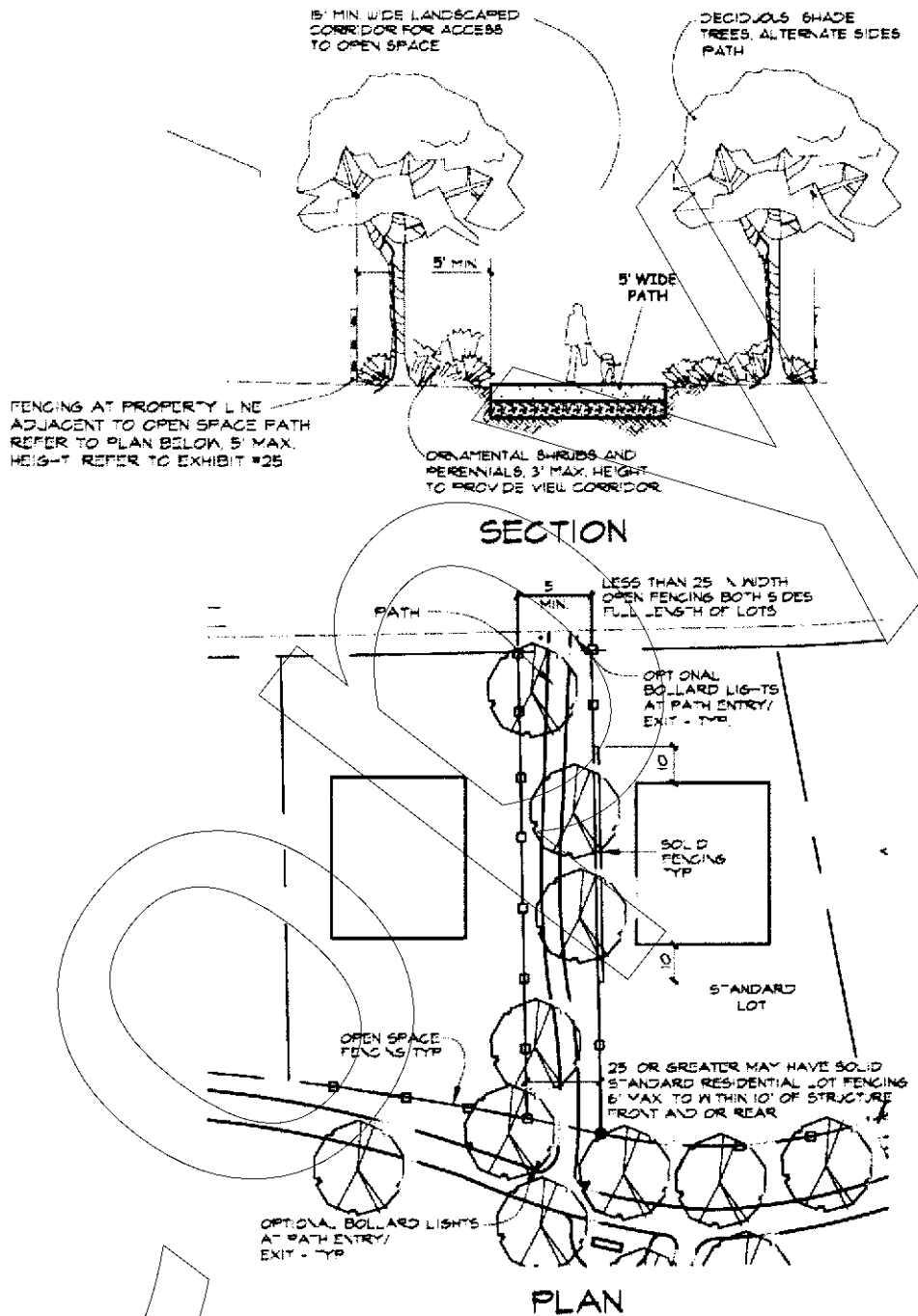
Fence type, height and materials, adjacent to common open space, however, must be consistent throughout each residential project.



Open Space Open View Fencing Example

6.5 Fencing Adjacent to Trail Access Parcels

Fencing for lots abutting trail access parcels (where applicable) shall be as follows:



Example Fencing for Lots Adjacent to Trail Access Parcels

7. **Landscape Design**

7.1 **Design**

The builders of each individual project shall install front yard landscaping and irrigation and provide an irrigation stub to all rear yards for each lot no later than six months after the issuance of certificates of occupancy. Landscaping and irrigation shall also be installed on rear lots adjacent to common open space, wetlands or trail access parcels and on corner lots in the 3-foot area between the sidewalk and the fence.

Minimum landscaping for front yards and rear yards, where required, shall include:

- two 1½ inch caliper deciduous trees;
- twelve five gallon mix of evergreen and deciduous shrubs;
- turf and/or ground cover and gravel/rock.

The relationship of plant height, width and caliper to the container size shall meet the latest edition of the American Standard for Nursery Stock, release by the American Association of Nurserymen. All plant materials shall be nursery grown, free of disease, of good habit and representing the best quality of their species.

Typical landscape schemes for front and rear yards for each individual project shall be reviewed and approved by the DRC and city staff with review of each final map.

A 4" layer of bark mulch or decorative earth tone rock shall cover 100% of all required landscape areas except turf and accent flowerbeds.

Decorative rock shall be earth tone in color only. Acceptable colors of earth tone rock shall be in hues of gray, tan/beige, or gray-greens. No red, pink, black or white rock shall be allowed. The use of unnatural colored gravel is not permitted.



Front Yard Landscape Treatment Example

Headers shall be utilized at all transitions between turf and planter areas.

All walkways within lots visible from the street (front, corner or side yards) shall be constructed of hard surfaces such as decorative pre-cast pavers or poured in place concrete, subject to the review and approval of the DRC.

Mineral build up in the native soil may be a threat to vigorous growth or survival in certain species of plants. Prior to design, individual parcel developers shall obtain soil samples from the site to develop soils amendment recommendations if required. Individual parcel developers shall implement mitigation and amendment recommendations to ensure sustainable plant growth.

7.2 Irrigation

Automatic underground irrigation systems are required for all landscape areas. Specific irrigation design standards are as follows:

- Head to head coverage will be required in all lawn areas with drip systems to trees, shrubs, grasses, and ground cover areas.
- All irrigated areas shall utilize remote electric control valves installed in valve boxes, in order to affect a fully automatic system. No manual valves are allowed.
- Appropriate filtration and pressure regulating devices shall be installed.
- No fixed risers are allowed.
- Spray head systems shall be installed with a pressure regulator to provide consistency in watering patterns. Spray heads shall not throw water onto sidewalks, fences, walls, streets or buildings.
- Approved backflow prevention devices are required on all landscape irrigation systems utilizing potable water.

8. Project Entry Signs

Project entry signs may be placed on walls or monuments on each side of the street at appropriate entrance areas. Signage materials may include decorative masonry block, stucco, brick, natural or manufactured stone, wood, tile or decorative metal. Lettering may consist of inset or painted designs or individual or attached raised letters. Signage may only include the name of the individual project. Builder names may not be listed on the signs.



Project Entry Sign and Landscaping Example

Signage shall be complemented with irrigated landscaping in proportion and scale with the selected sign. A minimum of 1 tree per 400 square feet and 1 shrub per 40 square feet of total landscape area provided shall be planted. Lighting may be provided to illuminate the sign and landscape areas. Lighting shall be through the use of ground mounted or other indirect lighting sources. No internal illumination of the signs shall be permitted.



Project Entry Sign and Landscaping Example

Details regarding the size and style of the signs shall be approved by the DRC; however, in general signs shall not exceed eight feet in height.

B. MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS

1. Permitted Land Uses

Various multi-family residential developments including traditional apartment and condominium/townhouse projects, group homes, congregate care, nursing home and assisted living facilities allowed as described in *Table 1, Table of Uses for Owner's Properties*. Any development activity within and adjacent to perennial streams shall be in accordance with RMC Section 18.08.404(d) *Specific Standards for Protection of Significant Hydrological Resources* as included in the Appendix of this handbook except that roads, driveways, and parking including, but not limited to, Damonte Ranch Parkway shall be permitted without a Special Use Permit.

1.1 Uses Requiring a Special Use Permit

None unless noted in Table 2 – Table of Uses for Owner's Properties.

1.2 Development Standards¹

Density/Intensity Standards	
Dwelling Units per Acre (du/ac)	105 du/ac
Maximum Building Height	100 feet west of Steamboat Creek (SUP required for over 100 feet) 85 feet east of Steamboat Creek except 50 feet for 7.88 acres located south of Veterans Parkway, east of Geiger Grade as shown on Exhibit 2, PPH, LLC Parcels Subject to Building Height and Setback Restrictions (50 foot height permitted by right; over 50 feet to a maximum of 85 feet permitted subject to SUP) ⁹ .
Maximum Stories	10 stories west of Steamboat Creek 9 stories east of Steamboat Creek except 4 stories for 7.88 acres south of Veterans Parkway, east of Geiger Grade as shown on Exhibit 2, PPH, LLC Parcels Subject to Building Height and Setback Restrictions (50 foot height permitted by right; over 50 feet to a maximum of 85 feet permitted subject to SUP) ⁹ .
Lot Size Standards	
Minimum Lot/Unit Size	600 square feet
Minimum Lot Width	None
Street Setbacks^{2, 8}	

Density/Intensity Standards	
Porch Setback	10 feet
Building Front Setback	15 feet ³
Side Loaded Garage Setback	10 feet
Front Loaded Garage Setback	20 feet
Building Separation (typical)⁸	
Building to Building	20 feet
Building Separation at Paseo^{7,8}	
1-Story to 1 or 2-Story Building	12 feet
2-Story to 2 or 3-Story Building	18 feet
3-Story to 3-Story Building	26 feet
Yard Setbacks and Dimensions^{8,11}	
Side Yard Setback	10 feet ⁴
Rear Yard Setback (where provided)	10 feet ⁵
Minimum Private Open Space/ Balcony	50 square feet
Alley Setbacks	
Drive Apron - Garage	3 feet
Building Setback	3 feet
2 nd Story Cantilever	2 feet encroachment
Parking/Landscaping	
Parking	Per RMC 18.12.1102
Landscaping	Per RMC 18.12.1209-1211 ⁶

Notes:

1. Lot sizes and setbacks may be reduced and building height and maximum stories may be increased if approved by the DRC and City of Reno through the Tentative Map process.
2. Setbacks apply to buildings on the exterior perimeter of project sites.
3. 30 foot if immediately adjacent to an arterial street or freeway.
4. 10 foot building and parking setback if immediately adjacent to property developed with single-family residential uses.
5. 20 foot building setback and 10 foot parking setback if immediately adjacent to property developed with single-family residential uses; 0 foot building/parking setback if immediately adjacent to Steamboat Creek parcel.
6. The minimum landscape area for attached projects shall be 10% of the gross area of the site.
7. "Paseo" is defined as an area with units fronting onto a landscaped corridor with a common path. If no common pathway is intended, typical building-to-building separation is permitted.
8. Architectural projections (including balconies and fireplaces) may encroach up to 2' into setback.
9. Additional 1:1 building height to setback ratio required for any portion of the building over 15 feet in height up to 50 feet. Parcels Subject to Building Height and Setback Restrictions. 1:1 height to setback ratio measured from existing residential property lines (not common area) to future buildings on 7.88 acres.

2. Site Planning and Design

Site design objectives of the multi-family areas are encouraged to incorporate principles, which take maximum advantage of the community amenities, promote safe and efficient vehicular movement, and provide adequate and easily accessible parking areas.

2.1 Streets, Sidewalks and Pathways

Streets and sidewalks shall be designed in accordance with the details provided in the Street Standards section of this Handbook.

Internal sidewalks and internal pathways shall connect to street sidewalks and open space trails where applicable. Pathways shall range between 4 and 8 feet in width depending on connection points. Pathways may be constructed with Portland Concrete Cement (PCC), decomposed granite (DG), asphalt cement (AC), or compacted soil as approved by the DRC and in accordance with the Path Trail Standards below.

Path/Trail Type	Tread Width	Surface	Desirable Grade
Pedestrian	4'	DG, PCC, or AC AC or PCC	1-4%
Pedestrian/Bicycle	8'	Compacted Soil	1-8%
Equestrian/Mtn. Bike/Hike	8'	Compacted Soil	8%
Public Multi-Use Easement			
Ped/Bike/Eques/Mtn. Bike	8' Ped/Bike 4' Equest.	Compacted Soil 1-8+%	8%

2.2 Storage

No outside RV or boat storage will be allowed within multi-family developments.

2.3 Walls and Trash Enclosures

Minimize the use of solid walls along property lines and public ROW's. Screening and sound attenuation may be best achieved through berming and landscaping. When used, walls shall be decorative and complementary to the architecture of the buildings. All proposed walls and fences shall be submitted and approved by the DRC.

Trash enclosures shall be enclosed on all four sides with minimum 6 foot tall walls and solid gates which complement the building architecture and will be constructed of materials compatible with the building it serves. Trash enclosures should endeavor to not be visible from any public thoroughfare, open space or amenity areas.

2.4 Site Amenities

Exterior site design and landscaping shall provide functional recreation spaces and/or community site amenities.

All multi-family developments shall include the following:

- Common laundry facilities consisting of two washers and four dryers per 20 dwelling units or hook ups in each dwelling unit.
- A central playground(s) equivalent to 15 square feet per two bedroom dwelling unit.

3.0 Architectural Elements

3.1 Objective

The architectural design objective for multi-family units is intended to provide an aesthetic environment in balance and scale with the surrounding neighborhoods and community.

3.2 Characteristics

Once an architectural style has been established it shall apply to all buildings and structures within the individual development, including all garages, carport structures, recreation amenities, trash enclosures, etc.

New multi-family residential development shall respect the scale and character of adjacent residential neighborhoods through attention to views, building scale and orientation, setbacks, proximity to adjacent uses, location of driveways and parking areas, lighting and landscape, and access to any common area trail or pathway systems. Exterior spaces shall be designed to enhance the overall appearance and compatibility of such development by providing privacy, buffering, daylight, and to provide a pleasant transition to the street.

3.3 Articulation and Orientation

Building articulation shall be incorporated to avoid a linear pattern or long blank walls. A minimum 2 foot projection or recess should occur not less than every 50 linear feet of wall. Articulations should employ alternations of color arrangement, or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Building articulations shall employ recesses/projections (minimum 2') of the vertical wall surfaces by incorporating porches, balconies, entries, decks, lookouts, overhangs, bay windows and other features of interest.

In order to minimize the appearance of mass and bulk, simple box forms should be avoided.

Varying orientations of building footprints shall also take in consideration the natural surroundings and views, development amenities, shading from adjacent buildings, north facing stairways and walkways, public ROW's and abutting uses.



Multi-Family Architecture, Building Materials, and Articulation Example

3.4 Roofs

Garage and carport roof structures with visible roof slopes are highly encouraged. Pole carports are discouraged. Carports shall not be allowed in the front setback. Materials and colors shall be consistent with the overall design of the main buildings.

Roof top mounted mechanical equipment shall be fully screened from public view.

3.5 Exterior Lighting

Thematic lighting and addressing shall be integrated with the architectural design of the structure and be consistent in type and placement throughout the development. Fixture dimensions shall be appropriate to the scale of the structure.

Lighting fixtures and standards located within 100 feet of single family residential developments may not exceed 15 feet in height unless approved by the DRC subject to proper shielding.

4. Miscellaneous Design Elements

4.1 Antennas and Dishes

All structures shall be pre-wired to accommodate telecommunication facilities. Central satellite dishes may be allowed if approved by the DRC.

4.2 Utilities and Equipment

a. Ground Mounted

Above ground utility appurtenances and other equipment including air conditioner compressors and evaporative coolers, shall be screened from public view through the use of berms, fences, and walls, blending colors and/or vegetation. If fences or walls are used, materials shall be compatible with village fences and rockery walls.

b. Roof Mounted

Roof mounted mechanical equipment are not permitted unless incorporated into the building design and screened from view.

c. Structure Mounted

All mechanical and electrical utilities and equipment including meters shall be integrated into the structures and screened from public view. Placement of structure mounted utilities and equipment shall be subject to review and approval by the DRC.

4.3 Height Restrictions

Building height shall be measured from finish floor to the mid point of the ridge of the structure.

4.4 Adjacency to Single Family Residential Developments

Unless otherwise specified on Exhibit 2, PPH, LLC Parcels Subject to Building Height and Setback Restrictions (see Section 1.2 Development Standards on Page 18 for modified setbacks and building heights), where multi-family projects are proposed adjacent to existing single-family developments, the following adjacency standards shall apply:

- Along external side property lines adjacent to property developed with single family uses, a minimum ten foot (10') building and parking setback shall be provided. The setback area shall be fully landscaped in accordance with plant material sizes and tree and shrub requirements per RMC 18.12.1209-1211. In addition, a minimum of two thirds (2/3) of the trees shall be coniferous 6-8 feet in height to provide year round screening.

- Along rear yards, a minimum setback of twenty feet (20') for buildings and 10 feet for parking is required. The parking setback shall be fully landscaped in accordance with plant material sizes and tree and shrub requirements per RMC 18.12.1209-1211. In addition, a minimum of two thirds (2/3) of the trees shall be coniferous 6-8 feet in height to provide year round screening.
- Light fixtures and standards in or within 100 feet of any existing single-family development shall not exceed 15 feet in height.



Solid Screen Wall Example

- A 6 foot high solid masonry wall, or equivalent, is required between residential lots adjacent to existing single family and non-residential projects.

5. General Parking Requirements

5.1 Intent

Parking space requirements and design shall be in general accordance with RMC Article XI: Off-Street Parking and Loading as included in Appendix. Additional standards or exceptions to RMC Article XI are outlined below and are intended to ensure that adequate off-street parking and loading facilities are provided for all potential uses. In addition, these standards are intended to ensure off-street parking is designed in a manner that is easily accessible, incorporating barrier free design and access for emergency vehicles. Finally, these standards provide for off-street parking facilities that are attractively designed, well maintained and unobtrusive to adjacent residential areas.

5.2 On-Site Maneuvering

All parking spaces within a parking facility shall be accessible without reentering the public ROW.

5.3 Stall Striping

All parking and loading areas shall be paved and adequately marked by paint or means integral to the pavement design.

5.4 General Design

Parking and loading facilities shall be designed in such a manner to allow for safe ingress and egress of vehicles.

5.5 Parking Structures



Parking beneath buildings or in parking structures, if proposed, must be carefully integrated into the architectural and landscape design of a project. Covered parking (carports) will not be allowed in the front setback.

Parking Integrated into Building Design Example

Materials shall be consistent with the overall design of the main buildings. Sloped rather than flat roofs are preferred.

5.6 Motorcycle Parking

Motorcycle parking is encouraged for each residential project containing twenty or more parking spaces. Projects are encouraged to provide a minimum of two motorcycle parking stalls plus an additional parking stall for each additional 100 automobile parking stalls over the first 100 provided. Motorcycle spaces shall be a minimum of seven feet in length and three feet four inches in width. Stalls shall be clearly designated as "motorcycle parking only". For every three motorcycle parking spaces provided, a credit for one parking space shall be given toward the required parking, provided, however, that the credit for each stall not exceed one-thirtieth (1/30) of the total number of spaces.

5.7 Bicycle Parking

Bicycle parking shall be provided in accordance with RMC Section 18.12.1105.

5.8 Parking Area Tree Planting

A minimum of one tree per each ten parking spaces shall be provided. These trees may be planted in the interior of each parking area (e.g. in an island) or within the parking lot edge area. The distance between required trees may not exceed twelve spaces in a row. Such planting shall be distributed throughout the project.

5.9 Landscape Fingers/Diamonds

Parking fingers or diamonds are required at a minimum ratio of one for every twelve parking spaces. Parking fingers or diamonds shall be sized a minimum of eight feet wide (as measured from outside face to outside face of curb) by the depth of the individual adjacent stall. Fingers and/or diamonds shall be distributed in a relatively even manner throughout the site. All end of parking rows that abut a drive aisle shall have landscape fingers. Half diamonds may be considered where adjacent to sidewalks, patios, or other hardscape.

5.10 Parking Area Tree Wells

Eight foot square diamond shaped tree wells can be substituted in lieu of landscape fingers in order to provide the required number of parking area trees.

5.11 Parking Lighting

All parking areas shall be lit. Such lighting shall not cast glare onto adjacent streets or properties. Light fixtures and standards in or within 100 feet of any existing single-family development shall not exceed 15 feet in height. "Dark Sky" lighting provisions are encouraged on all projects within the PPH boundary.

5.12 Street Parking

On-street parking is prohibited on all controlled access arterials, major and minor arterials streets. On-street parking may be allowed on collector and local streets where permitted by the City of Reno.

5.13 Non-Applicable to Parking Requirements

On street parking on arterial or collector streets shall not be counted towards satisfying on-site parking space requirements.

5.14 Curbs, Overhangs, and Wheel Stops

The use of curbs separating parking from landscaping is required. A two foot parking overhang into the specified landscaped areas is preferred, as opposed to the use of wheel stops. The two foot overhang may be considered as part of the required landscape setback. Wheel stops may be approved by the DRC on a case-by-case basis.

6. Landscape Design**6.1 Objective**

The objective of this landscape architecture design criteria is to establish a pleasant and attractive landscape framework for multi-family projects. This framework will help to provide design continuity and establish an identifiable visual character that enhances the community image.

Landscape plans shall be submitted as required by this Handbook to the DRC for review and approval prior to submittal to the City of Reno.

6.2 Landscape Standards

Landscaping of multi-family project sites including minimum plant material sizes, the number of trees and shrubs required and irrigation requirements shall be in accordance with RMC Article XII: Landscaping and Screening Sections 1209-1211.

Parking lot landscaping, however, shall be in accordance with the standards outlined in this document and the minimum landscape area to be provided shall be ten percent of the gross site area. In addition, the following standards shall apply:

- All required setback areas not used as a driveway or parking area shall be landscaped in a manner complementary to the on-site landscape architecture design concepts.
- A two foot parking overhang into the specified landscaped areas is preferred, as opposed to the use of wheel stops. Concrete curbing must be provided.
- A 4 inch layer of bark mulch or decorative earth tone rock shall cover 100% of all required landscape areas except turf and accent flowerbeds. Decorative rock shall be earth tone in color only. Acceptable colors of earth tone rock shall be in hues of gray, tan/beige, or gray-greens. No red, pink, black or white rock shall be allowed. The use of unnatural colored gravel is not permitted. Granite boulders/rock groupings are acceptable. Boulders shall be buried at least thirty percent of their height to appear as natural rock outcroppings.
- Headers shall be utilized at all transitions between turf and planter areas.
- All walkways shall be constructed of hard surfaces such as decorative pre-cast pavers or poured in place concrete, subject to the review and approval of DRC.

6.3 Soils Lab Analysis and Recommendations

Mineral build up in the soil may be a threat to vigorous growth in certain species of plants. Prior to design, individual parcel developers shall obtain soil samples from the site to develop soils amendment recommendations if required. Individual parcel developers shall implement mitigation and amendment recommendations to ensure sustainable plant growth.

6.4 Landscape Lighting

Accent lighting for landscape features, if desired, shall be designed and located so as not to shine on pedestrian or vehicular traffic.

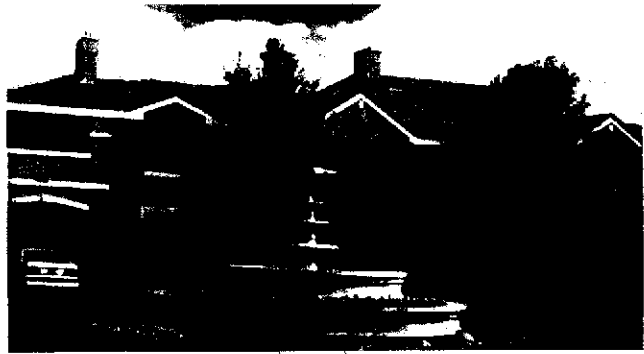
All up-lights shall be glare shielded and shall be directed away from property lines.

6.5 Irrigation

Automatic underground irrigation systems are required for all landscape areas. Specific irrigation design standards are as follows:

- Head to head coverage will be required in all lawn areas with drip systems to trees, shrubs, grasses, and ground cover areas.

- All irrigated areas shall utilize remote electric control valves installed in valve boxes, in order to affect a fully automatic system. No manual valves are allowed.



Multi-Family Landscaping Examples



Multi-Family Landscaping Examples

- Appropriate filtration and pressure regulating devices shall be installed.
- No fixed risers are allowed.
- Spray head systems shall be installed with a pressure regulator to provide consistency in watering patterns. Spray heads shall not throw water onto sidewalks, fences, walls, streets or buildings.
- Approved backflow prevention devices are required on all landscape irrigation systems utilizing potable water.

7. *Fencing*

A fencing plan shall be required for all proposed multi-family projects and shall be approved by the DRC. Open view fencing is encouraged for multi-family projects except where solid screening between existing single-family projects or non-residential projects is required.



Multi-Family Open View Fencing Example

Solid fencing shall include 6 foot tall decorative masonry walls (or equivalent). Open view fencing may be 5 or 6 feet in height. When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped.

All walls and fences shall maintain a uniform top horizontal plane. Transitions to accommodate slope and grade breaks shall be stepped. All walls and fences shall comply with AASHTO standards as applicable to maintain adequate sight distance requirements. All masonry/stucco walls shall be graffiti coated.

8. *Project Entry Signs*

Project entry signs may be placed on walls or monuments on both sides of the street at appropriate entrance areas. Signage materials may include decorative masonry block, stucco, brick, natural or manufactured stone, wood, tile or decorative metal. Lettering may consist of inset or painted designs or individual or attached raised letters. Signage may only include the name of the individual project. Builder names may not be listed on the signs.

Signage shall be complemented with irrigated landscaping in proportion and scale with the selected sign. A minimum of 1 tree per 400 square feet and 1 shrub per 40 square feet of total landscape area provided shall be planted. Lighting may be provided to illuminate the sign and landscape areas. Lighting shall be through the use of ground mounted or other indirect lighting sources. No internal illumination of the signs shall be permitted. Details regarding the size and style of the signs shall be approved by the DRC; however, in general, the signs shall not exceed 8 feet in height.



Multi-Family Project Entry Signage and Landscaping Example

C. NON-RESIDENTIAL DESIGN STANDARDS

1. *Permitted Land Uses*

Various non-residential and mixed residential uses including commercial, office, recreation, institutional and industrial uses, as well as accessory uses as listed in *Table 1, Table of Uses for Owner's Properties*. Innovative land uses are encouraged such as residential over retail or office or live/work uses. Any development activity within and adjacent to perennial streams shall be in accordance with RMC Section 18.08.404(d) *Specific Standards for Protection of Significant Hydrological Resources* as included in the Appendix of this handbook except that roads, driveways, and parking including, but not limited to, Damonte Ranch Parkway shall be permitted without a Special Use Permit.

1.1 *Uses Requiring a Special Use Permit*

Major utilities and/or uses indicated in Table 2 – Table of Uses for Owner's Properties or uses where reduced lot sizes or setbacks below lot standards requirements are desired.

1.2 *Development Standards*

Standards	
Maximum Stories	10 stories west of Steamboat Creek 9 stories east of Steamboat Creek except 4 stories for 7.88 acres south of Veterans Parkway, east of Geiger Grade as shown on Exhibit 2, PPH, LLC Parcels Subject to Building Height and Setback Restrictions (50 foot height permitted by right; over 50 feet to a maximum of 85 feet permitted subject to SUP) ⁵ .
Maximum Building Height:	100 feet west of Steamboat Creek (SUP required for over 100 feet) 85 feet east Steamboat Creek except 50 feet for 7.88 acres south of Veterans Parkway, east of Geiger Grade as shown on Exhibit 2, PPH, LLC Parcels Subject to Building Height and Setback Restrictions (50 foot height permitted by right; over 50 feet to a maximum of 85 feet permitted subject to SUP) ⁵ .
Lot Size	
Minimum Lot or Development Size:	None
Minimum Lot Width:	None
Yard and Setback Dimensions^{1, 5}	
Minimum Front Yard Parking and Building Setback	10 feet
Side Yard (feet)	0 or 10 feet ²
Rear Yard (feet)	0 or 10 feet ³

Standards	
Building to Building (feet)	20 feet
Parking	Per RMC 18.12.1102
Landscaping	RMC 18.12.1209 - 1211 ⁴

Notes:

1. Setbacks may be reduced if within the variance parameters that may be granted by the DRC or if approved by the DRC through approval of Special Use Permit by City of Reno.
2. 10 foot building and parking setback if immediately adjacent to property developed with single-family residential uses; 0 foot building/parking setback if immediately adjacent to Steamboat Creek parcel.
3. 20 foot building setback/10 foot parking setback if immediately adjacent to property developed with single-family residential uses; 0 foot building/parking setback if immediately adjacent to Steamboat Creek parcel.
4. At a minimum, landscaping shall be provided in setbacks where parking is not provided and within parking areas. There are no minimum landscape area percentage requirements.
5. Additional 1:1 building height to setback ratio required for any portion of the building over 15 feet in height up to 50 feet. Parcels Subject to Building Height and Setback Restrictions. 1:1 height to setback ratio measured from existing residential property lines (not common area) to future buildings on 7.88 acres.

2. Site Planning Objectives

2.1 Street Patterns

The objective of the roadways system serving Owner's Properties as well as adjacent developments is to permit the safe, efficient, and orderly movement of private, commercial, and service vehicles, pedestrians, and cyclists.

2.2 Design Considerations

Integral design considerations shall include and consider Low Impact Development (LID) and Leadership in Energy and Environmental Design (LEED) designs, land use planning, energy conservation, noise abatement, air quality, public transit, pedestrian circulation, and stormwater management.

In order to ensure compliance with the intent of this document, roadway and parcel design shall strive to achieve the following goals:

- Have a simple and logical pattern.
- Display consideration of natural features and topography.
- Provide for adequate employee and visitor parking.
- Accommodate public transit and public transportation needs.
- Present an attractive streetscape.
- Provide for efficient surface water drainage in major storm events.



Non-Residential Site Design Example

2.3 Streets, Sidewalks and Pathways

Streets and sidewalks shall be designed in accordance with the details provided in the Street Standard section of this Handbook. Landscape parkways are encouraged but not required.

Internal sidewalks and internal pathways shall connect to street sidewalks and open space trails where applicable. Pathways shall range between 4 and 8 feet in width depending on connection points. Pathways may be constructed with Portland Concrete Cement (PCC), decomposed granite (DG), asphalt cement (AC), or other acceptable materials as approved by the DRC and in accordance with the Path Trail Standards below.

Path Trail Standards

Path/Trail Type	Tread Width	Surface	Desirable Grade
Pedestrian	4'	DG, PCC, or AC AC or PCC	1-4%
Pedestrian/Bicycle	8'	Compacted Soil	1-8%
Equestrian/Mtn. Bike/Hike	8'	Compacted Soil	8%
Public Multi-Use Easement Ped/Bike/Equest/Mtn. Bike	8' Ped/Bike 4' Equest.	Compacted Soil 18+%	8%

2.4 Site Grading

The planning and design objective of on site grading is to create effective landforms to accommodate the proposed development of individual parcels. Grading plans shall demonstrate consideration of the following:

- Proper disposal of stripings/no burning
- Attempt to balance cut and fill with on site materials

- Provide and maintain adequate erosion controls
- Encourage incorporation of LID standards into site design

Performance criteria for on site grading of individual parcels shall conform to the following standards:

- All grading activities shall be diligently and continuously performed to affect the earliest completion.
- At all times control fugitive airborne dust and maintain conformance with Washoe County Health Department requirements.
- Assure all adjoining streets remain free of debris generated by vehicular traffic to and from the parcel.

2.5 Building Placement and Orientation

2.5.1 Design Intent

The orientation of a building or structure upon a site must not only reflect the project's functional needs, but also must be responsive to the individual parcel's characteristics, and be sensitive to adjacent land uses and the surrounding community. It is important that the three dimensional character of each structure be considered as it relates to the specific parcel. These issues must be skillfully addressed in order to obtain design review approval.

2.5.2 Entry Sequence

Each project shall provide a visually appealing, well-articulated, identifiable path of entry for pedestrian and vehicular users from the street into the site, and from the site to the buildings. Landscaping, hardscaping and architectural design elements for the project site and building entries must work together to create a sense of arrival.

2.6 General Setback Requirements

2.6.1 Minimum Requirements

Setbacks shall be in conformance with Section 1.2 Lot Standards for non-residential development provided in this document. All setbacks noted are minimum requirements.

2.6.2 Landscape of Setback Areas

All required setback areas not used as a driveway or parking area shall be landscaped in a manner complementary to the on-site landscape architecture design concepts.

2.6.3 Adjacency to Existing Residential Development

Unless otherwise specified on Exhibit 2, PPH, LLC. Parcels Subject to Building Height and Setback Restrictions of 50 feet or maximum of 85 feet subject to SUP, where non-residential projects are proposed adjacent to existing single family or multi-family developments, the following adjacency standards shall apply:

- Along external side property lines adjacent to property developed with single family or multi-residential uses, a minimum ten feet building and parking setback shall be provided and shall be fully landscaped in accordance with plant material sizes, and tree and shrub requirements per RMC 18.12.1209-1211. In addition, a minimum of two thirds (2/3) of the trees shall be coniferous to provide year round screening.
- Along rear yards, a minimum setback of ten feet for buildings and 10 feet for parking is required. The parking/building setback shall be fully landscaped in accordance with plant material sizes, and tree and shrub requirements per RMC 18.12.1209-1211. In addition, a minimum of two thirds (2/3) of the trees shall be coniferous to provide year round screening.
- A 6 foot high masonry wall, or equivalent, is required for non-residential developments adjacent to existing single family and multi-family residential projects.
- Light fixtures and standards in or within 100 feet of any existing single family or multi-family development shall not exceed 15 feet in height. Light fixtures greater than 15 feet in height will be considered on a case-by-case basis with the DRC and City Staff when shielding and components can be evaluated.

2.7 Vehicular and Pedestrian Access, Circulation and Layout



Favorable Site Design, Parking, and Circulation

Each project shall provide a pedestrian link, when appropriate, onto the site from public transit facilities and pedestrian trail/sidewalk systems.

2.8 *General Parking Requirements*

2.8.1 *Intent*

Parking space requirements shall be in accordance with RMC Article XI: Off-Street Parking and Loading as included in the Appendix. Parking on local streets may be considered. Additional standards for parking are outlined below and are intended to ensure that adequate off-street parking and loading facilities are provided for all potential uses. In addition, these standards are intended to ensure off-street parking is designed in a manner that is easily accessible, incorporating barrier free design and access for emergency vehicles. Finally, these standards provide for off-street parking facilities that are attractively designed, well maintained, and unobtrusive to adjacent residential areas.



Non-Residential Parking Design Example

2.8.2 *On-Site Maneuvering*

All parking spaces within a parking facility shall be accessible without reentering the public right-of-way.

2.8.3 *Stall Striping*

All parking and loading areas shall be paved and adequately marked.

2.8.4 *General Design*

Parking and loading facilities shall be designed in such a manner to allow for safe ingress and egress of vehicles.

2.8.5 *Parking Structures*

Parking beneath buildings or in parking structures is encouraged. If proposed, it shall be carefully integrated into the architectural and landscape design of a project. Materials shall be consistent with the overall design of the main buildings. Sloped rather than flat roofs are preferred.

2.8.6 Large Vehicles

Parking areas for oversized (utility, commercial, and recreational type) vehicles, where provided, shall be sized and configured so that they can be parked and maneuvered.

2.8.7 Motorcycle Parking

Motorcycle parking is encouraged for each non-residential project containing twenty or more parking spaces. Projects are encouraged to provide a minimum of two motorcycle parking stalls plus an additional parking stall for each additional 100 automobile parking stalls over the first 100 provided. Motorcycle spaces shall be a minimum of seven feet in length and three feet four inches in width. Stalls shall be clearly designated as "motorcycle parking only". For every three motorcycle parking spaces provided, a credit for one parking space shall be given toward the required parking, provided however, that the credit for each stall not exceed one-thirtieth of the total number of spaces.

2.8.8 Bicycle Parking

Bicycle parking shall be provided in accordance with RMC Section 18.12.1105.

2.8.9 Parking Area Tree Planting

A minimum of one tree per each ten parking spaces shall be provided. These trees may be planted in the interior of each parking area (e.g. in an island) or within the parking lot edge area. The distance between required trees may not exceed twelve spaces in a row. Such planting shall be distributed throughout the project.

2.8.10 Landscape Fingers/Diamonds

Parking fingers or diamonds are required at a minimum ratio of one for every twelve parking spaces. Parking fingers or diamonds shall be sized a minimum of eight feet wide (as measured from outside face to outside face of curb) by the depth of the individual adjacent stall. Fingers and/or diamonds shall be distributed in a relatively even manner throughout the site. All end of parking rows that abut a drive aisle shall have landscape fingers. Half diamonds may be considered where adjacent to sidewalks, patios, or other hardscape as long as a minimum 5 foot width for trees is provided.

2.8.11 Parking Area Tree Wells

Eight foot square diamond shaped tree wells can be substituted in lieu of landscape fingers in order to provide the required number of parking area trees.



2.8.12 Parking Lighting

All parking areas shall be lit and “Dark Sky” provisions shall be incorporated where possible. Such lighting shall not cast glare onto adjacent streets or properties. Light fixtures and standards located within 100 feet of any existing single family or multi-family development shall not exceed 15 feet in height unless specifically approved by the DRC when adequate shielding is provided.

Favorable Parking Area Tree Wells and Lighting

2.8.13 Street Parking

On-street parking is prohibited on all controlled access arterials, primary arterials and secondary arterial streets. On-street parking may be allowed on collector and local streets where permitted by the DRC.

2.8.14 Curbs, Overhangs and Wheel Stops

The use of curbs separating parking from landscaping is required. A two foot parking overhang into the specified landscaped areas is preferred, as opposed to the use of wheel stops. The 2 foot overhang may be included in the required landscape setback. Wheel stops may be approved by the DRC on a case-by-case basis.

2.8.15 Commercial Vehicle Access

All sites shall provide vertical clearance for commercial and service vehicles to enter and load or unload on-site. Street-side loading or building servicing is discouraged.

2.9. Screen Walls and Fences

2.9.1 Landscape Screening

Landscaping may be used as an acceptable screen for passenger vehicles. Landscaping alone may not be an acceptable service area screen and is subject to the approval of the DRC.

2.9.2 Screen Walls

Screen walls are to be used where required for service area security and screening purposes or courtyard walls. Screen walls, without a demonstrable service area screening purpose, or that act to create the impression of a walled compound-like facility are discouraged.

2.9.3 Screen Wall Placement

Screen walls and fences shall observe the parking setback requirements, where applicable. Although there are no wall or fence setback requirements along internal property lines, perimeter landscape requirements remain, even within or adjacent to, the screened portion of a project.

2.9.4 Retaining Walls

Retaining walls visible from any street or open space area shall not exceed six feet in height. Grade changes that require retaining walls exceeding this height must be terraced with a minimum three foot clear separation between each wall.

2.9.5 Materials and Construction

Screen walls, security fences and retaining walls shall be constructed of durable materials. The design and construction of these elements shall have the same level of finish on all visible sides. Painted wrought iron, split face masonry, stucco on masonry, plaster coated or textured finished concrete block, and tilt-up concrete panels are some examples of acceptable fencing materials. Interlocking retaining wall blocks with planting are encouraged in lieu of plain concrete retaining walls. All proposed designed materials and colors are subject to DRC approval.

2.9.6 Prohibited Materials

Wood fencing, bare metal chain link, and/or bare metal chain link with slats are not permitted; however, vinyl coated chain link and/or vinyl coated chain link with plastic slats may be used subject to DRC approval.

2.9.7 Barbed Wire Toppings

Barbed or razor wire toppings are not permitted.

2.10. Loading and Service Areas

2.10.1 Design

Off-street loading and service standards shall be in accordance with RMC 18.12.1107 as included in the Appendix. In addition, each site design shall specifically address the needs of package pick-up and delivery, as well as service

vehicles of various sizes that will be visiting a project. Each design must incorporate a means to keep these service providers and their vehicles from unreasonable disrupting access and the flow of traffic, for owners/tenants and their clients.

Once a service vehicle is on-site, it must have a place to park while performing its service and a way to exit in an efficient way. This may be accomplished by providing service vehicle parking areas, package vehicle turnouts, etc. The specific nature, size and configuration of a project will dictate the measures necessary for successfully addressing this issue.

2.10.2 Placement

Service and loading areas shall be located at the side or rear of buildings and a minimum ten-foot tall solid screening wall shall be required to screen views from any public street. Screening materials shall match the primary materials on the front façade.

2.10.3 Extent

Service and loading areas shall be designed to accommodate all backing and maneuvering on-site.

2.10.4 Screening

Service and storage areas shall be effectively screened from public view. Screening shall be by walls or landscaping and be aesthetically compatible to the project design.

2.10.5 Loading Door Locations

In retail centers, overhead loading doors shall be located a minimum of sixty feet back from public streets.

2.11. Outdoor Storage

2.11.1 Placement

No outdoor storage shall be permitted unless screened from view of public streets and adjacent residential.

2.11.2 Screening

Storage areas shall be screened, as approved by the DRC from all adjacent parcels and open space areas.

2.11.3 Commercial Vehicles

In retail centers, all commercial/utility vehicles continuously parked on-site in excess of 30 days must be inside a closed building or within a screened portion of the site. It is understood that complete truck screening is impractical. Partial screening up to the eight foot level is sufficient.

2.12. Refuse Storage and Collection

2.12.1 Design

In retail centers and office uses, refuse enclosures are required for all projects. These enclosures shall be compatible with the exterior design treatments of the primary structures. Enclosures shall be of sufficient height to completely screen the trash bins within and shall be provided with opaque painted steel gates and designed to be subject to abuse without short-term deterioration.



Non-Residential Trash Enclosures Example

2.12.2 Amount

Refuse collection areas shall be designed to contain all refuse generated on-site between collections.

2.12.3 Placement

Where practical, refuse enclosure placement shall be limited to visually unobtrusive areas of the site.

2.13. Utilities and Communication Devices

2.13.1 Design Intent

Where practical, all utilities (gas, electric, telephone, water, etc.) to and within development parcels shall be placed underground pursuant to the construction specifications of the applicable utility companies or agencies.

2.13.2 Electrical Equipment

Electrical equipment shall be mounted on the interior of a building wherever practical. When interior mounting is not practical, such equipment shall be

located along the side or rear of a building shielded from public view. Such equipment must be reviewed and approved by the DRC.

2.13.3 Antennas and Dishes

Antennas and satellite dishes, if provided, must be reviewed and approved by the DRC. In all cases, these devices are to be located in unobtrusive locations. Whenever practical, ground mounted devices shall be buffered by landscape or screening so as to minimize visual impacts from public streets and adjacent residential areas.

2.13.4 Transformers

On-site transformers shall be screened from street view with landscape and other materials if acceptable to the utility company. Where at all possible, transformers should be located in a visually unobtrusive portion of the site.

2.13.5 Backflow Prevention Devices

All backflow prevention devices, including fire sprinkler connections and above grade utility connections, shall be screened by landscaping to the extent possible. Approximate locations for these various elements shall be shown on plans submitted for review.

2.13.6 Fire Sprinklers

Fire sprinkler valves, gang valves, and detector checks shall be placed to visually minimize their presence from view. Approximately locations for these various elements shall be shown on plans submitted for review and approval by the DRC and the City.

3. Architectural Design Standards

3.1 Design Standards/Objectives

3.1.1 Objectives

The objectives of this section are to ensure both a consistent level of design quality and visual cohesion. The architectural standards are intentionally no more prescriptive than necessary to achieve these objectives so as not to inhibit design creativity and the resultant diversity of building design thereby yielding an attractive, value-apparent business environment.

3.1.2 Consistency

All design elements shall appear integrated into an overall project concept. Designs that appear arbitrary or are inconsistent in form are not acceptable and will not be allowed.

3.1.3 Continuity

Detached structures and satellite buildings are required to be integrated into the overall project design. Patchwork-type construction shall not be permitted on any portion of any site. Prefabricated structures of a temporary nature may, with DRC approval, be erected for a specified period.

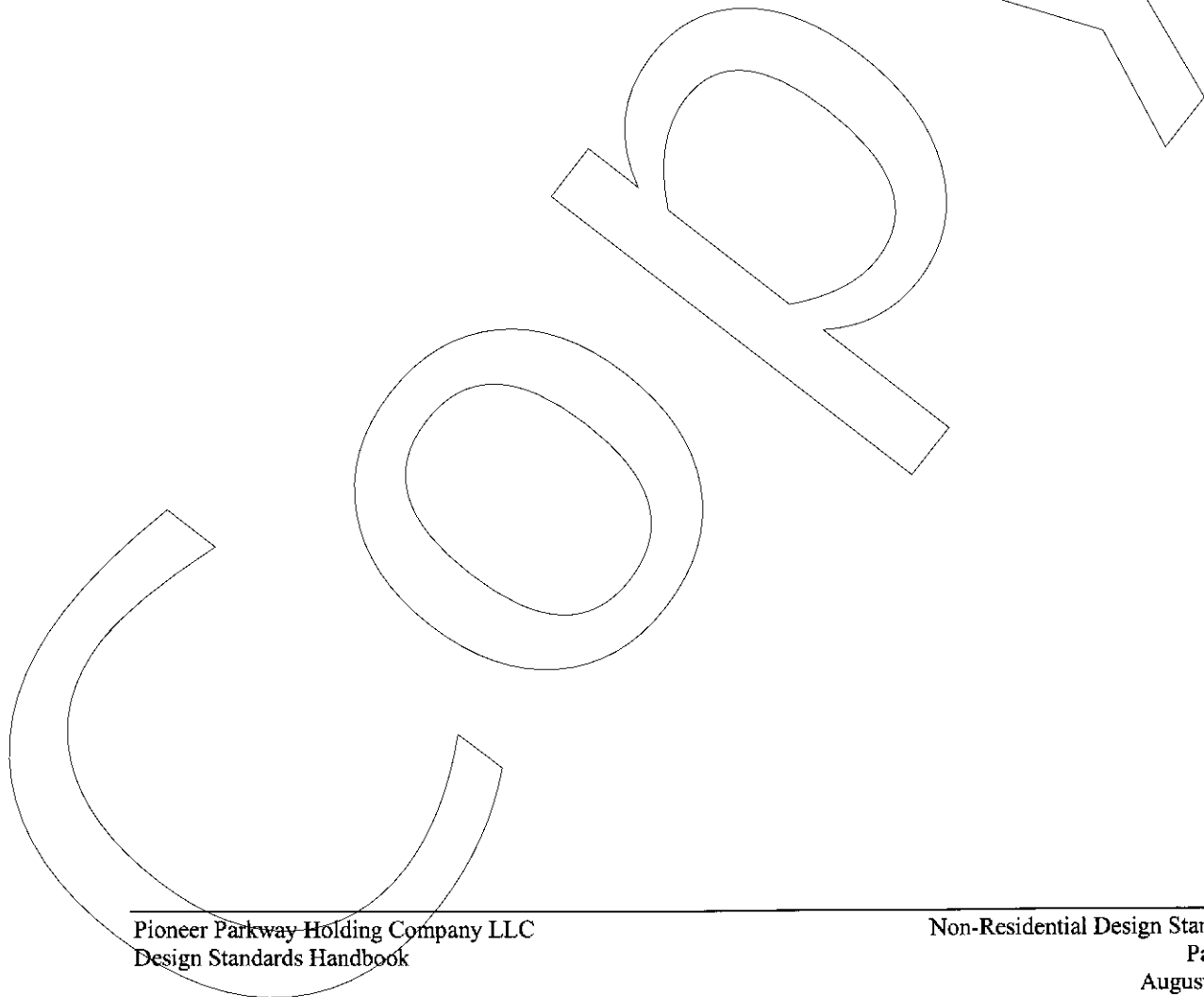
3.2 *Architectural Character*

3.2.1 *Design Intent*

Project design concepts shall adhere to either a contemporary, modern style of design, or an architecturally consistent stylistic design approach, throughout a specific project. Industrial buildings are typically large, simple buildings of straightforward design. Often, no attempt is made to design industrial buildings in the context of their surrounding character. The intent of these guidelines is to:

- Promote compatibility between new development and existing structures and natural features;
- Ensure that new buildings are compatible with the area's scenic features; and
- Encourage clustering and integrated design of industrial buildings.

Neighborhood retail centers, back-office and professional/executive offices, may choose to be harmonious with the surrounding residential theme and character, subject to DRC approval.





*Non-Residential Building Styles,
Architecture, and Site Design Examples*

3.2.2 Relationship and Content

In all design decisions, consideration should be given to the character of the adjacent neighborhood, buildings, and improvements on adjacent parcels.

3.2.3 Environmental Concern

The climate and its effects upon energy consumption and the well-being and comfort of both users and visitors shall be considered and addressed. Developers are encouraged to incorporate LEED or "green" provisions into project designs.

3.3 Building Massing and Form

3.3.1 Design Intent

Building massing shall possess a balance in form and composition. Large, flat, non-articulated building elevations or long undifferentiated walls are discouraged.



***Non-Residential
Building Articulation Examples***

3.4 Building Entrances

3.4.1 Design Intent

Primary building entrances should be obvious. A clearly defined primary pedestrian entry linked to an enhanced hardscaped foreground is required for each building.



Non-Residential Building Entry Example

3.5 Roof Design

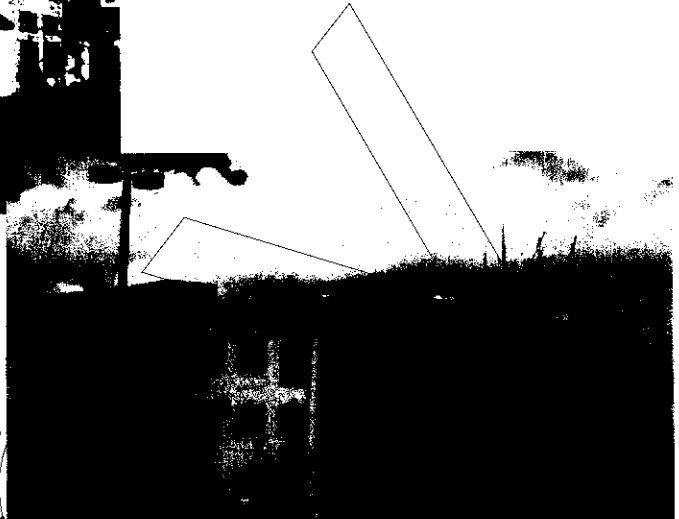
3.5.1 Roof Form

Projects may feature parapet-screened, built-up flat roof forms. Sloped, curved or other roof forms may be used if they are expressed as a design element and consistently applied throughout a project. Exotic or special purpose roof systems (i.e. tensile structures) are acceptable so long as they are well integrated into a project's design.



3.5.2 Roof Screening

Built-up roofing systems shall be effectively screened on all sides by the building parapet. Parapet height must equal or exceed the height of the highest point of a built-up roof.



Non-Residential Roof Style Examples



3.5.3 Unified Roof-Top Appearance

All roof elements including roof mounted equipment and components, the inside faces of equipment screens, and the back side of parapet walls, shall be finished in compatible neutral colors. A note to this effect shall be included in submittals to the DRC. Roof elements that are a part of a specific design element (e.g. a standing seam roof or roof portion) are exempt from this requirement.

3.6 Mechanical Equipment Screening

3.6.1 Design and Extent

Exterior components, whether roof or ground mounted, shall be screened on all sides by a screening device, such as a screen wall or parapet wall that shall be

aesthetically compatible with the architectural design of the building. For projects of varying story height, attention shall be paid to the screening of roof-mounted equipment from adjoining buildings (e.g. roof equipment on a one story building visible from a two story building next to it). Screening of the tops of equipment from upper levels of view may be required depending upon the location of a project and present or anticipated future adjacent uses. These issues will be discussed during the DRC review process.

3.6.2 Height

Equipment screening will be provided on all sides of the components. Equipment screening must be indicated as a part of the DRC review process.

3.6.3 Configuration

Equipment screening should occur as monolithic unit(s) versus several small individual screens. Multiple individual equipment screen "hats" surrounding individual elements are prohibited.

3.6.4 Materials

Screens of the same material of the building directly linked to the building from itself are appropriate screening examples. Expanded metal lath and chain link are not acceptable equipment screening materials.

3.6.5 Access Ladders

When practical, roof access ladders shall be located internally on all buildings

3.6.6 Screening Certification on Plan

To insure that all roof-mounted equipment is screened, it shall be illustrated on the elevations submitted to the DRC by "dotted lines" to show that the parapet wall or other proposed method of screening is effective.

4. Lighting

4.1 General Lighting Requirements

4.1.1 Design Intent

The framework of luminaries and pole shapes finishes and accents and lighting themes should allow for creativity, while at the same time, providing an attractive design signature for each project.



Non-Residential Site Lighting Example

4.1.2 Performance Requirements

Horizontal illuminance, uniformity ratios, vertical illuminance levels and fixture cut-off levels shall meet or exceed IES recommendations. Fixtures shall not be placed so as to produce glare or significantly cast onto adjoining lots or streets. Light onto adjacent properties shall not exceed 0.2-foot candles.

4.1.3 Dark Sky Standards

Lights shall be dark sky certified and fully shielded to direct light down on development rather than on adjacent properties and the night time sky.

4.1.4 Light Sources

Metal halide, halogen, and fluorescent light sources are acceptable for use on-site throughout a project. "Wall-pack" type fixtures should be limited to service area use.

4.2 Parking, Service and Area Lighting

4.2.1 Mounted Lighting

Luminaries used for drive aisles and parking areas shall be pole mounted. Pole heights shall be between 15 and 20 feet in height.



Non-Residential Site Lighting Example

Pole heights located within 100 feet of residential land use designations shall be limited to 15 feet in height or adequately screened. Pole height generally should be sized so as not to exceed the height of adjacent buildings or roadway luminaries. In order to reduce the quantity of necessary fixtures and maintain public safety, in extremely large contiguous parking areas (e.g. 100,000 square feet or greater) poles may be 20 to 32 feet in height, subject to DRC approval. Glare shields may be required on these fixtures, based on adjacent land uses, at the discretion of the DRC.

4.2.2 Mounting Configuration

Luminaries used for drive aisles, parking and open areas shall typically be arm mounted and arm lengths should not exceed five feet.

5. *Landscaping*

5.1 *Landscape Standards*

5.1.1 *Design Intent*

Landscaping of non-residential sites including minimum plant material sizes, the number of trees and shrubs required and irrigation requirements shall be in accordance with RMC Article XII: Sections 1209-1211 (refer to Appendix). Parking lot landscaping, however, shall be in accordance with the standards outlined in this document. At a minimum, landscaping shall be provided in setbacks where parking is not provided and within parking areas. There are no minimum landscape area percentage requirements.

The objective of the landscape architecture design criteria is to establish a pleasant and attractive landscape framework for the Owner's properties. This framework will help provide design continuity and establish an identifiable visual character that enhances the area image and value of each parcel.

5.1.2 *Relationship and Context*

The overall landscape concept for the public areas is to use a cohesive palette of water conserving plants combined with accent plantings of turf and flowering beds along streets and public open spaces. The planting scheme may be complemented by a series of attractive landscape elements including site furniture, pedestrian signage and boulder groupings. Individual parcel developers are encouraged to bring this landscape framework into their projects and expand upon it with more specialized or concentrated designs.



Non-Residential Landscape Treatments Example

5.1.3 *Safety*

Locate plant material to ensure no visual encroachment into safe traffic sight lines while maintaining visibility of signage. In addition, hazards to pedestrians or traffic created by plant litter, overhanging branches, thorns, etc. must be held to a minimum and shall maintain an appropriate minimum vertical clearance

between the street surface and overhanging trees. All landscaping shall comply with AASHTO site distances and safety guidelines.

5.2 General Landscaping

5.2.1 Definition

General landscape areas are those outdoor spaces within a project site that are not specifically related to parking lots. They include parcel entries, auto courts, pedestrian plazas, and landscape areas around buildings, landscaped open spaces, front, rear and side yard landscape areas and perimeter buffer areas. Guidelines for each type of area are listed below.

5.2.2 Parcel Entries

Accentuate parcel entries with dense, cohesive planting schemes that form an attractive landscape statement. Planting themes can be informal or formal, but emphasis should be on strong groupings of similar plants rather than on many different species use in small quantities. Use of colorful plantings of flowers, shrubs, and/or trees is strongly encouraged.



*Non-Residential Landscape Treatments and
Pedestrian Walkways Examples*

5.2.3 Auto Courts

Accentuate auto-courts with special paving, bollards, and/or monuments. Accent trees are also encouraged to identify entries.

5.2.4 Pedestrian Plazas

Encourage definition of pedestrian plazas with plants that are colorful, fragrant and enhance user comfort, such as shade trees and evergreen buffers that block wind.

Define plaza areas with high quality site amenities such as special paving, site furnishings, fountain seat walls, bollard lights, etc.

5.3 Parking Lots

5.3.1 Design Intent

Use large deciduous trees within parking lots and around the perimeter to maximize shading of cars and paving. Use coniferous trees in masses around perimeter of the parking lot and in wide planting islands to provide evergreen accents and screening.

5.4 Landscape Grading and Drainage

5.4.1 Design Intent

Minimize the visual impact of grading by keeping cut and fill slopes to a minimum. Create smooth transitions between parcel development and the street and adjacent parcels. Use planting and retaining walls to minimize the visual impact of grading.

5.4.2 Slopes

Maximum and minimum slopes in planting areas shall be as follows:

- Turf: Maximum 3:1; minimum 1.0% for positive drainage.
- Shrub and ground cover areas: maximum 2½:1; minimum 1.5% for positive drainage.

5.5 Landscape Area Specifications

5.5.1 Quality and Size

Plant size requirements shall be per RMC 18.12.1209 Materials and Specifications for Required Landscape Areas (as included in the Appendix). The relationship of plant height, width and caliper to the container size shall meet the latest edition of the American Standard for Nursery Stock, released by the American Association of Nurserymen. All plant material shall be nursery grown, free of disease, of good habit and representing the best quality of their species. Balled and burlap trees may be used in place of box container trees.

5.5.2 Turf

All grass must be a drought tolerant blend developed for local use. Common Bermuda grass or other grasses grown from seed are not permitted. Artificial turf may be permitted as approved by the DRC.

5.5.3 Miscellaneous Materials

An approved 4 inch layer of bark mulch or decorative river rock shall cover 100% of all required landscape areas except turf and accent flower beds. The use of unnatural colored gravel is not permitted. Granite boulders and rock groupings are encouraged; boulders should be buried at least thirty percent of their height to appear as natural rock outcroppings. Group boulders of various sizes together and utilize complementary plantings in and around boulders.

5.5.4 Maintenance

Owners are expected to maintain their landscape areas in good condition at all times. This includes weekly lawn mowing, regular pruning of trees and shrubs, fertilizing, watering, removal of dead plants or parts of plants, replacement of plants, overseeding of lawn areas and regular removal of debris and trash.

5.5.5 Soils Lab Analysis and Recommendations

Mineral build up in the soil may be a threat to vigorous growth in certain species of plants. Prior to design, individual parcel developers shall obtain soil samples from the site to develop soils amendment recommendations if required. Individual parcel developers shall implement mitigation and amendment recommendations to ensure sustainable plant growth.

5.6 Irrigation

5.6.1 General

The objective for irrigation design is to create water management systems that are cost effective, durable, water efficient, low maintenance, and where feasible, include Low Impact Development (LID) standards (as included in the *Truckee Meadows Structural Controls Design Manual*).

5.6.2 Irrigation Equipment

Automatic underground irrigation systems are required for all landscape areas. Specific irrigation requirements are as follows:

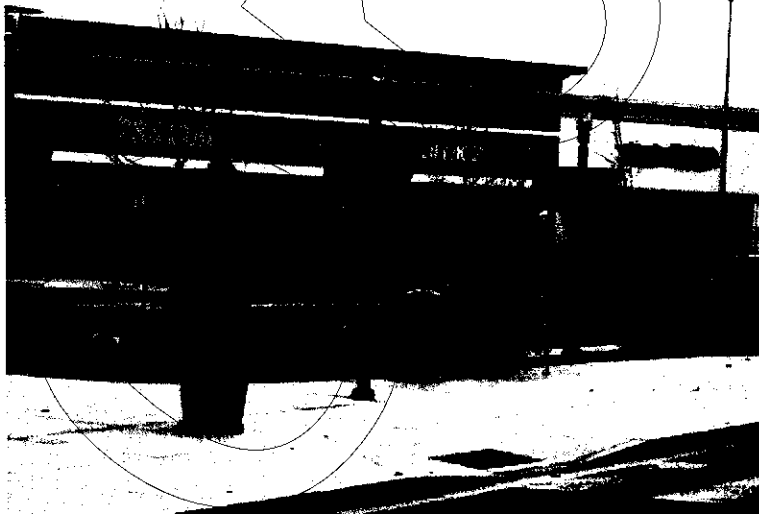
- Spray head to head coverage will be required in all lawn areas.
- An electric, solid state controller is required and shall be equipped with a master valve terminal and at least two fully independent programs.
- All irrigated areas shall utilize remote electric control valves installed in valve boxes. Manual shutoff valves will be permitted on the main supply line to the irrigation valves.
- Drip irrigation shall be installed for all plant material one gallon larger, within planting beds. Appropriate filtration and pressure regulating devices shall be installed. Low growing ground cover and annuals may receive pop-up spray irrigation.

- Paved surfaces eight feet or wider, including driveways within street landscape areas, shall be sleeved for pressure supply lines, non-pressure piping and control wires.
- Spray heads shall not disperse water onto parking lots, fences, walls, sign faces, streets or sidewalks.
- The irrigation controller should be reset as necessary to reflect seasonal precipitation levels and growth activity of the plant materials being irrigated.
- An approved backflow prevention device is required on all landscape irrigation systems.
- All irrigation systems shall be connected to an individual water meter to measure water delivery separate from water delivered for other forms of interior or exterior consumptive use.

5.7 *Site Amenities*

5.7.1 *Design Intent*

Site amenities include various elements used outdoors to create a unified look of quality and to provide a comfortable setting for outdoor activities. Site amenities used in individual parcels must be visually compatible with the site architecture.

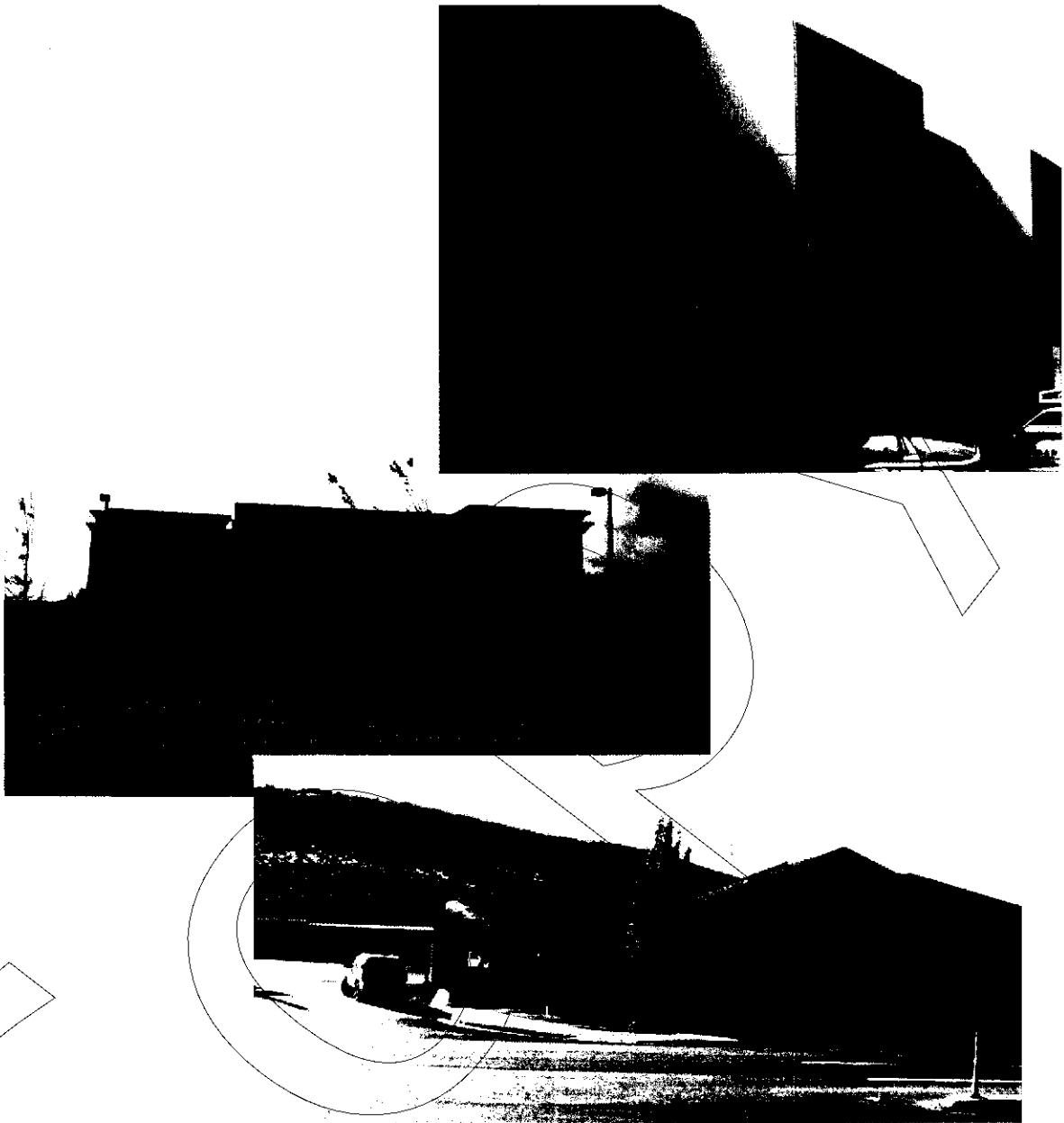


Non-Residential Site Amenities Examples

5.7.2 *Scope*

Amenities include, but are not restricted to paving, signs, public phones, trash receptacles, benches, light fixtures, bollards, tree grates, etc.

6. Graphics and Signage Standards



Non-Residential Building and Site Signage Examples

6.1 *Prohibited Sign Types*

The following sign types and treatments are prohibited:

- Signs mounted on stamped metal rail supports including handicapped and regulatory signage.
- Signs mounted on equipment screens
- Rooftop signs and signs projecting above roof lines or parapets
- Rotating or flashing signs
- Cabinets or boxes, except for use in approved logos
- Window signs that are attached to the interior or exterior of any glazing visible from the exterior of the building, not specifically approved, in writing, by the DRC.
- Temporary wall signs, pennants, banners, flags, inflatable displays, sandwich boards or signs on vehicles not specifically approved, in writing, by the DRC.
- Pre-manufactured signs, such as franchise signs, that do not meet these criteria.
- Internally illuminated awning backgrounds
- Heavy timber or wood signage.

6.2 *Project Directional and Regulatory Signage*

If desired, Owner's may establish the basic project directional and regulatory signage infrastructure of the overall area. Individual projects within the area will be required, at their expense, to participate in the evolution of this sign program as development of the parcels comprising the area warrant.

6.3 *Signage Lighting*

6.3.1 *Lighting*

The following techniques shall be considered acceptable for the illumination of permanent signs:

- Silhouette or halo lighting
- Internally illuminated sign faces (no cabinets)

Ambient lighting shall be controlled so that it does not flash or reflect onto adjacent areas. All electrical components shall be concealed. There shall be no exposed electrical raceways or conduits. Manufacturer's name plates shall not be visible from normal viewing angle once signs are in place.

6.4 *General Commercial/Retail/Free Standing Pad*

Project proponents shall develop an all inclusive/comprehensive sign design package for submission, review, and approval by the DRC.

6.5 Office Buildings

Standards for industrial buildings are summarized below and further outlined in *Table 3, Office Building Signage Standards.*

Table 3, Office Building Signage Standards

Building Type/Use	Single Tenant Single Story	Single Tenant Multi Story	Multi Tenant Multi Story
Qty of Signs per Bldg.	Building Top: 2 (identical)	Building Top: 2 (identical) Secondary: (may be allowed depending on building size)	Building Top: 2 (same copy) Secondary: (may be allowed depending on building size)
Max. Area of Single Sign	Building top: 100 SF	Building Top: 100 SF	Building Top: 100 SF
Max. Letter Height One Line	Building Top: 24"	Building Top: 24" Secondary: 12"	Building Top: 24" Secondary: 12"
Double Line	Building Top: 12"	Building Top: 12"	Building Top: 12"
Logo	Permitted, Contained in total sign SF (top only)	Permitted, Contained in total sign SF (top only)	Permitted, Contained in total sign SF (top only)
Color	Tenant Selection	Tenant Selection	Building Top: Tenant Selection Secondary: Non-illuminated
Illumination	Halo Lighting	Building Top: Halo Lighting Secondary: Non-illuminated	Building Top: Halo Lighting Secondary: Non-illuminated
Construction Materials	Individual Letters	Individual Letters Secondary: Individual Letters Minimum Thickness 2"	Individual Letters Secondary: Individual Letters Minimum Thickness 2"
Location of Signs on Bldg.	Building Top, Non-adjacent Elevations*	Building Top, Non-adjacent Elevations* Secondary: Non-adjacent Elevations	Building Top, Non-adjacent Elevations* Secondary: Non-adjacent Elevations
Monument Sign	One per Street Front Max Height 15', as approved by DRC max sign area and letter height as approved by DRC Illumination: Internal or Ground	One per Street Front Max Height 15', as approved by DRC max sign area, and letter height as approved by DRC Illumination: Internal or Ground	One per Street Front Max Height 15', as approved by DRC max sign area, and letter height as approved by DRC Illumination: Internal or Ground

* Adjacent Elevations permitted at corner lot conditions, or other elevations as approved by DRC.

COMMENTS (see next page)

Single Tenant/Multi Story:

Each single tenant office building may have two building top signs on opposite elevations of building or other elevations as approved by DRC.

Multi Tenant/Multi Story:

Each building top sign may exhibit a separate tenant name. Each secondary tenant sign shall exhibit a separate business name on each sign. A sign program shall be submitted for approval as the building standard to the DRC. This program shall indicate a uniform color, type style, materials and location for all tenant signing on the building.

6.6 Industrial

Standards for industrial buildings are summarized below and further outlined in Table 4, *Industrial Building Signage Standards*.

Table 4, Industrial Building Signage Standards

Building Type/Use	Single Tenant Distribution/Warehouse	Multi Tenant Distribution/Warehouse
Qty of Signs per Bldg.	Two	One per-Tenant
Max. Area of Single Sign	100 SF	100 SF
Letter Height/Type Style One Line of Copy	20"	12" Max or building Standard
Double Line of Copy	10" Each Line	See Comments
Logo	Permitted, Contained in total sign SF	Not Permitted
Color	Tenant Selection	Building Standard; See Comments
Illumination	Halo Lighting	Not Permitted
Construction Materials	Individual Letters	Individual Letters or Building Standard, See Comments
Location of Signs on Bldg.	Building Top, Non-adjacent Elevations*	Building Standard, See Comments
Monument Sign	One per Street Front Max Height 15', as approved by DRC max sign area, and letter height as approved by DRC. Specific parameters for entry graphics shall be included in sign program Illumination: Internal or Ground	One per Street Front Max Height 15, as approved by DRC max sign area, and letter height as approved by DRC. Specific parameters for entry graphics shall be included in sign program Illumination: Internal or Ground

COMMENTS:

Single Tenant/Multi Story: Tenant has option to not illuminate signs; however, both signs must be the same. If signs are not illuminated, signs must be cut from solid material with a minimum thickness of 2". Both signs must be same color, materials.

Multi Tenant/Multi Story: A sign program for each Multi Tenant Distribution/Warehouse Facility shall be submitted for the approval of the DRC. This program shall indicate a uniform color and location for all tenant signage on each building. Signs may be illuminated with ambient architectural or landscape lighting.

V. STREET SECTION STANDARDS

A variety of new streets and street extensions will be required to accommodate future development in this PUD. Extensions of arterial streets such as Veterans Parkway to Geiger Grade, Damonte Ranch Parkway to Geiger Grade, as well as improvements or modifications to collector streets such as Old Virginia Road and Sutherland Lane as conceptually shown on *Exhibit 2 – Conceptual Circulation Plan* are anticipated in the future. Residential collector and local streets are also anticipated in the development area. Specific street types, standards and sections are outlined as follows:

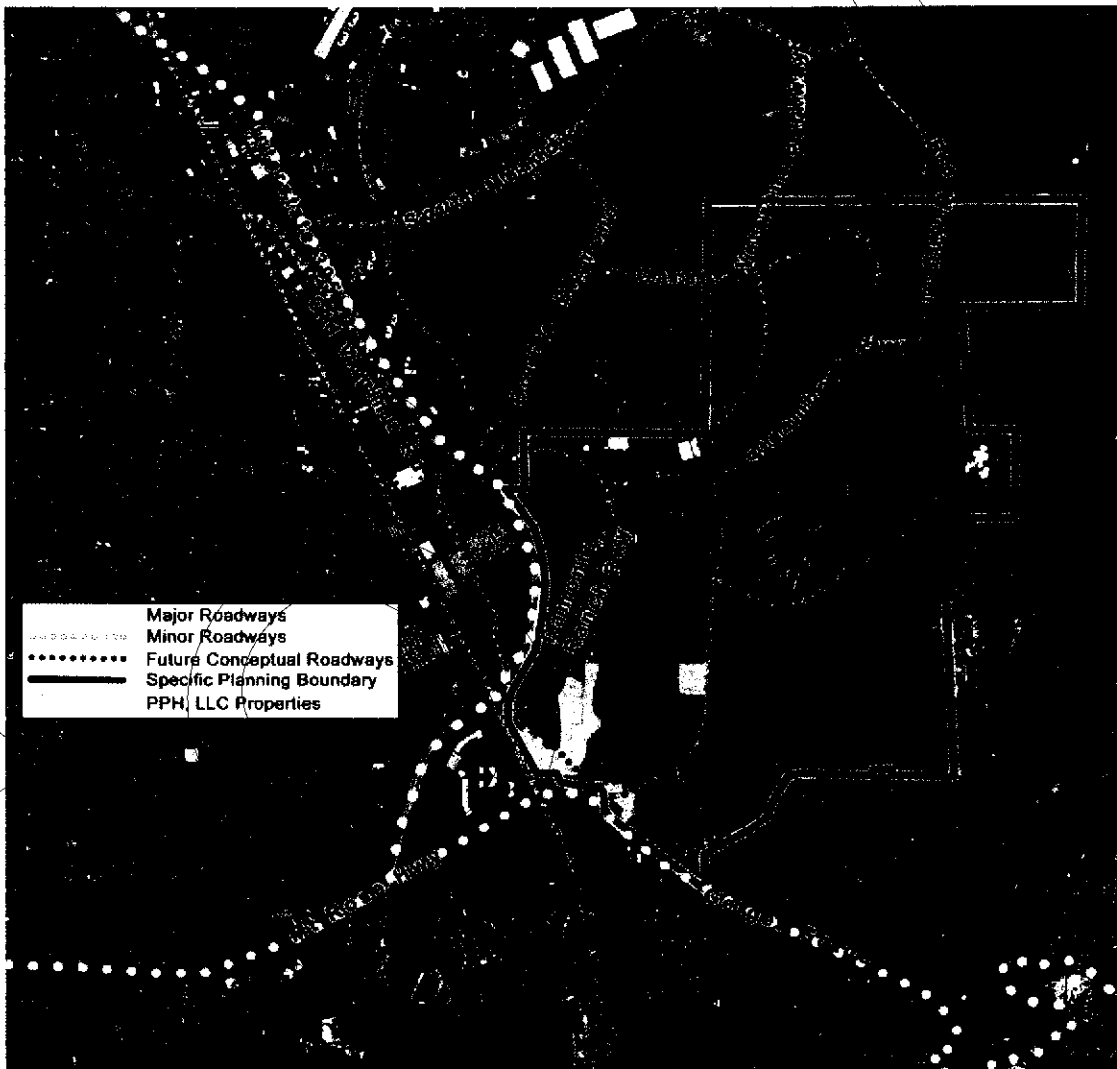
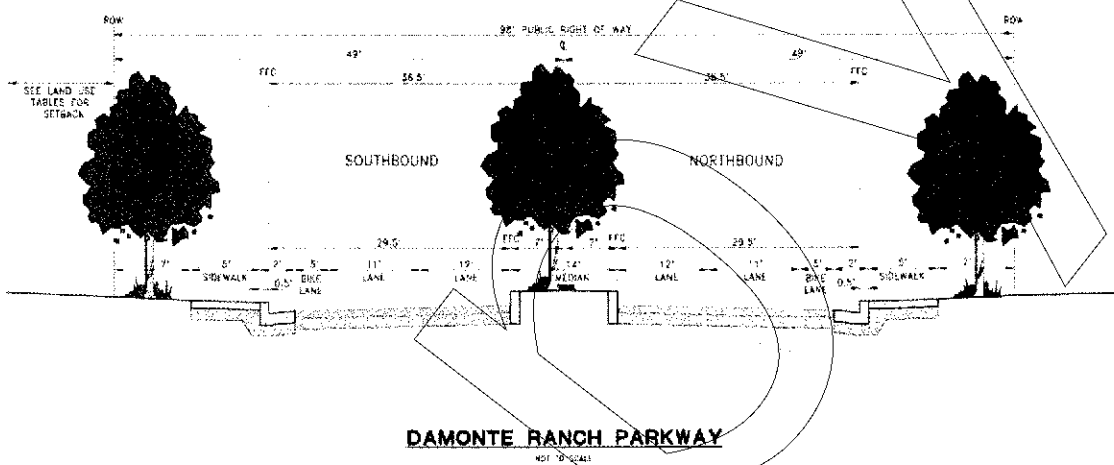


Exhibit 2 – Conceptual Circulation Plan

1. ARTERIALS

1.1 Street Improvements

Right of way has already been dedicated and a transitional street section developed for the extension of Veterans Parkway to Geiger Grade. As well, the Design Handbook contemplates the possibility and need for flexibility to change the street section or alignment of Damonte Ranch Parkway subject to the approval of the owner, RTC, and the City of Reno Public Works Department. Street sections for the extension of Damonte Ranch Parkway are provided below:



1.2 Parking/Direct Access

On street parking and/or direct residential driveway access is not permitted on arterial streets.

1.3 Fencing

Solid fencing, six (6) feet in height shall be provided adjacent to arterial streets with development of any abutting residential projects in accordance with fencing requirements established in the Residential Design Standards section of this handbook. Fencing along major streets, if provided shall include pilasters, spaced a maximum of 120 feet. The objective is to place the pilasters at the intersection of the adjacent lot corners, where possible. Sound walls are not required adjacent to arterial streets but may be provided subject to the standards identified in this handbook and DRC approval. No gates to single family residential backyards will be allowed along arterial street fencing.

1.4 Street Lights

Decorative street lights may be provided on arterial streets subject to review and approval by the DRC.

1.5 Permanent Ladder Identification Signs

Ladder signs, to provide direction to individual projects, are permitted in landscaped areas along both sides of streets subject to review and approval by the DRC. If provided, ladder signs shall be consistent throughout the entire development area. Signs shall not be internally illuminated. Lighting may include non-intrusive exterior spot lighting.

1.6 Utility Standards

Above ground utility appurtenances shall be screened to the extent practical from public view from arterial streets. Screening may be accomplished with the use of berms, walls, fences, blending colors and/or vegetation. If fences or walls are used, materials shall be compatible with arterial street fencing and rock veneer walls.

Utility buildings and structures shall be designed to fit into the architectural character of the development area. Utility appurtenances and buildings shall be located in planter areas and not in turf areas, where feasible. Screening of utility appurtenances and structures shall be included on arterial street landscape plans.

1.7 Landscaping

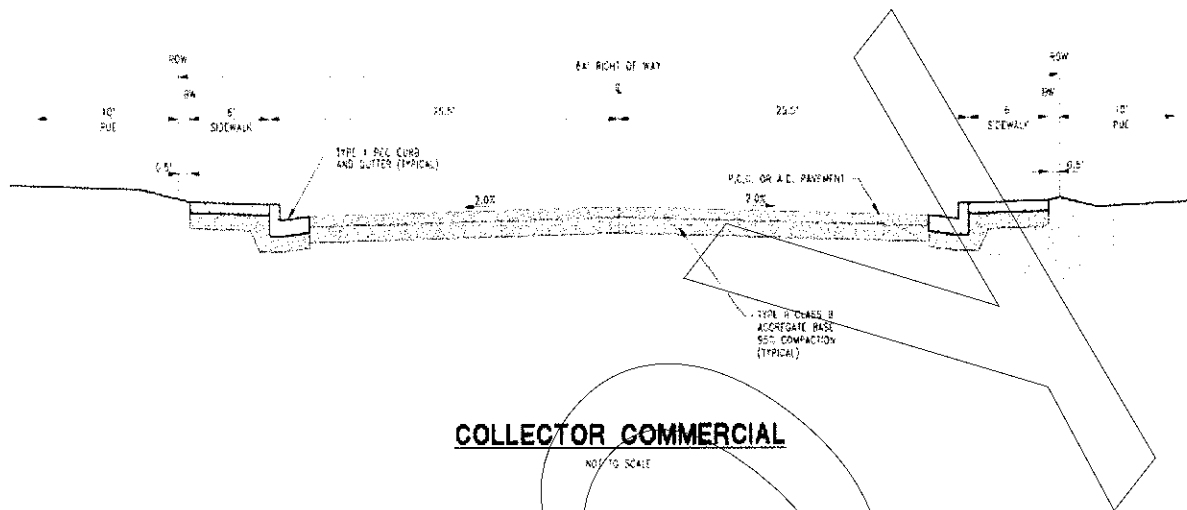
Minimum landscaping within landscape areas along arterial streets shall include:

- six deciduous and six evergreen trees for every 120 lineal feet;
- six shrubs for every tree required consisting of a mix of evergreen and deciduous shrubs with 50% 5-gallon and 50% 1-gallon in size;
- turf; and/or water efficient ground cover.

2. COMMERCIAL COLLECTOR STREETS

2.1 *Street Improvements*

Street sections for collector streets that may include (subject to site planning and adjacent uses) Old Virginia Road and Sutherland Lane are provided below:



2.2 *Parking and/or Direct Access*

On street parking is permitted on commercial collector streets.

2.3 *Fencing*

Solid fencing, six (6) feet in height shall be provided adjacent to collector streets with development of any abutting single family residential projects in accordance with fencing requirements established in the Residential Design Standards section of this handbook. Fencing along collectors, if provided may include pilasters, spaced a maximum of 120 feet. The objective is to place the pilasters at the intersection of the adjacent lot corners, where possible. Pilasters, however, are not required. Sound walls are also not required adjacent to collector streets but may be provided subject to the standards identified in this handbook and DRC approval. No gates to single family residential backyards will be allowed along collector street fencing.

2.4 *Project Entrances*

Project entry feature areas may be provided on both sides of every entrance street to each project subject to approval by the DRC. Feature areas may include a landscaped median, enhanced landscaping and project signage with lighting as set forth in this Handbook.

2.5 Street Lights

Decorative street lights may be provided but are not required on collector streets.

2.6 Permanent Ladder Identification Signs

Ladder signs, to provide direction to individual projects, are permitted along collector streets.

2.7 Utility Standards

Above ground utility appurtenances shall be screened to the extent practical from public view from collector streets. Screening may be accomplished with the use of berms, walls, fences, blending colors and/or vegetation. If fences or walls are used, materials shall be compatible with arterial street fencing and rock veneer walls.

Utility buildings and structures shall be designed to fit into the architectural character of the development area. Utility appurtenances and buildings shall be located in planter areas and not in turf areas, where feasible. Screening of utility appurtenances and structures shall be included on collector street landscape plans.

2.8 Landscape Criteria

Landscaping may be provided outside of the right of way along collector streets if appropriate.

Minimum landscaping, where provided, shall include:

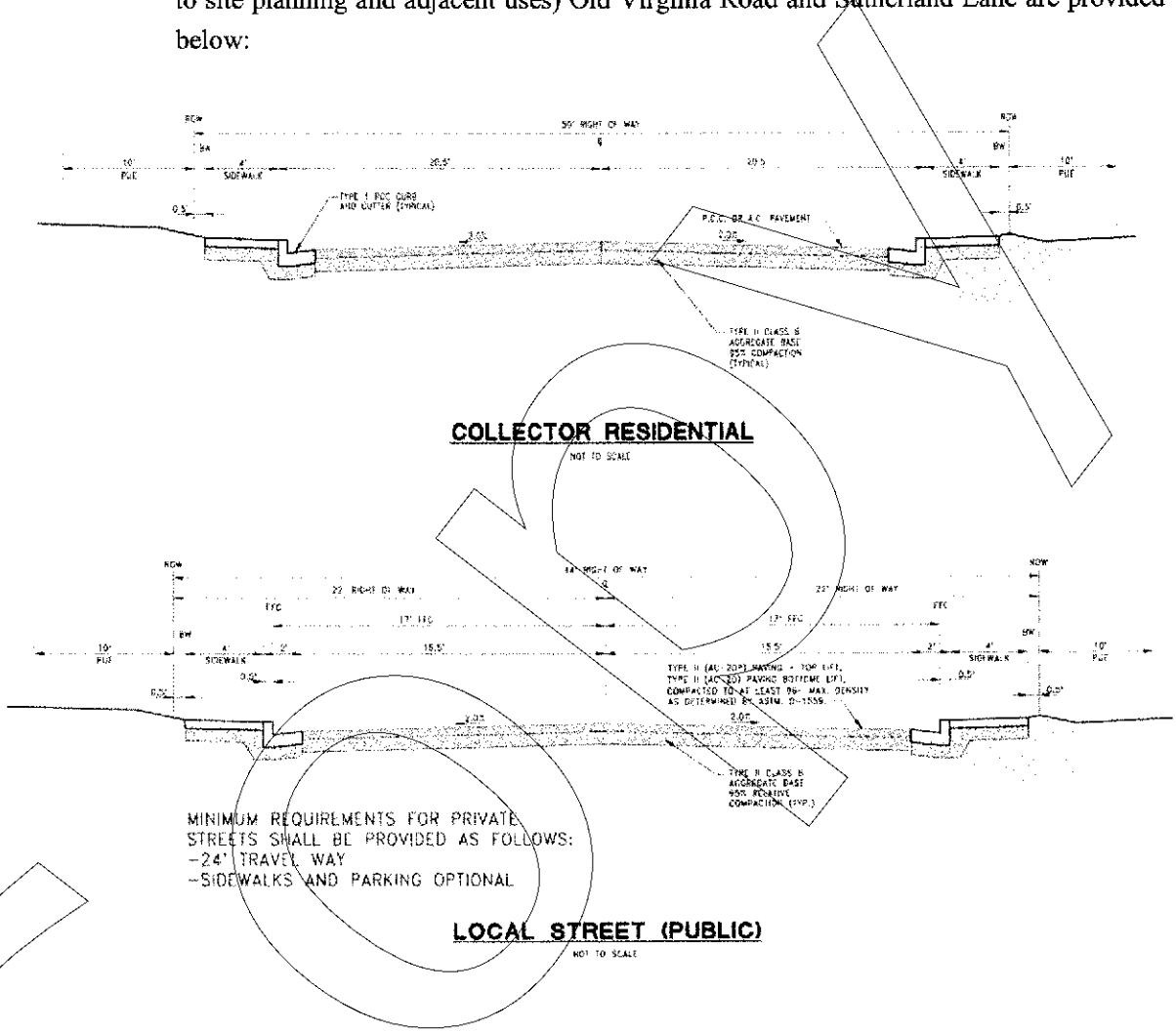
- two deciduous and two evergreen trees for every 120 lineal feet;
- six shrubs for every tree required consisting of a mix of evergreen and deciduous shrubs with 25% 5-gallon and 75% 1-gallon in size;
- turf and/or ground cover.

3. RESIDENTIAL COLLECTORS AND LOCAL STREETS

Residential collectors and local streets may be public or private.

3.1 Street Improvements

Street sections for public residential collector and local streets that may include (subject to site planning and adjacent uses) Old Virginia Road and Sutherland Lane are provided below:



Modifications to the streets at project entrances, to include medians, as well as alternate street sections including private streets or streets with landscaped parkways may be provided if approved by the DRC and City of Reno.

3.2 *Parking and/or Direct Access*

On street parking and/or direct residential driveway access within residential development is permitted except where conflicts occur adjacent to corner lots and project entries.

3.3 *Sidewalk Connections*

Sidewalks within residential projects shall be connected to sidewalks along arterial and collector streets and paths and trails where applicable.

3.4 *Fencing*

Fencing adjacent to residential collectors and local streets shall comply with the standards set forth in the Residential Design Standards section of this handbook.

3.5 *Project Entrances*

Project entry feature areas may be provided on both sides of every entrance street to each project subject to approval by the DRC. Feature areas may include a landscaped median, enhanced landscaping and project signage with lighting as set forth in this handbook.

3.6 *Street Lights*

Decorative street lights may be provided but are not required along residential collector and local streets.

3.7 *Permanent Ladder Signs*

Ladder signs will be allowed adjacent to Residential Collectors subject to DRC review.

3.8 *Utility Standards*

Above ground utility appurtenances shall be screened to the extent practical from public view from residential collector and local streets. Screening may be accomplished with the use of berms, walls, fences, blending colors and/or vegetation. If fences or walls are used, materials shall be consistent with arterial street fencing and rock veneer walls.

Utility buildings and structures shall be designed to fit into the architectural character of the development area. Utility appurtenances and buildings shall be located in planter areas and not in turf areas, where feasible. Screening of utility appurtenances and structures shall be included on collector street landscape plans.

VI. CONSTRUCTION STANDARDS

1.1. Applicable Uses

All residential and non-residential projects.

1.2. Construction Yards

The location of all construction yards shall be reviewed and approved by the DRC. To the extent possible, construction yards and temporary structures shall be located away from major and minor arterials standard collector streets and shall be fenced.

1.3. Temporary Structure, Uses and Signs

The location and type of temporary structures, and construction signs shall be reviewed and approved by the DRC. All temporary structures shall be kept in good repair. To the extent possible, construction trailers shall be located away from major and minor arterials and standard collector streets. Temporary structures and signs shall be removed immediately upon completion of construction.

1.4. Fencing

Security fencing associated with temporary structures and construction is permitted. Fencing shall not exceed 6 feet in height. Fencing materials for construction yards and trailers may include chain link and wood and must be kept in good repair. Barbed wire may not be used. Upon termination of the temporary use, fencing shall be removed.

1.5. Lighting

Temporary security lighting for construction trailers and yards will be permitted. All lighting including locations and types shall be reviewed and approved by the DRC. Temporary lighting shall be removed upon termination of the temporary use.

1.6. Construction Site Maintenance

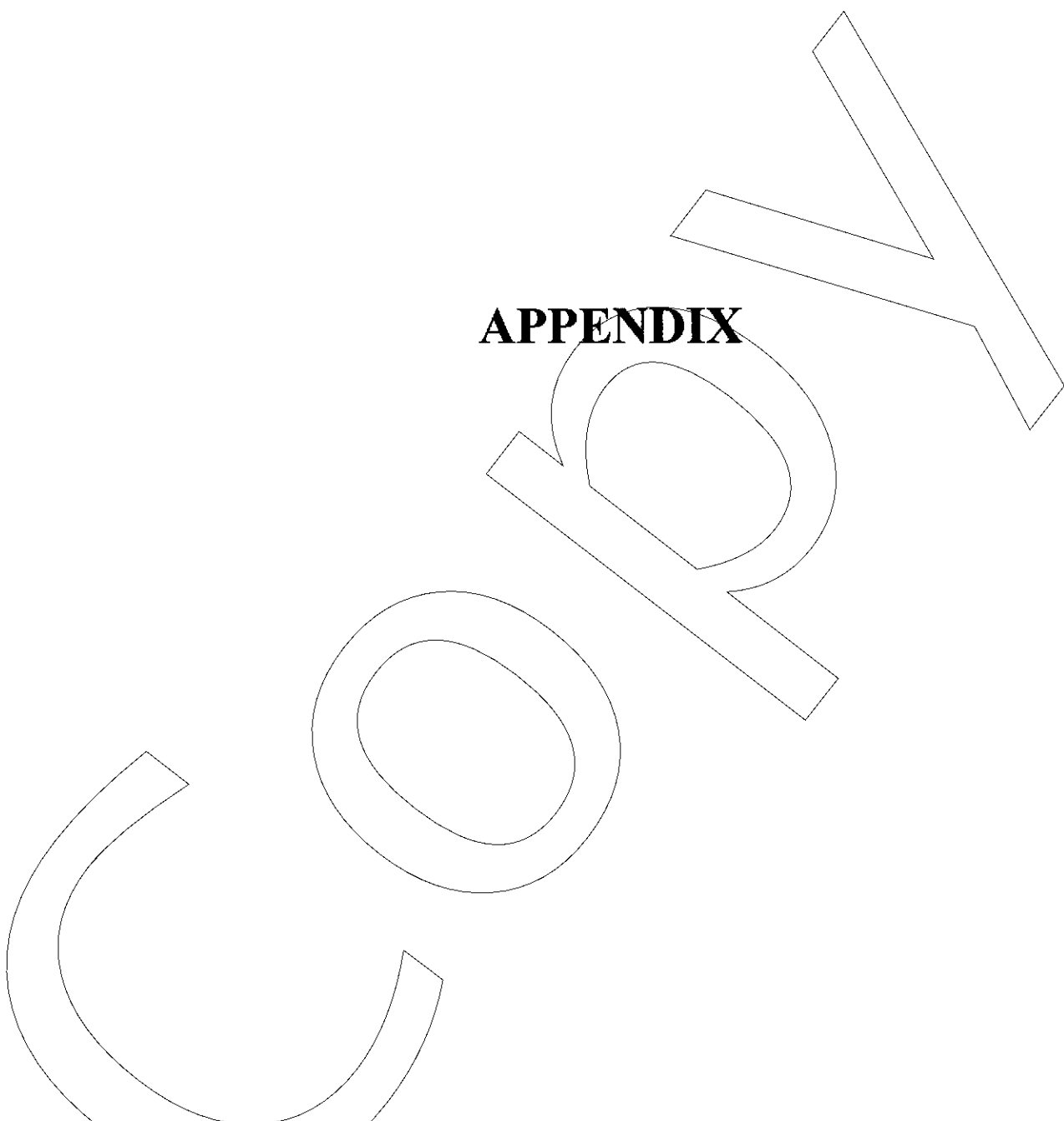
Builders shall maintain construction sites in a neat and orderly manner. Adequate dumpsters shall be provided and emptied in order to prevent construction materials from littering the site. The area around all construction sites shall be regularly maintained to ensure all construction trash is properly picked up and removed.

1.6.1 Dust Control

Builders shall control dust during construction at all times in accordance with Washoe County District Health requirements and obtain all necessary permits.

1.6.2 Street Cleaning

Builders shall regularly keep streets clean and free from dirt, construction materials and debris during construction.

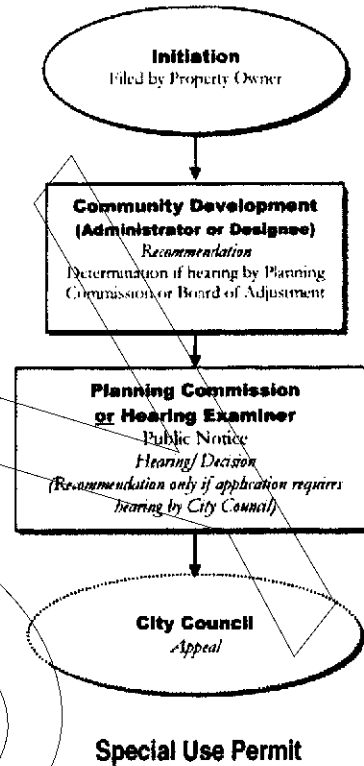


Section 18.06.405. Special Use Permit.

- (a) Applicability. **Not Applicable**
- (b) Exemptions From Permit Requirements. **(Not Applicable)**
- (c) Initiation. Special use permits shall be initiated by application of the property owner.
- (d) Review Process.

- (1) Decision-making authority. The planning commission has authority to make final decisions on special use permits. The following subsections specify which applications the planning commission hears.
 - a. Planning commission decision-making authority. The planning commission shall make a final decision on all applications for special use permits.
- (2) Decision-making process.

- a. Administrator. The administrator shall review special use permits and provide a recommendation to the decision-making body.
- b. Planning commission.
 - 1. The planning commission shall hold a public hearing within 65 days of application.
 - 2. The planning commission shall make its decision within 30 days from the date of the hearing. The planning commission may approve or deny the special use permit. The planning commission, in approving the permit, may require conditions under which the proposed use may be allowed which will prevent material damage to adjacent properties, and provide suitable safeguards to the public health, safety and general welfare, as required in subsection (e), below. Such conditions may include, but are not limited to, time limitations, architectural considerations, access provisions, off-street parking, landscaping requirements, operating hours or other controls.
- c. Recommendations on associated applications and appeals. When a special use permit is associated with an application that requires a hearing by the city council, or the final decision of the planning commission is appealed, the planning commission shall forward a recommendation to the city council.
- d. Appeals. The decision of the planning commission may be appealed to the city council in accordance with Section 18.06.208 above.



(e) Findings. To approve a special use permit, the review or decision-making body shall make the following general and specific findings as applicable. In the event that the deciding body is unable to make the required findings, then the request for the special use permit shall be denied.

(1) General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable:

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, contributes to and enhances the character of the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

(2) Special use permits for hillside development. **(Not Applicable)**

(3) Special use permits for cut slopes of 20 feet or greater in depth or fill slopes ten feet or greater in height shall be classified as a "major" special use permit. **(Not Applicable)**

(4) Special use permits for the DRRC (Downtown Reno Regional Center) District. **(Not Applicable)**

(5) Special use permits for protection of significant hydrologic resources. In addition to other required general findings, prior to approving an application for development in the critical stream zone buffer area or the sensitive stream zone buffer area, the record at the planning commission shall demonstrate that the following special review considerations are addressed:

- a. Conservation of topsoil;
- b. Protection of surface water quality;
- c. Conservation of natural vegetation, wildlife habitats and fisheries;
- d. Control of erosion;
- e. Control of drainage and sedimentation;

- f. Provision for restoration of the project site to predevelopment conditions;
 - g. Provision of a bonding program to secure performance of requirements imposed;
and
 - h. Preservation of the hydrologic resources, character of the area and other conditions as necessary.
- (6) Special use permits for nonconforming uses shall be classified as a "major" special use permit. **(Not Applicable)**
- (7) Special use permits for the HL Historic/Landmark General Overlay District. **(Not Applicable)**
- (8) Special use permits for skyways, skytrams, and skybuildings. **(Not Applicable)**
- (f) Compliance With Plans and Minor Modifications to Approved Plans.
- (1) In constructing and operating a project approved under a special use permit, the developer, owner, and/or operator shall comply with all plans, reports, renderings, and materials that were submitted or presented as a part of the application. In the event of a conflict between the plans and city codes, city codes shall prevail.
 - (2) The administrator may approve minor facade alterations, minor changes in the site plan and minor changes in the conditions of approval at the request of the applicant and/or owner as long as the administrator first determines that:
 - a. The proposed changes are consistent with applicable provisions of Title 18;
 - b. The proposed changes are within the scope of the original approval;
 - c. The proposed changes will not adversely affect neighboring properties or the public in general;
 - d. The proposed changes respond to comments made or during the public hearing, or involve issues that were not contested at the public hearing.
 - e. The proposed changes are improvements or upgrades to the original approval.
 - (3) The administrator may require public notice prior to approving changes on contested projects. No other changes may be made without an amendment to the special use permit, utilizing the process outlined above, unless such changes are required as a condition of approval of the original special use permit.
- (g) Revocation of Special Use Permits.
- (1) Failure to comply with any conditions imposed in the issuance of special use permits shall result in the initiation of revocation procedures and any other enforcement procedures provided for by the Reno Municipal Code.
 - (2) The planning commission shall hold a public hearing upon the revocation of the special use permit, and notice shall be given as prescribed for the issuance of a special use permit.
 - (3) The planning commission shall submit findings and recommendations on revocation to the city council. The person or persons to whom the special use permit was issued shall be notified of the recommendations no later than seven days after the submission of the

report to the clerk of the city council.

- (4) The city council may, upon receipt of recommendations for revocation of a special use permit, provide notice as prescribed for a special use permit, and after a public hearing may revoke the permit for failure to comply with any conditions of the special use permit. The city council may also impose additional conditions, or it may reinstate the permit.

- (h) **Time Limitation.** The owner or developer shall apply for a building permit for the entire project within 18 months of the date of approval of the special use permit, and shall maintain the validity of that permit, or the special use permit shall be null and void unless a different time limitation was established at the time of final approval based on the characteristics and complexity of the project at the time the special use permit is originally approved. However, special use permits that accompany tentative maps shall be valid as long as the tentative map is valid.

- (i) **Time Extensions.**

- (1) **Extension by the administrator.**

- a. **Requirements.**

- 1. Upon application 30 days prior to the expiration of the time limit to apply for a building permit under a special use permit, the time limit will be automatically extended by 12 months by the administrator provided that:

- i. The applicant agrees to comply with all requirements of Title 18 and all conditions of approval; and

- ii. The applicant agrees to pay all applicable fees.

- 2. If the applicant refuses to agree with the conditions in item 1. above, then the administrator shall deny the extension request.

- b. **Limit on extensions.** Only one administrative time extension shall be approved for any project.

- (2) **Extension by the planning commission.**

- a. **Requirements.** Upon application to the administrator 45 days prior to the expiration of the extension granted by the administrator, the time limit may be extended six additional months by the planning commission if the applicant presents a schedule indicating that he will apply for a building permit for the entire project or the relevant phase, as the case may be, within the six months.

- b. **Review process.** In reviewing any such extension request, the planning commission shall consider the continued appropriateness of the project in the approved location and may add conditions, as necessary, to ensure that the project does not adversely impact other properties in the area and to protect the public interest.

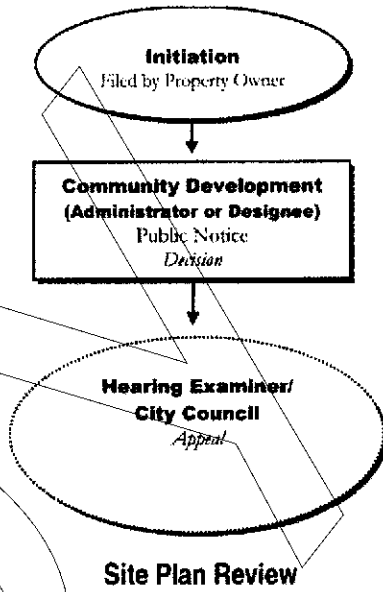
- c. **Limit on extensions.** Only one six-month time extension may be approved for any project.

- (j) **Moratorium Established. (Not Applicable)**

Section 18.06.407. Site Plan Review.

- (a) Applicability. **(Not Applicable)**
- (b) Initiation. Site plan review shall be initiated by application of the property owner.
- (c) Review Process.

- (1) Public notice. Public notice shall be provided in accordance with Section 18.06.203, except that time requirements for public notice shall be measured from the earliest allowable decision date rather than from the date of public hearing.
- (2) Administrator. Within 30 days of application, the administrator shall approve, approve with conditions or deny the application for site plan review.
- (3) Appeals. The decision of the administrator may be appealed in accordance with Section 18.06.208.
- (4) Alternative Process At the discretion of the applicant, site plan reviews may be processed a special use permits in accordance with Section 18.06.405.



- (d) Findings. In order to approve a general site plan review application, the administrator shall find the following:
 - (1) The proposed project is consistent with all requirements of this title.
 - (2) Adequate facilities and services exist or are planned to serve the project.
 - (3) The project represents an integrated development with adequate and safe pedestrian, vehicle and bicycle circulation.
 - (4) The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.
 - (5) The applicant adequately mitigates the traffic impacts of the project.
 - (6) Adequate screening and buffering are provided to minimize impacts to adjacent uses.

In the event that the administrator is unable to make the required findings, then the request for site plan review approval shall be denied.

- (e) Site plan review for telecommunication facilities. **(Not Applicable)**
- (f) Conditions of Approval. The following conditions shall apply to all site plan review applications approved under this subsection:
 - (1) All modifications to plans which are required by conditions of approval must be submitted to the administrator for review and approval prior to issuance of a building permit.
 - (2) All conditions must either be met prior to the issuance of a certificate of occupancy or secured by a bond or letter of credit. The conditions must be completed or satisfied within

12 months of the date the bond or letter of credit is accepted by the City.

- (g) **Building Permit Approval.** The site plan, as approved by the administrator, shall accompany the plans submitted for building permit approval, and all development of the property shall be in accordance with the approved plan.
- (h) **Time Limitations.** The owner or developer shall apply for a building permit for the entire project within one year of the date of approval of the site plan review application and maintain the validity of that permit, or the site plan review approval shall be null and void.
- (i) **Compliance with Plans.**
 - (1) **Compliance required.** In constructing and operating a project approved pursuant to this section, the developer and/or operator shall comply with all plans, reports, renderings, and materials which were submitted or presented as a part of the application. In the event of a conflict between the approved plans and City Codes, City Codes shall prevail.
 - (2) **Minor modifications to approved plans.** The administrator may approve minor facade alterations, minor changes in the site plan and minor changes in the conditions of approval at the request of the applicant as long as the administrator first determines that:
 - a. The proposed changes are consistent with applicable provisions of Title 18;
 - b. The proposed changes are within the scope of the original approval;
 - c. The proposed changes will not adversely affect neighboring properties or the public in general;
 - d. The proposed changes respond to comments made or during the public hearing, or involve issues that were not contested at the public hearing.
 - e. The proposed changes are improvements or upgrades to the original approval.

The administrator may require public notice prior to approving changes on contested projects. No other changes may be made without an amendment to the site plan review, utilizing the process outlined above, unless such changes are required as a condition of approval of the original site plan approval.

- (j) **Moratorium Established. (Not Applicable)**

Section 18.08.202. Additional Regulations for Principal Uses.

(a) Residential Use Regulations.

- (1) Cluster development. **(Not Applicable)**
- (2) Congregate care facility. All congregate care facilities shall comply with the following regulations, as applicable:
 - a. Units in a project that caters to an elderly or handicapped clientele shall be a minimum of 350 square feet. All other unit shall be 220 square feet.
 - b. Maximum occupancy of two people per unit.
 - c. Shall be located within 1,000 feet from a public transportation route.
 - d. Facilities with 20 or more units shall have a game and TV room.
 - e. 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.
 - f. For projects of 20 or more units, on-site management shall be required.
 - g. If over 20 units in a project which caters to an elderly or handicapped clientele, provisions shall be made for paratransit including a circular drive and sheltered waiting area with a view of the drive equipped with a telephone.
 - h. Dormitory style projects shall meet the requirements of c., d., e., and f. based proportional to their number of beds being equivalent to one unit.
- (3) Convent or monastery **(Not Applicable)**
- (4) Group home. **(Not Applicable)**
- (5) Manufactured home. **(Not Applicable)**
- (6) Mobile home subdivision or mobile home park. **(Not Applicable)**
- (7) Multi-family. **(Not Applicable)**
- (8) Nursing home/assisted living facility uses shall comply with the following regulation:
 - a. Facilities licensed for more than ten beds shall have access to a collector or arterial street.
- (9) Single-family, attached/condominium/townhouse. **(Not Applicable)**
- (10) Single room occupancy/private dorm. **(Not Applicable)**

(b) Commercial Sales and Service Use Regulations.

- (1) Adult business. **(Not Applicable)**
- (2) Animal clinic, shelter, hospital or boarding/kennel. **(Not Applicable)**
- (3) Auto repair garage/paint and body shop. All auto repair garage/paint and body shop uses shall comply with the following regulations, as applicable:
 - a. Openings in service bays shall not face public rights-of-way and shall be

designed to minimize visual intrusion into adjoining properties.

- b. All repair work shall be performed within an enclosed building.
 - c. All painting shall be performed within a paint booth approved by staff.
 - d. All disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.
 - e. All painting shall be performed within a paint booth approved by staff.
- (4) Bakery, retail. **(Not Applicable)**
- (5) Building and landscape material/lumber yard. Building and landscape material/lumber yard uses shall comply with the following regulations, as applicable:
- a. Storage of lumber, coal or other combustibles shall not be less than ten feet from any interior lot line, and a suitable roadway from the street to the rear of the property shall be provided, maintained and kept open at all times.
 - b. Outdoor storage shall be screened from view of adjacent properties and streets.
 - c. An all-weather surface or paving shall be provided.
- (6) Child care center/facilities. **(Not Applicable)**
- (7) Cleaners, commercial. **(Not Applicable)**
- (8) Copy center. **(Not Applicable)**
- (9) Custom and craft work. **(Not Applicable)**
- (10) Drive-through facility. All drive-through facilities shall comply with the following use regulations, as applicable:
- a. Drive-throughs shall be separated from residential properties by an intervening building.
 - b. Drive-throughs shall not have access to local residential streets unless needed for traffic safety.
 - c. Stacking lanes for drive-through service windows shall be provided according to Section 18.12.1102, shall be visually screened as required in Section 18.12.1205(e), and shall be situated so as to not block any other drive aisle or parking space.
- (11) Financial institution. **(Not Applicable)**
- (12) Freestanding automated-teller machine. **(Not Applicable)**
- (13) General personal service. **(Not Applicable)**
- (14) General retail store or commercial use other than listed. **(Not Applicable)**
- (15) Household goods, light service, repair and assembly. **(Not Applicable)**
- (16) Laboratory. All laboratory uses shall comply with the following regulations, as applicable:
- a. Shall be demonstrated that the lab is in compliance with health and fire codes.

- b. Testing on animals requires approval by Washoe County District Health Department.
- c. In all zoning districts, laboratories are only permitted by-right when accessory to dental, medical, professional office, or manufacturing uses, or when less than 4,000 square feet.

(17) Laundry, drop-off/pickup. **(Not Applicable)**

(18) Laundry, self service. **(Not Applicable)**

(19) Office, other than listed. **(Not Applicable)**

(20) Open lot parking. **(Not Applicable)**

(21) Pawn shop. **(Not Applicable)**

(22) Plant nursery/garden supply. Plant nursery/garden supply uses shall comply with the following regulations:

- a. Outdoor storage of materials (bark, soil, etc.) shall be screened from view of the street and adjacent residentially zoned property.

(23) Restaurant with alcohol service. Restaurant with alcohol service uses shall comply with the following regulations, as applicable:

- a. Lounge areas shall occupy no more than 30 percent of the total floor area.
- b. Shall include a full commercial kitchen with a complete menu.
- c. Food shall be served all hours that the business is open.

(24) Service station. All service station uses shall comply with following regulations:

- a. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
 - 1. The dispensing of petroleum products, water and air from pump islands.
 - 2. The provision of emergency service of a minor nature.
 - 3. The sale of items via vending machines which shall be located within the main structure.
- b. Pump islands shall be located a minimum of 20 feet from a street right-of-way line. A canopy or roof structure over a pump island may be located no closer than ten feet from the street right-of-way line if it matches the architecture and color of the building.
- c. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
- d. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.

(25) TV broadcasting and other communication service. **(Not Applicable)**

(c) Recreation, Entertainment, and Amusement Use Regulations. **(Not Applicable)**

(1) Country club, private. **(Not Applicable)**

- (2) Gaming operation, restricted. **(Not Applicable)**
- (3) Stable, commercial or riding academy. **(Not Applicable)**
- (4) Stable, private. **(Not Applicable)**
- (5) Tennis courts. **(Not Applicable)**

(d) Lodging Use Regulations. **(Not Applicable)**

- (1) Bed and breakfast inn. **(Not Applicable)**
- (2) Hotel. **(Not Applicable)**
- (3) Hotel, with nonrestricted gaming. **(Not Applicable)**
- (4) Motel with nonrestricted gaming. **(Not Applicable)**
- (5) Recreational vehicle park. **(Not Applicable)**

(e) Institutional, Public, and Community Service Use Regulations.

- (1) Blood plasma donor center. **(Not Applicable)**
- (2) Cemetery/mausoleum. **(Not Applicable)**
- (3) Child care, in-home. **(Not Applicable)**
- (4) Church/house of worship. **(Not Applicable)**
- (5) Communication facilities, equipment only. **(Not Applicable)**
- (6) Electric generating plant, electric utility substation. Electric generating plant/electric utility substation uses shall comply with the following regulations:

a. Facility shall be screened from view of the street and adjacent properties using any combination of the following:

- 1. Landscaping shall consist of a combination of trees and shrubs as described in Section 18.12.1207(c), (Semi-Opaque Screening), except that beneath overhead power lines no trees with an expected height greater than 25 feet at maturity shall be planted. Selection of plant material shall coordinate with the vegetation in the surrounding land uses, or expected land uses (i.e., domestic plants shall be used in areas where surrounding development has used domestic plants. Native vegetation shall be emphasized in rural locations, or where surrounding development has used native plantings).

All ground within landscaped area shall be covered with ground covering. If rock is used, rock color and size shall be selected to blend in with the surroundings.

- 2. Chain link fencing with vinyl slats, eight feet in height, will be allowed in combination with semi-opaque screening as required in subsection a.1. above.

- 3. Other solid screening materials may be substituted at the approval of the administrator. These screenings may include solid wood fencing, provided it blends with surrounding land uses, solid masonry walls, or

precast concrete walls with suitable architectural finish.

4. Landscape buffers shall be constructed in the front and side setbacks. Dimensions of these setbacks shall be greater than or equal to those defined in the section governing each zone.
 5. At the discretion of the administrator, installation of landscaping and irrigation may be delayed until development is constructed adjacent to the utility facility.
- b. Noise shall comply with Section 18.12.304(g).
 - c. Barbed wire may be permitted on facilities with a history of vandalism.
- (7) Halfway house. **(Not Applicable)**
 - (8) Public meal provider/homeless service. **(Not Applicable)**
 - (9) School, primary (public or private). **(Not Applicable)**
 - (10) School, secondary (public or private). **(Not Applicable)**
 - (11) School, Non-traditional, Secondary (public or private). **(Not Applicable)**
 - (12) School, vocational/trade. **(Not Applicable)**
 - (13) Utilities, major. **(Not Applicable)**
 - (14) Utility box/well house, back-up generator, pumping or booster station. In all zoning districts, all utility box/well house, back-up generator, pumping or booster station uses shall comply with the following regulations:
 - a. Facilities shall be screened from view of adjacent properties using any combination of the following:
 1. Yards and setbacks shall be landscaped to blend with the surrounding land uses.
 2. Solid fencing will not be required for facilities where all equipment is contained within a building. Architectural features of buildings shall be designed to blend with surrounding land uses.
 3. All landscaped areas shall have complete ground cover. If rock is used, rock color and size shall be selected to blend with the surroundings.
 4. At the discretion of the administrator, installation of landscaping and irrigation may be delayed until development is constructed adjacent to the utility facility.
 - b. Noise shall comply with Section 18.12.304(g).
 - c. One utility box with no dimension exceeding six feet is exempt from a. above.
- (f) Industrial, Manufacturing, Wholesale, Distribution, and Transportation Use Regulations.
 - (1) Animal and animal byproduct processing. **(Not Applicable)**
 - (2) Bus or other transportation terminal. Bus or other transportation terminal uses shall comply with the following regulations:

- a. All storage and repair areas shall be screened from view of the street and adjacent properties.
 - b. All pre- and post-trip operations shall be performed on-site. Transient discharge, boarding, or queuing shall not be performed on the street or public sidewalk.
 - c. All on-site repairs shall be indoors only.
- (3) Collection station. **(Not Applicable)**
- (4) Crematorium. **(Not Applicable)**
- (5) Hazardous waste. **(Not Applicable)**
- (6) Helipad. **(Not Applicable)**
- (7) Indoor manufacturing, processing, assembly or fabrication. Indoor manufacturing, processing, assembly or fabrication uses shall comply with the following regulations:
- a. A 600-foot separation, measured property line to property line, shall be provided from property zoned single-family.
 - b. Manufacturing shall be "light" as defined in Chapter 18.24.
- (8) Maintenance, repair or renovation business. **(Not Applicable)**
- (9) Mini-warehouse. In all zoning districts, mini-warehouse uses shall comply with the following regulations:
- a. No more than one manager's or security residence shall be permitted.
 - b. All storage shall be within an enclosed building except for the storage of recreational vehicles which shall be completely screened from view from surrounding properties and abutting streets at the first floor level. Screening from an adjacent two-story building is not anticipated.
 - c. No business shall be conducted from or within a mini-storage facility.
 - d. Retail sale of stored items on the premises is prohibited.
 - e. Auction sales of stored items on the premises are prohibited.
 - f. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.
 - g. The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.
 - h. The production, fabrication or assembly of products shall be prohibited.
 - i. Storage units shall not be used as a musical practice or recording space.
- (10) Outdoor storage. Outdoor storage uses shall comply with the following regulations:
- a. Storage shall not be permitted within required setbacks and shall be a minimum of ten feet from adjacent property lines.
 - b. Storage shall be visually screened from streets and residentially zoned property within 750 feet of the use with a solid-view screening fence.

- c. Truck and trailer parking shall be screened from streets.
- d. Storage of lumber, coal or other combustibles shall not be less than ten feet from any interior lot line, and a suitable roadway from the street to the rear of the property shall be provided, maintained and kept open at all times.
- e. Fences may be up to ten feet tall to screen outdoor storage.
- f. The outdoor storage shall be associated with the primary use of the property.
- g. Only materials actively used in the business may be stored.
- h. Stacked material must not exceed the height of the wall or fence.
- i. The outdoor storage area must be enclosed with a solid wood fence, masonry wall or material of equal opacity. Landscaping must be provided on the outside of the fence or wall to provide a more pleasing appearance from the street.
- j. Walls or fences which are visible from the street must be architecturally compatible with the primary building.
- k. Outdoor storage of mobile homes is not permitted.

(11) Railroad yard or shop. **(Not Applicable)**

(12) Towing and impound yard. **(Not Applicable)**

(13) Transfer station. **(Not Applicable)**

(14) Truck Stop/Travel Plaza. **(Not Applicable)**

(15) Welding repair. All welding repair uses shall comply with the following regulations:

- a. Outside activities shall be visually screened from adjacent properties and public streets.

(16) Wholesale of construction materials. Wholesale of construction material uses shall comply with the following regulations:

- a. The primary or predominant use shall be wholesale sales of construction related materials, with sales to the general public allowed, via a mix of internal storage, showroom, and offices. All sales and storage must occur within an enclosed structure.
- b. A maximum 20,000 square feet of gross building area is allowed for an individual business entity with a maximum combined square footage of 50,000 square feet on a given lot or parcel.
- c. At least one square foot of non-storage area per each four square feet of storage and staging/pick up areas is required. Products stored on site shall be limited to those displayed and sold on the showroom floor.

(g) Other Principal Use Regulations. **(Not Applicable)**

(1) Farm. **(Not Applicable)**

Section 18.08.203. Standards for Accessory Uses and Structures.

- (a) General Provisions and Standards. **(Not Applicable)**
- (b) Accessory Buildings and Structures in Residential Zoning Districts. Caretaker quarters are regulated by the standards in Section 18.08.203(e).
 - (1) Accessory building requires principal building. **(Not Applicable)**
 - (2) Accessory buildings on lots larger than the required minimum size. **(Not Applicable)**
 - (3) Number of permitted detached accessory structures on a single residential lot. **(Not Applicable)**
 - (4) Design of detached accessory buildings. **(Not Applicable)**
 - (5) Applicability to existing accessory structures. **(Not Applicable)**
- (c) Lot, Bulk and Dimensional Standards for Accessory Structures and Buildings--Residential Zoning Districts. **(Not Applicable)**
- (d) Accessory Buildings and Structures in Nonresidential Zoning Districts. **(Not Applicable)**
- (e) Standards for Specific Accessory Uses.
 - (1) Caretaker quarters. The following specific standards shall apply to both existing and new caretaker quarters units in the City of Reno, except as otherwise expressly stated.
 - a. Intent - Accessory dwelling units. Accessory dwelling units are not allowed in residential zoning districts.
 - b. Types allowed. Caretaker quarters may be attached to and integrated with the principal structure, or may be located in a detached accessory structure.
 - c. Number per lot. No more than one caretaker quarters unit shall be established on the same lot.
 - d. Minimum lot, bulk and dimensional standards.
 - e. Adjacent privacy protections.
 - 1. Intent.

The provisions in this subsection are intended to provide protection of adjacent residential properties in the siting of a detached guest quarters/house on a property. Specifically, these standards seek to site the detached guest quarters/house sufficiently far from shared side or rear property lines to assure a reasonable degree of privacy for neighboring residents.
 - 2. Applicability.

This subsection's adjacent privacy protection standards shall apply only when a proposed accessory use:

 - i. Is located in a detached accessory structure, such as in a detached garage or carriage house; and
 - ii. Is located on a residential zoned lot that immediately abuts to the

side or to the rear a residential zoned lot with an existing principal single-family dwelling.

3. Increased side or rear setback for two-story accessory dwelling structures.

For every one foot that the detached accessory structure exceeds 12 feet, an additional one foot setback from the side or rear property line abutting the adjacent single-family dwelling shall be provided. The additional setback shall be applied only to that portion of the accessory structure greater than 12 feet in height.

- f. Parking requirements.

1. Off-street parking shall not occupy the front yard, except on a driveway meeting standards established in Section 18.12.1101.

- g. Design of guest quarters/house in detached structures.

1. All detached guest quarters/house shall maintain a single-family appearance and shall be subordinate to the principal dwelling unit by size, location, and appearance. New detached guest quarters/house shall be architecturally compatible with the principal residential building. Architectural compatibility must be achieved by including all of the following elements in the accessory building design:

- i. The exterior finish is constructed with materials compatible with the existing principal building materials. The new materials must be either identical or similar to the original building materials. For example, details of synthetic siding should match that of traditional wood siding.
- ii. Contemporary interpretations of architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood or metal work found on the existing principal building are used.
- iii. The roof pitch is the same or within the range of the roof pitches on the existing principal building.

2. The front door of the detached guest quarters/house shall not be visible from the same street that the front door of the principal structure faces.

- (2) Accessory Retail Sales associated with manufacturing, wholesaling, distribution or warehousing. **(Not Applicable)**
- (3) Home occupations. **(Not Applicable)**
- (4) Satellite dishes. **(Not Applicable)**
- (5) Sidewalk cafes. **(Not Applicable)**
- (6) Utilities, Alternative Systems. **(Not Applicable)**

Section 18.08.404. CPA Cooperative Planning Area Overlay District.

- (a) General Applicability and Conflicting Regulations. **Not Applicable**
- (b) Amendments and Variances to CPA Overlay District Standards. **Not Applicable**
- (c) District-Specific Site Compatibility and Adjacency Standards. **Not Applicable**
- (d) District-Specific Standards for Protection of Significant Hydrologic Resources.
 - (1) Purpose. To regulate development activity within and adjacent to perennial streams to ensure that these resources are protected and enhanced. This subsection establishes standards for use of land in "critical stream zone buffer area" and "sensitive stream zone buffer area" to preserve and protect perennial streams to implement a policy of "no net loss" of significant hydrological resource size, function and value. The purpose of requiring perennial stream buffer areas is to recognize that many uses directly adjacent to a hydrologic resource may compromise the integrity of the resource through various negative features endemic to the specific use. Negative activities in the buffer areas may impact the quality or quantity of the existing hydrology, soil characteristics, vegetation communities or topography thereby jeopardizing the resource's functions. The intent of these regulations is to protect the public health, safety and welfare by:
 - a. Preserving, protecting and restoring the natural functions of existing perennial streams;
 - b. Reducing the need for the expenditure of public funds to remedy or avoid flood hazards, erosion, or other situations caused by inappropriate alterations of streams;
 - c. Ensuring the natural flood control functions of perennial streams including, but not limited to, stormwater retention and slow-release detention capabilities are maintained;
 - d. Ensuring stormwater runoff and erosion control techniques are utilized to stabilize existing stream banks, reduce downstream sediment loading, and ensure the safety of people and property;
 - e. Ensuring the natural water quality functions of perennial streams including, but not limited to, pollution filtering, groundwater recharge, nutrient storage, nutrient recycling capabilities, and sediment filtering capabilities are not impacted by existing and proposed developments;
 - f. Encouraging common open space developments to avoid hazardous or environmentally sensitive areas, protect important habitat and open space areas, and minimize impacts on groundwater recharge areas;
 - g. Establishing buffer areas around all significant hydrological resource areas to ensure the resource is not jeopardized or degraded by adjacent offsite development activity;
 - h. Ensuring a no net loss of value, acreage and function of each different significant hydrological resources is adhered to; and
 - i. Identifying, establishing and managing perennial streams as mitigation sites for destroyed or degraded hydrological resources.

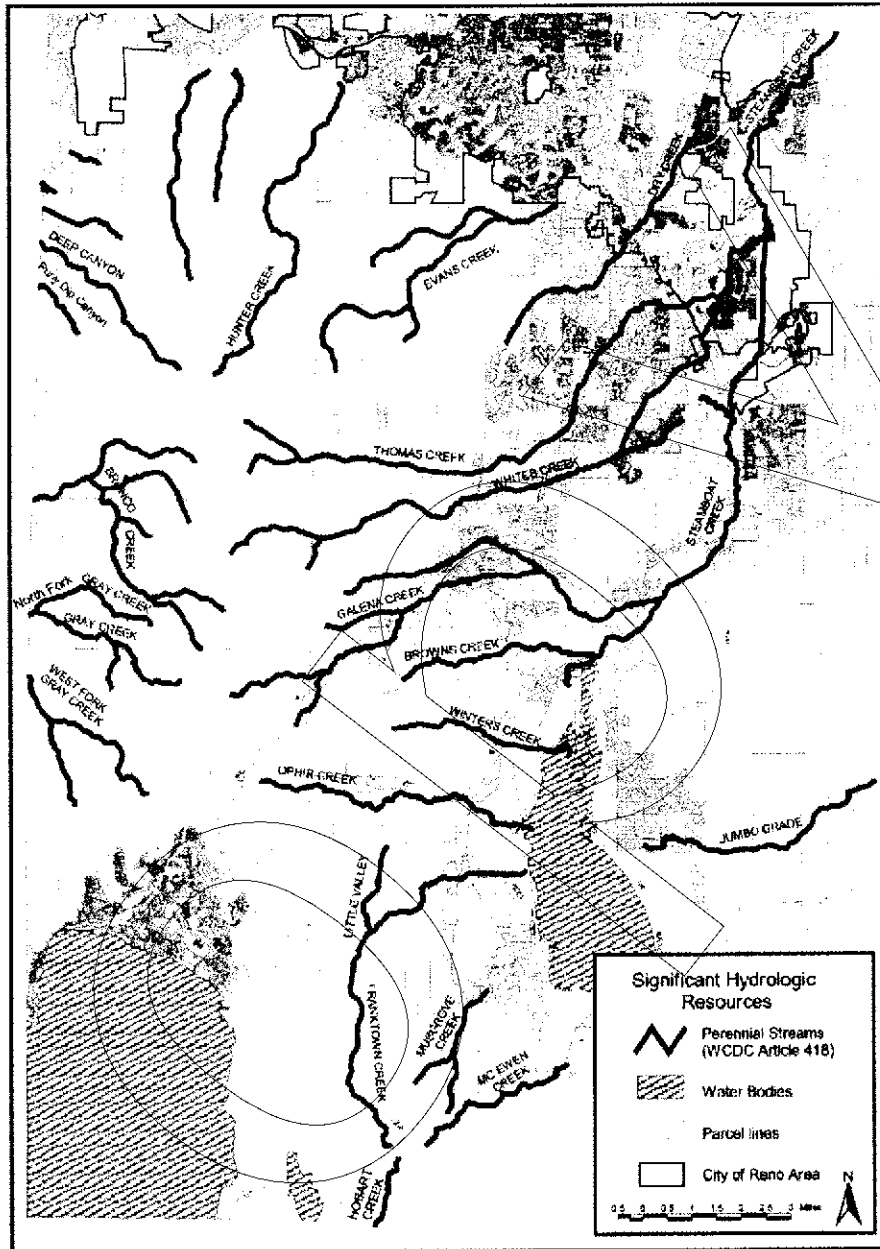
(2) Applicability. The provisions set forth in this Section shall apply as follows:

- a. Area of applicability. All properties located in the CPA Overlay District and containing either perennial streams, or an established buffer area surrounding one of the perennial streams, as identified on the map entitled "Map of Significant Hydrologic Resources," Figure 18.08-20 below. All new development that requires permitting or review shall be reviewed for compliance with the significant hydrologic resource standards. No variance to the significant hydrologic resource standards shall be processed or approved; instead, please refer to subsection (a)(9) (Modification of Standards) below.

In determining the location of the above-designated streams, staff shall use:

1. Published United States Geological Service (USGS) topographic maps, either in seven and one-half minute or 15 minute series, to assist in the interpretation of location of significant hydrologic resources.
 2. A determination of the location of a perennial stream resulting from a delineation of wetlands and/or waters of the United States made by the United States Army Corps of Engineers under the provisions of Section 404 of the Federal Clean Water Act, shall be considered the perennial stream crossing any parcel of land.
 3. Field survey by land surveyor or professional engineer licensed and qualified to perform a survey.
- b. Relationship to other restrictions. The requirements established in this Section are not intended to repeal, abrogate, supersede or impair any existing federal, state or local law, easement, covenant, or deed restriction. However, if this subsection imposes greater or more stringent restrictions, the provisions of this subsection shall prevail. Specifically, if an applicant also acquires authorization under Section 404 of the Clean Water Act from the United States Army Corps of Engineers, the applicant shall meet any greater or more stringent restrictions set forth in this subsection in addition to and independent of the restrictions of such permit.

FIGURE 18.08-20: SIGNIFICANT HYDROLOGIC RESOURCES



- c. Impact on land use designations. The provisions of this Section 18.08.404(d) shall neither be used as justification for changing a land use designation nor be used to reduce the development density or intensity otherwise allowed by the land use designation of the property, subject to the provisions and limitations of this subsection.

- (3) Exemptions. The following are exempt from the provisions of this Section:
- a. All existing allowable or permitted use of any single-family, detached, residential structure, including interior renovation, and replacement upon catastrophic damaging event, and all related accessory uses (e.g. garages, barns, corrals, storage sheds) constructed or under construction with a valid building permit prior to the effective date of this ordinance.
 - b. All projects with an approved special use permit, any map to divide land, design standards handbook and/or development agreement, currently active (not expired) and having obtained approval or having submitted a valid discretionary permit application prior to the effective date of this ordinance.
- (4) Perennial streams buffer areas. Perennial stream buffer areas are established to provide adequate setbacks and land use controls to ensure water quality functions of each perennial stream are not jeopardized through development activity. To limit significant impacts adjacent to hydrological resources, two buffer areas are hereby established—the "critical stream zone buffer area" and the "sensitive stream zone buffer area." All proposals to develop uses within the critical stream zone buffer area and/or the sensitive stream zone buffer area shall submit a site plan with precise dimensions depicting the boundary line for the buffer areas.
- a. Critical stream zone buffer area. The critical stream zone buffer area shall be all land and water surface within 30 feet from the centerline of the perennial stream. The centerline of the stream shall be determined by either survey from a licensed surveyor or by determination of the thalweg (i.e. the line connecting points of maximum water depth) from a topographic survey, or appropriate USGS seven and one-half-minute topographic map covering the site.
 - b. Sensitive stream zone buffer area. The sensitive stream zone buffer area shall be all land and water surface between the critical stream zone buffer area boundary of 30 and 150 feet from centerline or thalweg of the perennial stream.
- (5) Critical stream zone buffer area development standards. All development in the critical stream zone buffer area shall be subject to the following standards:
- a. Allowed uses. Uses allowed within the critical stream zone buffer area are limited to those uses necessary for providing community services such as managing and conserving natural resources, and providing recreational and educational opportunities, including:
 1. Weed control consistent with state and county laws.
 2. Mosquito abatement consistent with state and county laws.
 3. Conservation or preservation of soil, water, vegetation, fish and other wildlife habitats.
 4. Outdoor recreation activities such as fishing, bird watching, hiking and swimming.
 5. Education and scientific research including, but not limited to, water quality monitoring and stream flow gauging.
 6. Maintenance of an existing public or private road, driveway, structure or

facility, including drainage facilities, water conveyance structures, dams, fences, trails, and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication, or other including individual service connections. Written notice shall be provided to the community development department at least 15 days prior to the commencement of work, and all impacts to the critical stream zone buffer area are minimized and disturbed areas are immediately restored to their natural state.

7. Landscape improvements and maintenance of native vegetation is allowed within an established critical stream zone buffer area including the pruning of trees and the removal of dead vegetation and debris. Ornamental landscaping that would require fertilizer or pesticide applications for growth and maintenance is not permitted within the critical stream buffer zone area.
 8. Landscaping area requirements may be satisfied by using the natural, undisturbed or restored critical stream zone buffer area to count towards the required area to be landscaped for new residential, civic, commercial, industrial or agricultural use types. Parking and loading areas on the developed portion of the site shall continue to require landscaping. Open space requirements may be satisfied by using the natural, undisturbed or restored critical stream zone buffer area.
 9. Continuation of existing agricultural operations such as the cultivation and harvesting of hay or pasturing of livestock, or change of agricultural practices such as the relocation of an existing pasture fence, which has no greater impact on perennial stream water quality.
 10. Perimeter fencing on a property boundary with a valid building permit pursuant to approval by the administrator to ensure that obstruction to stream flows has been avoided.
- b. Permitted uses requiring a planning commission approved special use permit. Subject to the regulatory zone in effect for the property establishing the uses, the following use types may be permitted in the critical stream zone buffer area pursuant to a special use permit being issued by the planning commission and this Section. Any construction in the critical stream zone buffer area will require submission of a grading plan showing compliance with applicable best management practices to minimize stream bank and stream bed erosion. The grading plan shall also be designed to prevent construction drainage and materials from increasing sedimentation impacts to the stream environment and to minimize impervious surfaces.
1. Construction or enlargement of any public or private roads, driveway, structure or facility including drainage facilities, water conveyance structures, dams, trails and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication or other services.
 2. Civic use types. Civic uses classified under the utility services, nature center, active recreation, passive recreation and safety services use types may be permitted in the critical stream zone buffer area.

- c. Prohibited uses. Due to the incompatible nature of certain uses (i.e. ground disturbance, untreated water discharge, hazardous materials, chemical contamination, scale of use, traffic, etc.) and the potential negative impacts on the perennial stream and adjoining critical stream zone buffer area, all new construction and development uses not listed in either the allowed or permitted section of this Section shall not be established in the critical stream zone buffer area.

1. *Residential, civic, commercial, industrial and agricultural use types.*

All new residential, civic, commercial, industrial and agricultural use types not listed as allowed or permitted uses are prohibited in the critical stream zone buffer area. Specifically prohibited industrial uses include:

2. *Parking and ornamental landscaping.*

All new parking and ornamental landscaping areas to fulfill the minimum requirements for new residential, civic, commercial, industrial or agricultural use types shall be prohibited in the critical stream zone buffer area.

3. *Fences.*

In order to prevent livestock from destroying the stream bank slope, all new perpendicular-oriented fences except as provided in subsection (6)a. below shall be prohibited in the critical stream zone buffer area. Fencing that is parallel to the stream and is designed to keep livestock from access to the water and stream bank may be permitted after review and approval by the community development department.

- (6) Sensitive stream zone buffer area development standards. Development in the sensitive stream zone area shall be subject to the following standards:

- a. Allowed uses. All allowed uses within the critical stream zone buffer area are also allowed in the sensitive stream zone buffer area. Additional allowed uses in the sensitive stream zone buffer area include:

1. Single-family, detached residential uses and all related accessory uses associated with the single-family residence requiring a building permit. Attached or detached accessory dwellings may also be erected within the sensitive stream zone buffer area. New building structures such as storage sheds and gazebos that, due to their minimum floor area, do not require a building permit may also be erected within the sensitive stream zone buffer area.

2. Landscaping area requirements, including ornamental landscape planting, may be satisfied by using the sensitive stream zone buffer area to count towards the required area to be landscaped for new residential, civic, commercial, industrial or agricultural use types. Parking and loading areas on the developed portion of the site shall continue to require landscaping. Open space requirements may be satisfied by using the natural, undisturbed or restored sensitive stream zone buffer area.

3. New fencing, constructed in accordance with the Pioneer Parkway

Holding Handbook.

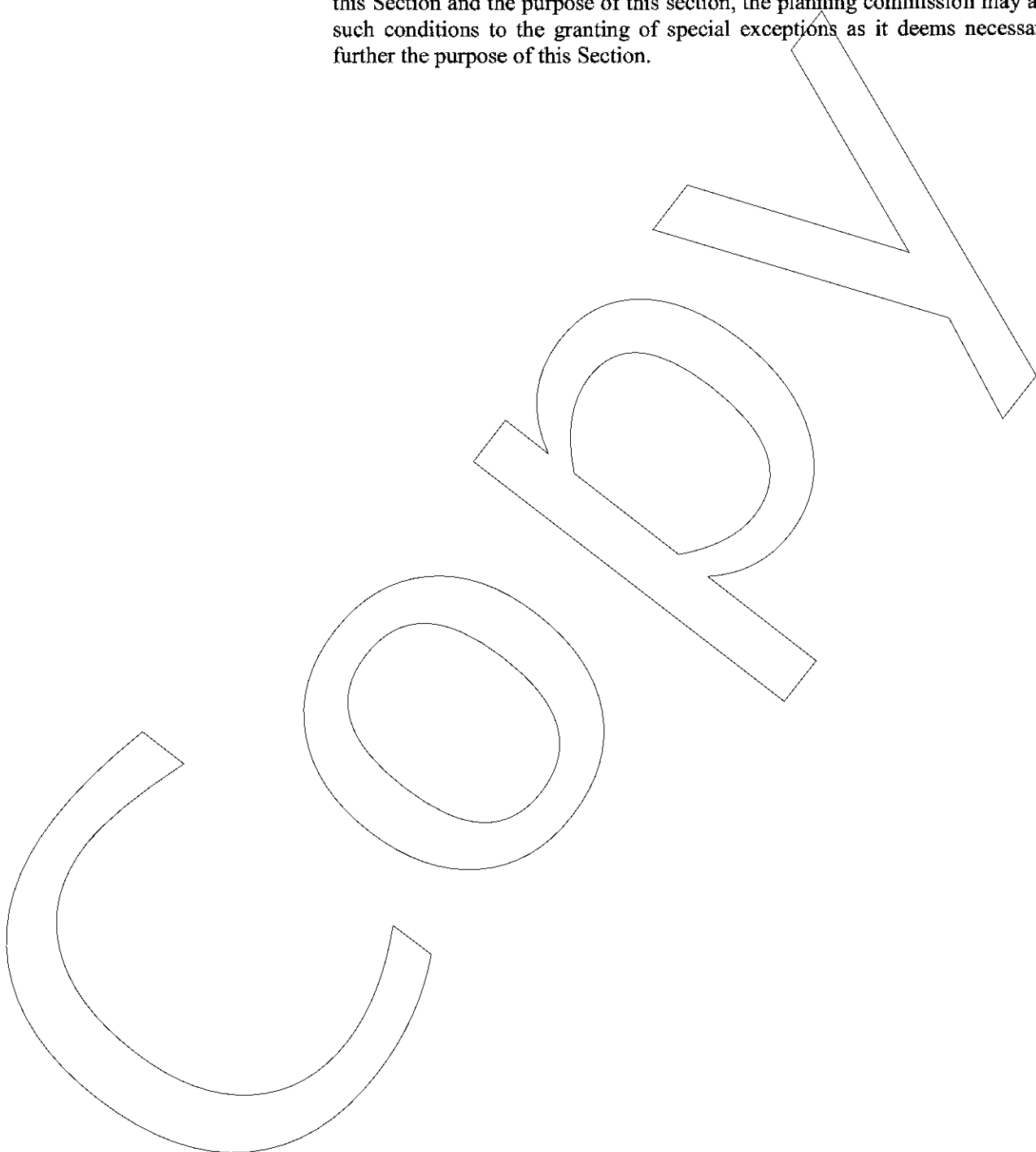
- b. Permitted uses requiring a planning commission approved special use permit. Subject to the regulatory zone in effect for the property, all new use types may be permitted in the sensitive stream zone buffer area pursuant to a special use permit being issued by the planning commission. The special use permit requirement is also applicable to construction or enlargement of any structure or facility including drainage facilities, water conveyance structures, dams, trails, and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication or other services. New residential, commercial and industrial subdivisions shall not require the concurrent processing of a special use permit, as long as the "special review considerations" of this Section are addressed in the tentative subdivision map review. Any construction in the sensitive stream zone buffer area will require submission of a grading plan showing compliance with applicable best management practices. The grading plan shall also be designed to prevent construction drainage and materials from increasing sedimentation impacts to the stream environment and to minimize impervious surfaces.

c. Prohibited uses. **(Not Applicable)**

- (7) Special review considerations. In addition to the general special use permit findings, prior to approving an application for development in the critical stream zone buffer area or the sensitive stream zone buffer area, the record at the planning commission shall demonstrate that the specific findings in Section 18.06.405 are addressed.
- (8) Cluster development. **Not Applicable.**
- (9) Modification of standards. Modification of standards, including interpretation of the applicability of the standards in this subsection, shall be set forth as follows:
- a. Appeals for errors. Appeals shall be processed in accordance with Section 18.06.208 (Appeals).
- b. Special exceptions. The planning commission shall hear and decide requests for special exceptions from the requirements of this Section. In passing upon such applications, the planning commission shall consider all technical evaluations and all relevant requirements, factors and standards specified in this subsection and shall also consider the provisions of this subsection:
1. The potential degradation of the stream environment.
 2. The danger to life and property due to flooding or erosion damage.
 3. The loss of critical habitat.
- c. Issuance of special exception. Special exceptions shall only be issued when in compliance with the provisions of this subsection and the planning commission finds:
1. A showing of good and sufficient cause such as renovation, rehabilitation or reconstruction of the stream environment; or
 2. A determination that failure to grant the special exception would result in exceptional hardship to the applicant, such as deprivation of a substantial

use of property and that the granting of a special exception will not result in degradation of the stream environment.

- d. Extent of special exception. Special exceptions shall only be issued upon a determination that the special exception is the minimum necessary to afford relief.
- e. Conditions of special exceptions. Upon consideration of the factors set forth in this Section and the purpose of this section, the planning commission may attach such conditions to the granting of special exceptions as it deems necessary to further the purpose of this Section.



Section 18.12.306. Design Standards for Large Retail Establishments.

- (a) Purpose. Large retail establishments depend on high visibility from major public streets, a large physical scale, and a high volume of use by many residents and visitors. As a consequence, design of large retail establishments determines much of the character, function, and image of this community and its streetscapes and commercial areas. The purpose of this section is to encourage large retail establishments and commercial center developments containing large retail establishments, to contribute to Reno as a unique place and to physically integrate with the community in a positive way. The standards of this section supplement existing basic standards for development found elsewhere in this chapter. These large scale retail establishment design standards promote a basic level of architectural variety and interest, a compatible appearance and scale, pedestrian and parking lot access, orientation of buildings and entrances in relation to surrounding streets, and mitigation of negative impacts from development of large retail establishments.
- (b) Applicability and Exemptions.
- (1) The standards of this Section shall apply to the following:
 - a. New construction of a large retail establishment;
 - b. Expansion of or addition to an existing building that creates a large retail establishment; or
 - c. Reoccupation of a structure formerly used as a large retail establishment, which use had been discontinued or abandoned for a period of more than six months.
- (c) Relationship to Other Standards. The provisions of this section shall apply in addition to the generally applicable development and design standards found this handbook.
- (d) Minimum Land Use Mix Required. All new large retail establishments shall be located in a commercial center that includes more than four (4) commercial sales and service uses. Such commercial center shall be planned, developed, and owned or managed as a single unit and shall provide off-street parking on the property.
- (e) Adaptability for Reuse and Prohibition of Restrictive Lease Agreements. This subsection's standards are intended to mitigate some of the adverse community effects when large retail establishments vacate their buildings and commercial centers. Many national retailers often abandon older outlets for new formats in new locations, rather than reuse and redevelop existing buildings and centers. Vacant, large-format buildings tend to remain empty for many years, causing blight and eroding nearby property values. Retailers often hang on to these empty buildings or, in the case of leased sites, continue to pay rent, in order to prevent their competitors from occupying the locations. Accordingly, these standards require new large retail establishment structures to be built with adaptable interior configurations for future reuse by multiple, smaller tenants, and to prevent large retailers from blocking competition after vacating a building through restrictive lease terms or covenants.
- (1) The design of all buildings housing a large retail establishment shall include specific elements for adaptation for future multi-tenant reuse. Such elements may include but are not limited to compartmentalized construction, including plumbing, electrical service, heating, ventilation, and air conditioning. The building design shall also allow for:
 - a. The interior subdivision of the structure into separate tenancies;
 - b. Facades that readily adapt to multiple entrances and adapt to entrances on all but

one side of the building;

- c. Parking lot schemes that are shared by establishments or are linked by safe and functional pedestrian connections;
 - d. Landscaping schemes that compliment the multiple entrance design; and
 - e. Other elements of design that facilitate the multi-tenant reuse of the building.
- (2) All development applications subject to this subsection (e) shall include a renewal plan that evidences specific compliance with this subsection's adaptability for reuse standards, and otherwise evidences the feasibility of the building's rehabilitation or redevelopment in the event of closure or relocation by the original occupant.
- (3) When a commercial center development includes a large retail establishment, a landlord shall not enter into a lease agreement or other contract that prevents the landlord from marketing and renting to future lessees after a large retail establishment has vacated the development. After a large retail establishment vacates a commercial center, the landlord shall be free to market to any person or company allowed by City of Reno codes.
- (f) **Reoccupation Upon Abandonment or Discontinuance of Use.**
- (1) Where the applicant proposes to reoccupy a building formerly used as a large retail establishment as provided in Subsection (b)(1)c. or expand an existing building to create a large retail establishment as provided in Subsection (b)(1)b., if the building or associated site does not meet the standards of this ordinance, the use may be established only upon approval of a Special Use Permit. Such approval shall be granted only upon a finding that all of the criteria for Special Use Permits as set forth in Section 18.06.405, have been met and that additionally the improvements to the large retail establishment and associated site bring the subject building and site into closer conformity with the standards set forth in this ordinance and contribute positively to the public health, safety, and welfare by relieving the community of adverse impacts associated with a vacant or underutilized property.
- (g) **Building Design and Architecture.** All development subject to this Section shall comply with the following standards:
- (1) **Facade Articulation and Features.**
- a. Intent. Facade articulations and detailed elements should be employed to reduce the apparent bulk, industrial look, and uniform appearances of large buildings, provide visual interest and variety, and respect and reinforce the human scale.

b. Minimum wall articulation.

1. Any building wall greater than one hundred (100) feet in length, measured horizontally, that faces a street or connecting pedestrian walkway shall include at least three (3) of the following features within each successive thirty (30) foot section or part thereof:

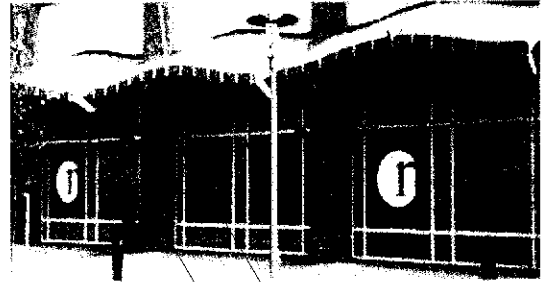


Figure 18.12-11.1: Any building wall greater than 100 feet in length shall include change in wall plane, changes in texture, windows, trellises with vines, changes in color, or an equivalent element that subdivides the wall into human-scale proportions.

- i. Change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the length of the facade and extending at least twenty (20) percent of the length of the facade;
- ii. Change in texture or masonry pattern;
- iii. Change in color;
- iv. Windows;
- v. Trellises with vines; or
- vi. An equivalent element that subdivides the wall into human scale proportions.

See Figures 18.12-11.1 and 18.12-11.2.

2. Ground floor building facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along at least sixty (60) percent of their horizontal length. See Figure 18.12-11.3.

3. All sides of the building shall include articulation, materials, and design characteristics consistent with those on the primary front facade in terms of quality and detail, unless the public's view of a rear or side building elevation

from a public street or from an adjacent

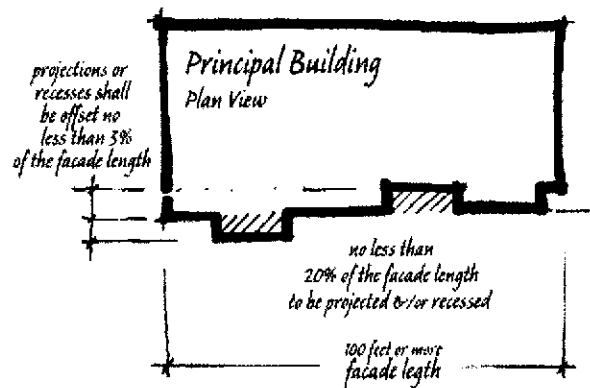


Figure 18.12-11.2: An effective way to articulate the facade of a large retail building is to include a change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the length of the facade and extending at least twenty (20) percent of the length of the facade.

residentially zoned property is blocked by intervening buildings, topography, or other similar feature. See Figure 18.12-11.4.

4. If actual doors and windows are not feasible on side or rear walls that face walkways because of the nature of the use of the building facade, then such walls shall include false windows, either glazing or pattern, and defined by frames, sills, and lintels, or similarly-proportioned modulations of the wall.

(2) Transparency.

- a. Intent. The use of transparent building materials (e.g., glass) is intended to provide a pedestrian-friendly environment at the ground floor level, and to enhance pedestrian safety wherever possible by allowing visibility of parking areas and on-site walkways from building interiors.
- b. Minimum transparency requirements. All buildings subject to this Section shall comply with the following minimum transparency standards:
 1. A minimum of sixty (60) percent of any ground floor facade between two (2) feet and ten (10) feet above grade fronting on a public street or

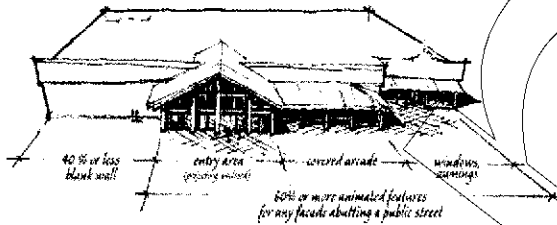


Figure 18.12-11.3: Ground floor facades facing public streets must be articulated to provide pedestrian interest, including provision of arcades, display windows, awnings, entry areas or other similar features along at least 60% of the facade's horizontal length.



Figure 18.12-11.4: Side or rear walls that face walkways may include false windows and door openings defined by frames, sills, and lintels, or similarly proportioned modulations of the wall.

containing a principal customer entrance shall be comprised of windows for window shopping, with views into interior areas for merchandise display, shopping, and/or other customer services. A minimum of twenty-five (25) percent of ground floor facades that face parking lots shall also be comprised of windows.

2. If actual doors and windows are not feasible on side or rear walls that face walkways because of the nature of the use of the building facade, such walls shall include false windows, either glazing or pattern, and defined by frames, sills, and lintels, or similarly-proportioned modulations of the wall. See Figure 18.12-11.4.
- c. Small retail stores located inside or attached to large retail establishments. When a building containing a large retail establishment also contains separately owned commercial establishments with separate customer entrances that occupy less

than twenty-five thousand (25,000) square feet of gross floor area, the following minimum transparency standards shall apply instead of the general standards in subsection (2)b. above:

1. The street level facade of stores shall be transparent between the height of three (3) feet and eight (8) feet above walkway grade for no less than sixty (60) percent of the horizontal length of the building facade.

(3) Roof Form and Articulation.

- a. Intent. To pronounce and vary roof lines and heights to present a distinctive profile, add interest to and reduce the massive scale of large buildings, and complement the character of adjoining neighborhoods.

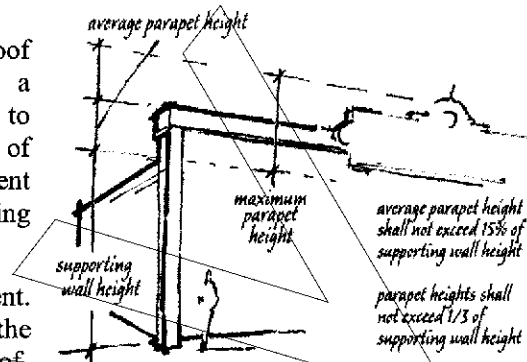


Figure 18.12-11.5: Parapet design for concealing flat roofs and roof-top equipment.

- b. Screening of roof-top equipment. The building parapet shall be the primary means of screening roof-top equipment.

- c. Roof design and treatment. Roofs shall have no less than two (2) of the following features:

1. Three (3) or more roof slope planes.
2. Parapets concealing flat roofs and roof-top equipment such as HVAC units from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. Such parapets shall feature three dimensional cornice treatment (See Figure 18.12-11.5);
3. Overhanging eaves, extending no less than three (3) feet past the supporting walls; or
4. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run.

- d. Consistent roof treatment. Consistent roof treatment shall be provided on all sides of the building.
- e. Visible back sides finished. The back sides of all cornices, parapets, and rooflines that are visible from an adjacent residential zone district or from a public street shall be finished.

(4) Customer Entrances.

- a. Intent. To emphasize major entrances into buildings, to ensure that entryway

design provides orientation and an attractive appearance to the building, to provide multiple entrances to reduce walking distances, facilitate pedestrian access, and to improve the relationship of the large retail establishments to the surrounding community.

b. Number of entrances required.

1. Buildings containing large retail establishments with one hundred thousand (100,000) square feet of gross floor area or more shall feature customer entrances on at least two (2) sides of the building. The two required sides shall be those planned to have the highest level of public pedestrian activity.
2. When additional commercial establishments under separate ownership are located in the same primary building as a large retail establishment, each such establishment shall have an exterior customer entrance that complies with the visually prominent entrance requirement below, except that such entrance shall include a minimum of two (2) visual prominence features listed in subsection (4)d. below. Restaurants containing less than two thousand (2,000) square feet of gross floor area are excluded from this requirement for an exterior customer entrance, except that if such an entrance is provided, the entrance shall comply with the visually prominent entrance requirements below.

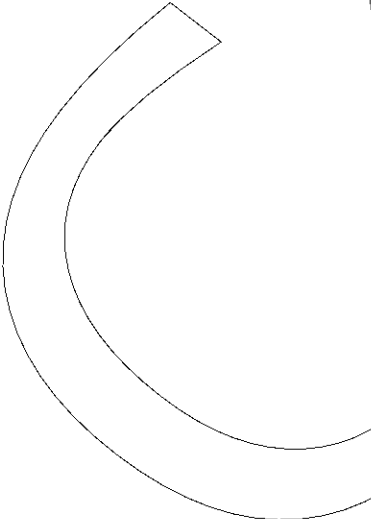
c. Orientation. The primary entrance to a large retail establishment shall face the primary street adjacent to the site. The primary street will typically be the street with the highest level of vehicular and pedestrian activity.

d. Visual prominence. In order to provide clearly defined and highly visible entrances, all building and store fronts subject to subsection (f)(4)'s building design and architecture standards shall have customer entrances featuring no less than three (3) of the following (See Figure 18.12-11.6):

1. Canopies, arcades or porticos that, while satisfying weather protection requirements of subsection (4) f, also lend visual prominence to the entrance;
2. Overhangs, recesses or projections;
3. Raised corniced parapets over the door;
4. Peaked roof forms;
5. Tower features integrated with the building design that extend above the building roof line;



Figure 18.12-11.6: Buildings shall have clearly- defined, highly-visible customer entrances.



- 6. Arches;
 - 7. Outdoor patios;
 - 8. Display windows;
 - 9. Integral planters or wing walls;
 - 10. Entrance atriums with visual connections to outside.
- e. Transparency and light. The principal customer entrance to any building shall feature at least two elements from the following:
- 1. Clerestory windows;
 - 2. Windows flanking main entrance door;
 - 3. Large entrance door(s)--Transparent, and double hung;
 - 4. Ornamental light fixtures.
- f. Weather protection. Canopies, arcades, or similar permanent sheltering roof structures shall provide weather protection along facades of buildings to pedestrians at customer entrances, taxi and drop off zones, valet parking, and bicycle parking. Weather protection means, for purposes of this provision, a permanent shelter or covering of sufficient length and width to provide protection to pedestrians from sun, wind, rain, or snow.

(5) Building Materials and Colors.

a. Intent. To specify building materials that are durable, attractive, and have low maintenance requirements; and reduce the use of bright, intense colors.

b. Building materials.

- 1. All primary buildings shall be constructed or clad with materials that are durable and of a quality that will retain their appearance over time, including, but not limited to, natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality prestressed concrete systems; Exterior Installation Finish Systems (EIFS); or glass. See Figure 18.12-11.7.



Figure 18.12-11.7: All primary buildings shall be constructed or clad with materials that are durable and of a quality that will retain their appearance over time.

2. The following exterior building materials are prohibited:

- i. Vinyl siding;
- ii. Field-painted or pre-finished standard corrugated metal siding; or
- iii. Smooth-faced gray concrete block, painted or stained concrete

block, tilt-up concrete panels. These materials may be used as main framing materials with an exterior treatment or finish that replicates materials specified in subsection 1 above.

3. Exterior building material shall be continued down to within nine (9) inches of finished grade on any elevation.

c. Building color.

1. Color schemes shall aesthetically integrate building elements together, relate separate (free-standing) buildings within the same commercial center development to each other, and shall be used to enhance the architectural form of a building.
2. All building projections, including, but not limited to, chimneys, flues, vents, and gutters, shall match or complement in color the permanent color of the surface from which they project.
3. Intense, bright, black, or fluorescent colors shall be used sparingly and only as accents; such colors shall not be used as the predominant color on any wall or roof of any building. Permitted signs shall be excluded from this standard.
4. Building trim and accent areas may feature brighter colors, including primary colors; however, neon tubing shall only be an acceptable trim near customer entrances.

(6) Architectural Unity.

- a. Intent. To provide a unified, coherent, and aesthetically pleasing design and theme within a commercial center that contains multiple buildings.
- b. Architectural unity required. All buildings within the same commercial center shall be architecturally unified. Architectural unity means that buildings shall be related and compatible in style, color scheme, and quality and type of exterior building materials.

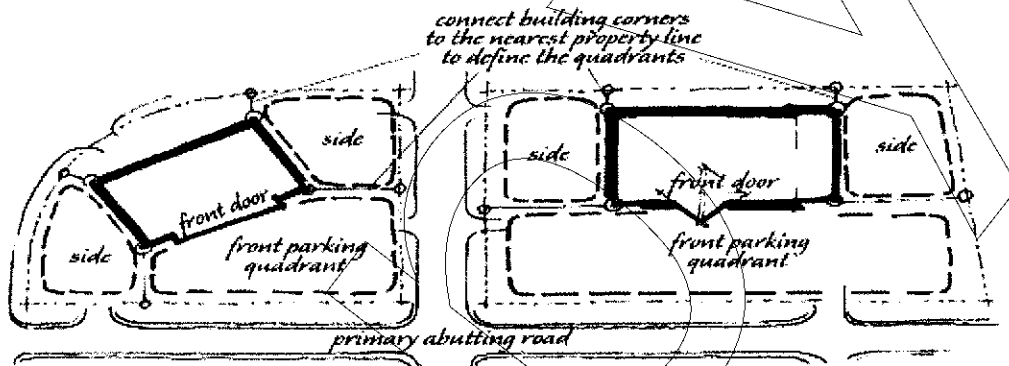
(h) Site Design and Relationship to Surrounding Community.

(1) Location and Design of Parking Lots.

- a. Intent. Large parking areas should be divided into smaller lots and distributed around buildings in order to provide safe and convenient access, shorten the distance between primary buildings and public streets, and break up the massive scale of large paved surfaces. If buildings containing large retail establishments are located closer to streets, then the scale is reduced, pedestrian traffic is encouraged, and architectural details of the building take on added importance.
- b. Defining the "front parking quadrant" for large retail establishments.
 1. These regulations encourage limiting the number of surface off-street parking spaces located between the front door of a large retail establishment and the primary, abutting street. This is achieved by controlling the amount of parking located within a building's "Front Parking Quadrant." The applicant must designate the "Front Parking Quadrant" on all proposed development and site plans.

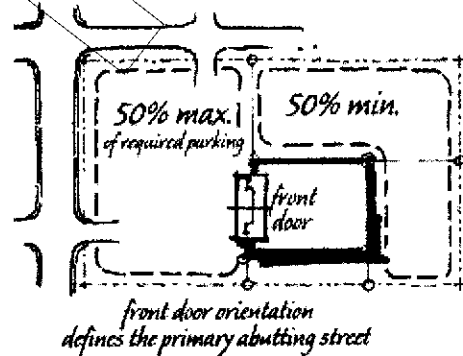
2. The "Front Parking Quadrant" is defined by connecting each of the four corners of the building containing a large retail establishment to the closest property line. This exercise will create four quadrants. The one quadrant located between the building's front door and the primary abutting street is the "Front Parking Quadrant." See Figure 18.12-11.8 below.
3. Parking spaces in the Front Parking Quadrant shall be counted to include all parking spaces falling within the boundaries of the Front Parking Quadrant, including all partial parking spaces if the part inside the Front Parking Quadrant boundary lines constitutes more than one-half (1/2) of such parking space.

Figure 18.12-11.8: "Front Parking Quadrant"



- c. Location of parking. In order to reduce the scale of the paved surfaces and to shorten the walking distance between parked cars and a building containing a large retail establishment, the Front Parking Quadrant shall contain no more than fifty (50) percent of the off-street surface parking spaces provided for all uses located in the building containing a large retail establishment. See Figures 18.12-11.9 and 18.12-11.10. Note that in instances when the building housing a large retail establishment is sited on a side or rear setback line, it may be impossible to site any off-street parking spaces in the "quadrant" adjoining the side or rear setback line.

Figure 18.12-11.9: Location of Parking



- d. Parking blocks required. In order to reduce the scale of parking areas, all surface parking areas shall be broken up into smaller parking blocks containing no more than forty (40) spaces:

1. Parking blocks shall be separated from each other by a minimum five (5) foot wide landscaping strip, access drives or public streets, pedestrian walkways, or buildings.

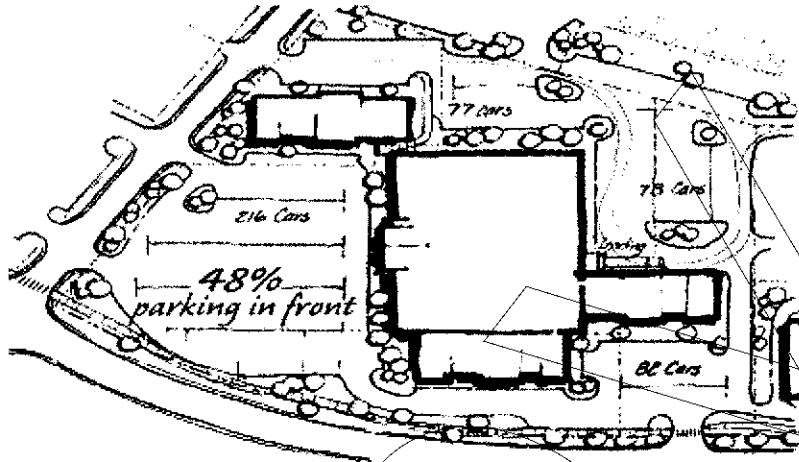
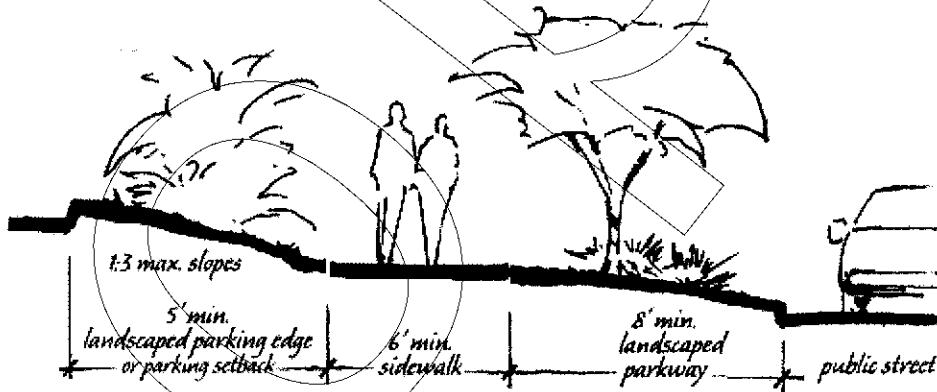


Figure 18.12-11.10: The intent is to break up massive scale of large paved surfaces into smaller lots, distribute them around large retail buildings, and still provide safe and convenient access.

Figure 18.12-11.11: Public Sidewalks



2. Each parking block shall have consistent design angles for all parking within the block.
 3. Parking blocks shall be oriented to buildings to allow pedestrian movement down and not across rows (typically with parking drive aisles perpendicular to customer entrances).
- (2) Pedestrian Connections (Pedestrian Access and Circulation). Applicants shall submit a detailed pedestrian circulation plan with all development applications that shows compliance with the following standards:

- a. Public sidewalks. Sidewalks at least six (6) feet wide shall be provided along all sides of the parcel or lot that abut a public street. The sidewalk shall be separated from the street curb by a landscaped parkway at least eight (8) feet wide; or the required front yard setback, whichever is greater. The parkway landscaping shall be in addition to the landscaping required around the perimeter of the parking lot (see Section 18.12.1205(e)). See Figure 18.12-11.11.
- b. Required pedestrian connections. An on-site system of pedestrian walkways shall be designed to provide direct access and connection to and between the following (See Figure 18.12-11.12):

- 1. The primary entrance or entrances to each building in a commercial center development, including free-standing (pad) buildings;
- 2. Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the commercial center development;
- 3. Any public sidewalk system along the perimeter streets adjacent to the commercial center development;
- 4. Where practicable and appropriate, adjacent land uses and developments; and
- 5. Where practicable and appropriate, any adjacent public park, greenway, or other public or civic use including but not limited to schools, places of worship, public recreational facilities, or government offices.



Figure 18.12-11.12: On-site pedestrian walkways shall connect each primary entrance of a commercial building to the adjacent parking blocks, structures, or site amenities.

- c. Pedestrian connections from primary entrances to parking areas and site amenities. In addition to the connections required above, on-site pedestrian walkways shall connect each primary entrance of a commercial building to a pedestrian network serving (See Figure 18.12-11.13):

- 1. All parking blocks, parking areas, or parking structures that serve such primary building; and
- 2. Site amenities or gathering places provided pursuant to Section 18.12.306(g)(3).

- d. Pedestrian connection to perimeter public sidewalks. Connections between the on-site (internal)



Figure 18.12-11.13: A clear, on-site system of pedestrian walkways shall be provided.

pedestrian walkway network and any public sidewalk system located along adjacent perimeter streets shall be provided at regular intervals along the perimeter street as appropriate to provide easy access from the public sidewalk to the interior walkway network. At a minimum, "regular interval" shall mean mid-block or one connection for every four hundred (400) feet of perimeter public sidewalk length, whichever distance is shorter. See Figure 18.12-11.14.

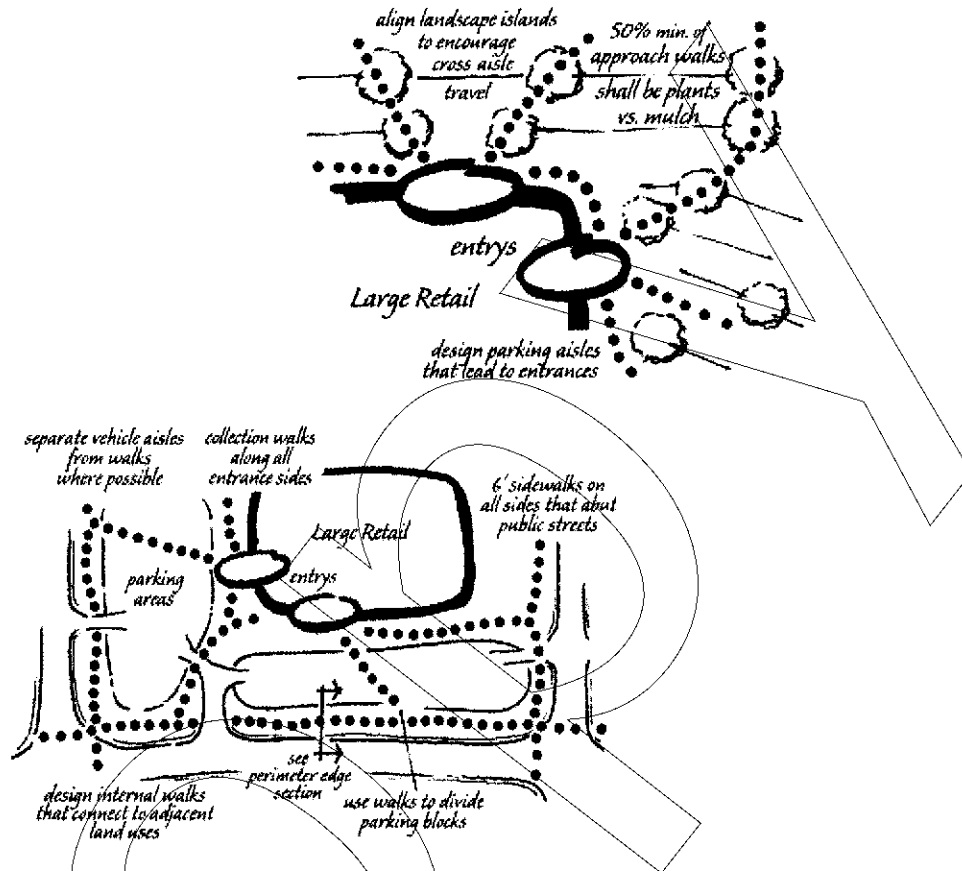
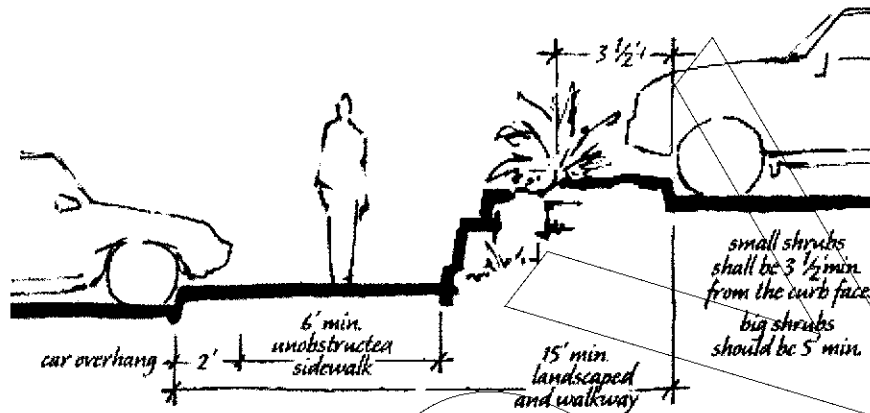


Figure 18.12-11.14: Continuous pedestrian Walkways shall provide internal and external connections, and shall provide safe, dedicated pedestrian travel ways separate from vehicle traffic.

- e. Walkways along primary buildings. Continuous pedestrian walkways shall be provided along the full length of a primary building along any facade featuring a customer entrance and along any facade abutting customer parking areas. Such walkways shall be located at least six (6) feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade. As an alternative to the six-foot planting bed, tree grates with decorative paving may be utilized along fifty (50) percent of the facade. For all options, a minimum eight (8) foot unobstructed pathway shall be maintained on the pedestrian walkway.
- f. Minimum walkway width. All site walkways connecting parking areas to buildings shall have a minimum, unobstructed width of six (6) feet. In addition, planting areas, including trees, shrubs, benches, flower beds, ground cover, and

other such materials, shall be installed along no less than fifty (50) percent of the entire length of the walkway. Where landscaping is provided along the walkway, the combined minimum width of the walkway plus the landscape area shall be fifteen (15) feet to accommodate car overhangs. See Figure 18.12-11.15.

Figure 18.12-11.15: Internal Walkways



g. Walkway materials.

1. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored and tinted concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. At each point that the on-site pedestrian walkway system crosses a parking lot or internal street or driveway, the walkway or crosswalk shall be clearly marked through the use of a change in paving materials distinguished by their color, texture, or height. Surface striping with paint shall not be considered "a change in paving materials."
2. The total surface area of all on-site pedestrian walkways that incorporate quality paving materials such as pavers, bricks, or scored and tinted concrete may be credited toward the minimum twenty-five (25) percent hardscape limit for on-site landscaping stated in Section 18.12.1205 of this title.

(3) Site Amenities.

- a. Intent. Site amenities and pedestrian-scale features (e.g., outdoor plazas, street furniture, playgrounds, statuary, sidewalk cafes) in commercial center developments offer attractive spaces for customer and visitor interaction and create an inviting image for both customers and employees. Site amenities and gathering places can vary widely in size, type, and location. The use of site amenities can provide pedestrian spaces at the entry to buildings, can break up expanses of parking, enhance the overall development quality, and contribute to the character of an area. Buildings, trees, walls, topography, and other site features within a commercial center that includes a large retail establishment should be oriented and arranged to enclose such gathering places and lend a human scale.

b. Standards for site amenities.

1. Minimum area devoted to site amenities. All development subject to this Section's design standards shall provide a minimum of ten (10) square feet of site amenities, open areas, and public gathering places for each ten (10) parking spaces provided.

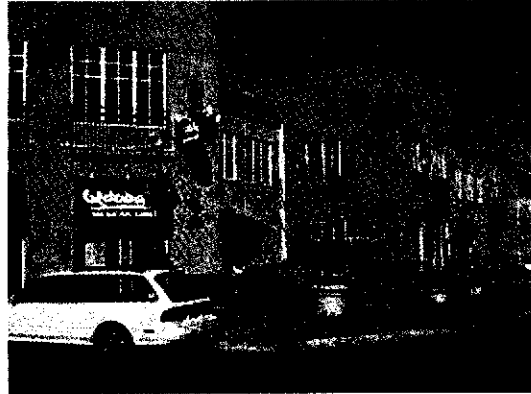
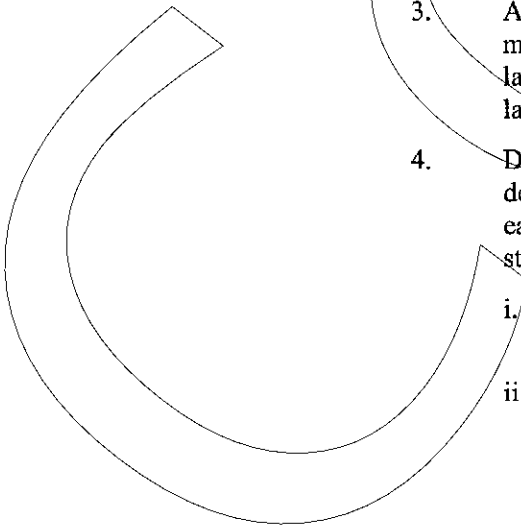


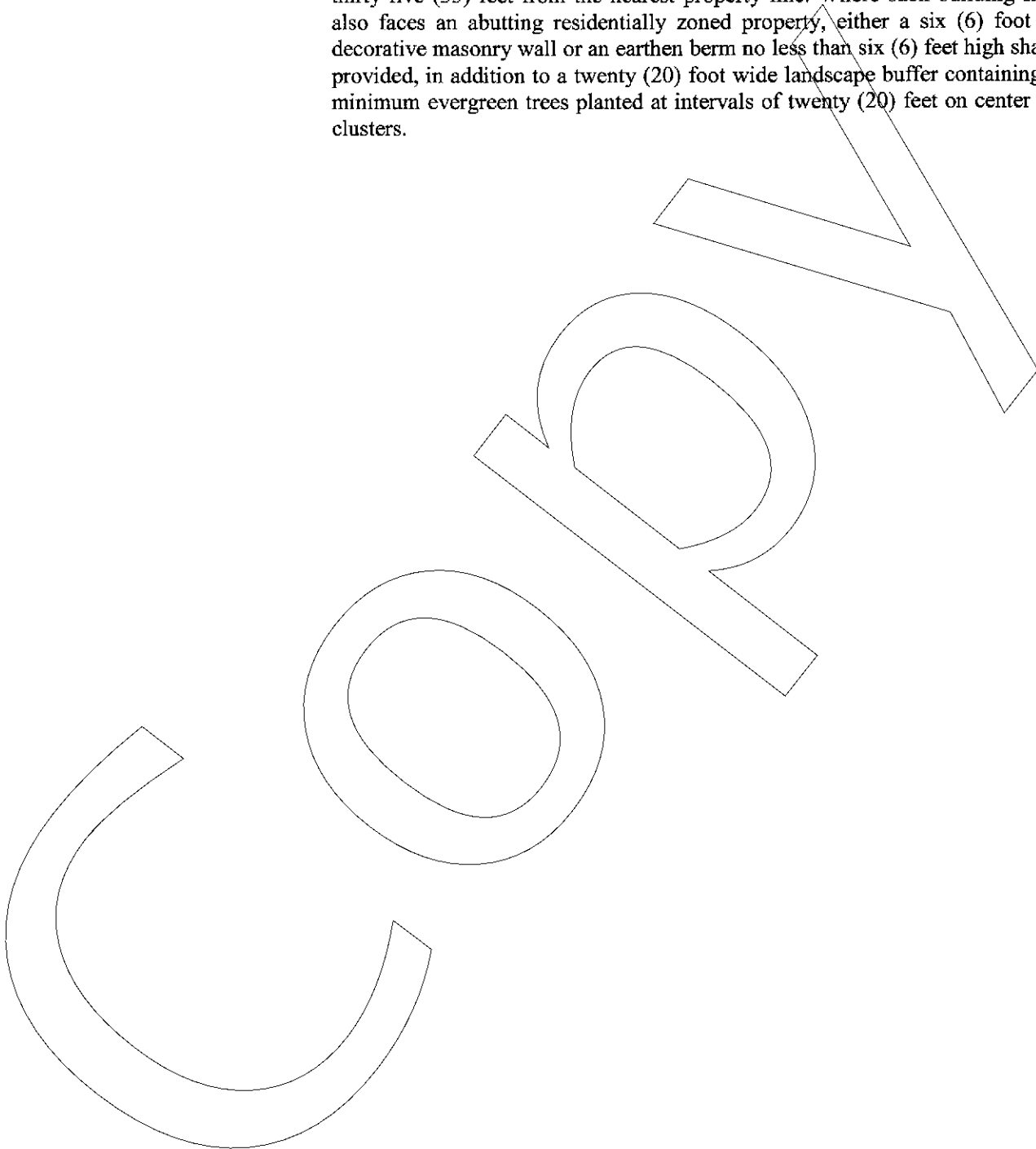
Figure 18.12-11.16: This illustration of a plaza within a commercial development provides a public gathering and a significant site amenity.

2. Allowed site amenities. Site amenities shall consist of at least two (2) of the following:
 - i. Patio or plaza with seating area (See Figure 18.12-11.16);
 - ii. Mini-parks, squares, or greens;
 - iii. Bus stops in coordination with the regional transit agency;
 - iv. Customer walkways or pass-throughs containing window displays;
 - v. Water feature;
 - vi. Clock tower; and/or
 - vii. Public art;
 - viii. Any other similar, deliberately-shaped area and/or focal feature that, in the city's judgment, adequately enhances such development and serves as a gathering place.
3. Aggregation allowed. In commercial center developments containing more than one building, the required area may be aggregated into one larger space, provided such space is within easy walking distance of the large retail establishment and other major tenants in the center.
4. Design requirements. All site amenities within a commercial development shall be an integral part of the overall design and within easy walking distance of major buildings, major tenants, and any transit stops.
 - i. Any such amenity/area shall have direct access to the public sidewalk network.
 - ii. The amenity/area shall be constructed of materials that are similar in quality to the principal materials of the primary buildings and landscape.



(4) Side and rear setbacks/screening.

- a. **Intent.** The setback and screening standards are intended to mitigate the potential adverse noise, light/glare, and visual impacts associated with large retail establishments and other large scale commercial development.
- b. **Minimum setback and screening standards.** The minimum rear or side yard setback for any building containing a large scale retail establishment shall be thirty-five (35) feet from the nearest property line. Where such building facade also faces an abutting residentially zoned property, either a six (6) foot high decorative masonry wall or an earthen berm no less than six (6) feet high shall be provided, in addition to a twenty (20) foot wide landscape buffer containing at a minimum evergreen trees planted at intervals of twenty (20) feet on center or in clusters.



Section 18.12.1101. General Provisions and Applicability.

(a) Applicability.

- (1) New Development. These off-street parking and loading standards shall apply to all new development.
- (2) Applicability to Existing Uses.
 - a. No existing use or structure shall be deemed nonconforming solely because of the lack of off-street parking (including bicycle parking) or loading requirements prescribed in this article, provided that off-street parking and loading facilities existing on the effective date of this title shall not be reduced in capacity, design, or function to less than the minimum standards prescribed in this article and title.
 - b. In connection with an existing use, this article shall not require the maintenance of more parking or loading spaces than is required for a new building or use under this article and title.
 - c. Discontinuance of parking or loading. It shall be unlawful for an owner of a building or land use affected by this section to cause or permit the discontinuance or reduction of required parking or loading facilities without the establishment of acceptable alternative parking or loading facilities that meet the requirements of this title. Parking shall be considered discontinued if it is rented to other uses off-site, or blocked by storage containers, materials or merchandise.
- (3) Expansions and Increases in Intensity. Unless otherwise expressly stated in this article, the off-street parking and loading standards of this article apply when an existing structure or use is expanded or enlarged, through the addition of dwelling units, floor area, seating capacity, employees, or other units of measurement used for establishing off-street parking and loading requirements. Additional off-street parking and loading spaces shall be required only to serve the enlarged or expanded area, not the entire building or use.
- (4) Change of Use.
 - a. General Rule. Unless otherwise expressly stated in this article, off-street parking (including bicycle parking) and loading facilities shall be provided for any change of use or manner of operation that would, based on the off-street parking requirements in this Section, result in a requirement for more parking or loading spaces than the former use. Additional parking or loading spaces shall be required only in proportion to the extent of the change, not for the entire building or use.
 - b. Exception for motel/hotel conversions into housing. Additional off-street parking will not be required for conversion of motels or hotels to long-term, permanent housing.

(b) General Off-Street Parking Requirements.

- (1) Single-Family Residential Uses. Parking in front of the front building line of single-family residential dwellings is prohibited, except on paved standard driveway areas. Recreational Vehicles may be parked in the side yard per this handbook.
- (2) Parking Available for Use. All required parking shall be available for use by on-site

tenants. Garages in multi-family projects shall only qualify as parking if they are used for parking and storage is restricted.

- (c) **Public and Semi-Public Parking and Service Areas.** Public and semi-public parking lots, service areas, loading spaces, drive-in businesses, automobile, mobile home, recreational vehicle and boat sales, and storage areas shall be developed in accordance with the provisions of this section, and shall be subject to review and approval by the administrator.

A person establishing a public or semi-public parking lot shall maintain at each entrance to the parking lot a permanent sign, approved by the administrator, suitable to apprise potential users of the following information:

- (1) **Hours.** The hours of the day or night during which the parking lot is open for business.
 - (2) **Rates.** The rates charged for parking (if any charge is made), and when more than one rate is charged, or when a sliding rate scale is charged. (The figures and letters stipulating each rate shall be of uniform size and dimensions, and shall be not less than six inches in height and three inches in width.)
 - (3) **Towing.** If vehicles in violation of parking rules will be towed from the parking lot, the sign must state this information. If vehicles will be towed, the name and telephone number of the operator of the parking lot who may be contacted if a vehicle is towed must be stated.
 - (4) **Patron Lot.** If the parking lot is used exclusively as a patron parking lot, the sign shall advise potential users of the terms and conditions of the use.
- (d) **Maintenance of Parking and Loading Areas.**
- (1) **Surface Maintenance.** All parking, loading and service surfaces, curbs and approaches shall be maintained in good condition, and free of structural hazards.
 - (2) **Debris and Litter.** Off-street parking, loading and storage areas shall be maintained so as to prevent the accumulation of debris or litter.
- (e) **Public Transit Facilities. (Not Applicable)**

Section 18.12.1102. Off-Street Parking Requirements.

- (a) **General.**
- (1) Parking demands and requirements not clearly indicated in this section shall be determined by the administrator, based on the particular use and its particular off-street parking demands.
 - (2) Areas adjacent to gas pumps shall not be considered as required parking.
 - (3) Alternate parking rates or adjustments. The administrator may permit alternate parking rates or adjustments when a report based on the Institute of Transportation Engineers (ITE) Manual, or another nationally accepted authority is submitted which substantiates/validates the use of a different standard.
- (b) **Required Amounts of Parking.**
- (1) **Minimum Amount of Off-Street Parking Required.** Table 18.12-8 below sets forth the

minimum required amounts of off-street parking spaces for each specified land use.

- (2) Maximum Amount of Parking. No development that requires 20 or more off-street parking spaces shall exceed the number of parking spaces required by this article by more than ten percent, unless justified to the satisfaction of the administrator.
- (3) Calculation of Parking for Multiple Uses. Unless otherwise approved, off-street parking areas serving more than one use must provide parking and loading in an amount equal to the combined total of the requirements for each use.

TABLE 18.12-8: OFF-STREET PARKING REQUIREMENT TABLE	
USE CATEGORY AND SPECIFIC USE TYPE	MINIMUM CITY-WIDE REQUIREMENT (1), (2)
RURAL & ANIMAL-RELATED	
Animal Clinic, Shelter, Hospital or Boarding/Kennel	1 per each 330 sq. ft.
Stable	1 for each five horses boarded at the maximum capacity and 1 double length stall for trailers per stable
RESIDENTIAL	
Boarding or Rooming House/Dormitory	1 per each 2.2 beds
Condominium	1.12 per efficiency D/U (no separate bedroom); 1.5 per 1 bedroom D/U; 2 per 2 bedroom D/U; 2 per 3 bedroom D/U; 2 plus .5 per each bedroom for D/U larger than 3 bedrooms; 1 per 10 D/U guest parking; 1.6 per unit for residential condominium units issues building permits before August 27, 1979.
Congregate Care Facility	.9 per bedroom
Fraternity, Sorority House, or Private Dorm	.9 per each rooming unit
Granny Flat	1 per bedroom
Home Occupation	1 for any non-resident employee, if there is one
Mobile Home Subdivision	1.8 per mobile home
Multi-Family	1.12 per efficiency D/U (no separate bedroom); 1.5 per 1 bedroom D/U; 2 per 2 bedroom D/U; 2 per 3 bedroom D/U; 2 plus .5 per each bedroom for D/U larger than 3 bedrooms; 1 per 10 D/U guest parking. Only garages and other parking that is included in the base price of the unit may be counted towards the required parking.
Residential Care Facility, Nursing Home, Skilled Nursing Facility	1 per 6.6 beds
Senior Housing/Assisted Living Facility	1 per 1.65 dwelling units. Resident parking spaces shall be a minimum of 10 feet wide

Single-Family: Attached Townhouse; Detached; Zero Lot Line	1 per bedroom. Subdivisions with lot sizes smaller than 4000 sq. ft. and on street parking shall provide 1 space of common parking for every 4 units. Subdivisions without on-street parking lanes shall provide one space of common parking for every unit. Parking lots shall have no more than 5 spaces in any one lot unless separated by landscaping.
Single room occupancy	1 per every 2.2 Rooms. If located within 500 feet of a public transportation stop, 1 per every 4.4 Rooms
Commercial sales and services	
Auto Repair Garage, Paint and Body Shop	1 per 330 sq. ft.
Automobile, Truck, Mobile Home, RV, Boat & Trailer Sales or Rental	1 per 550 sq. ft. plus 1 for each 1100 sq. ft. of site area
Bar	1 per each 110 sq. ft.
Building & Landscape Materials	1 per 550 sq. ft. of building area; 1 per 1100 sq. ft. outdoor storage area
Call Center	1 per 50 square feet of computer/telephone bank area, 1 per 250 square foot office
Car Wash	3.6 per bay or stall
Commercial (not retail) Uses, Other than Listed	1 per 275 sq. ft.
Drive-through Facility (Food and Beverage Service)	40 lineal feet of stacking area in front of each window or bay plus one off-street stacking area of 140 lineal feet in length (measured from the window), plus 1 per 110 sq. ft. of restaurant
Drive-through Facility (Non-Food and Beverage Service)	40 lineal feet of stacking area in front of each window or bay plus one off-street stacking area of 140 lineal feet in length (measured from the window), plus 1 per 110 sq. ft. of restaurant
Food and Beverage Service	1. Low-volume sit-down restaurant (customer turnover typically hourly or longer) 1 per 88 sq. ft.
	2. Lounge area--1 per each 110 sq. ft.
	3. High-volume restaurant (customer turnover typically less than hourly)--1 per 66 sq. ft.
Financial Institution	1 per 275 sq. ft.
Freestanding Automatic Teller Machine	4 spaces
Office, Medical Professional	1 per 165 sq. ft.
Office, Professional	1 per each 275 sq. ft.
Personal Service	1 per 220 sq. ft.
Restaurant--see Food and Beverage Service above.	
Retail uses, other than listed	1 per 220 sq. ft.; 1 per 350 if retail use is over 500,000 sq. ft. in area in one building
Service Station	1 per 275 sq. ft.

RECREATION, ENTERTAINMENT & AMUSEMENT	
Bowling alleys	3.6 per lane
Business/Vocational School	1 per student at full capacity
Casino/gaming operation	1 per 550 sq. ft. of gaming and commercial area
Commercial Amusement/Recreation (Inside) other than listed	1 per 220 sq. ft.
Commercial Amusement/Recreation (Outside) other than listed	1 per 660 sq. ft. of site area, exclusive of building
Community Center, Country Club	1 per 275 sq. ft.
Convention Center	1 per every 550 sq. ft. public area
Fitness Center	1 per 165 sq. ft.
Gun Range	.9 per target stall, plus 1 per each 220 sq. ft. of office or retail
Night Club	1 per each 55 sq. ft. of public seating and waiting area, plus 1 per each 220 sq. ft. of the total remaining with a minimum of 10 spaces
Park	1 per 2200 sq. ft. of land area
Private Club, Lodge, or Fraternal Organization	1 per 82 sq. ft.
Private Sports Arena, Stadium Track	1 per 4.4 seats
Skating rink/park	1 per 110 sq. ft.
Tennis Courts	2.7 per court
Theater	1 per each 3.3 seats
Video Arcade	1 per 220 sq. ft., plus 1 per 2.2 licensed game machines
LODGING	
Bed & Breakfast Inn	1 per guest room plus 2 for primary residence
Hotel	.72 per room plus parking as required for other uses in the hotel
Motel	1 per each sleeping room
Recreational Vehicle Park	1 per each unit, plus one guest space for every 10 recreational vehicle sites, plus one space for each employee.
INSTITUTIONAL, PUBLIC AND COMMUNITY SERVICE	
Blood Plasma Donor Center	1 for each 220 sq. ft.
Child Care Center	1 per 9 pupils
Church/House of Worship	1 per each 5.5 seats
College, University, or Seminary	1 for every 4.4 students
Funeral Parlor, Cemetery or Mausoleum	1 for each 4.4 fixed seats or 1 for each 110 sq. ft. in rooms open to the public, whichever is greater
Hospital, Acute, Surgery Center	1 per 1.65 beds

& Overnight Care	
Library	1 per 330 sq. ft.
Art Gallery or Museum	1 per 330 sq. ft.
Post Office	1 per 500 sq. ft.
Prison, Custodial Institution	1 for each employee, plus one space per 28 inmates
Public Meal Provider/Homeless Service Provider	1 for each 1,500 square feet of building area, plus one per employee/volunteer on the largest shift
School, High (Public or Private)	9 for each classroom
School, Junior High (Public or Private)	3 1/2 for each classroom
School, Primary (Public or Private)	1 1/2 per each classroom plus 5 visitor parking spaces
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION	
Bus or other Transportation Terminal	1 per 660 sq. ft.
Helipad	2 spaces
Industrial/Manufacturing	1 per 1100 sq. ft.
Mini-warehouse	1 per 44 storage units spread throughout the development, plus 2 for manager
Offices accessory to warehousing, industrial, or manufacturing uses	The parking requirement shall be determined by the parking ratio for primary office uses at 1 per 275 sq. ft.
Outdoor Manufacturing, Processing, Assembly or Fabrication	1 per 1100 sq. ft. of land area
Outdoor Storage	1 per 2200 sq. ft. of land area
Railroad Yard or Shop	1 per 550 sq. ft. of building area
Salvage or Reclamation of Products	1 per 330 sq. ft. of floor area plus one for every 11,000 sq. ft. of yard area
Truck Terminal	1 per 275 sq. ft. of office and 2 spaces for each company vehicle operating from the premises
Warehouse and Enclosed Storage	1 per 3300 sq. ft.
Wholesale (No retail)	1 per 330 sq. ft.
Notes to Table 18.12-9:	
(1) All areas are in gross square feet of building area.	
(2) "sq. ft." = square feet	

(c) Handicap-Accessible Off-Street Parking.

- (1) Meeting Parking Requirement. Handicapped parking required by this subsection shall count toward fulfilling the off-street parking requirements of the site.
- (2) Residential Uses. Handicapped parking for residential projects of five or more units shall

be provided at the rate established below for nonresidential projects. Residential projects less than five units shall be required to provide one space for each dwelling unit that is designed for occupancy by the handicapped.

(3) Nonresidential Uses.

- a. Parking requirement. Except as provided in b. and c. below, handicapped parking spaces shall be provided within 100 feet of the building entrance at the following rate:

TABLE INSET:

TABLE 18.12-9: REQUIRED HANDICAP ACCESSIBLE PARKING	
REQUIRED MINIMUM (MAXIMUM IN DOWNTOWN RENO REGIONAL CENTER)	
TOTAL PARKING REQUIRED	NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
1,001 and over	20 plus 1 for each 100 over 1,000

- b. Medical related facilities. Facilities providing medical care, such as hospitals, clinics, and medical offices, shall provide accessible parking equal to at least ten percent of the total number of parking spaces provided for each facility. Facilities that specialize in treatment or services for persons with mobility impairments, shall provide accessible parking equal to at least 20 percent of the total number of parking spaces provided serving each facility.
- c. Required van parking. One in every eight accessible spaces shall be van accessible, unless Option 2 below is selected. If only one accessible space is required, that space shall be van accessible.

(4) Accessible Parking Design Standards.

- a. Minimum dimensions. Minimum dimensions of accessible parking spaces shall be as provided by either of the two options detailed below:

- 1. *Option 1:* All accessible parking spaces shall be a minimum of eight (8) feet wide, with an adjacent access aisle with a minimum width of five which may be placed between two accessible spaces so as to serve both spaces.

Van accessible spaces shall be a minimum of eight wide, with an adjacent access aisle which is a minimum of eight wide which may also be placed between two van accessible spaces to serve both spaces. See

Figure 18.12-18.

2. *Option 2:* All accessible parking spaces shall be a minimum of 11 feet wide with an adjacent access aisle with a minimum width of five feet, which may be placed between two accessible parking spaces so as to serve both spaces. See Figure 18.12-19.

If option 2 is selected, then the provision of van accessible spaces is not required.

FIGURE 18.12-18: VAN ACCESSIBLE PARKING – OPTION 1

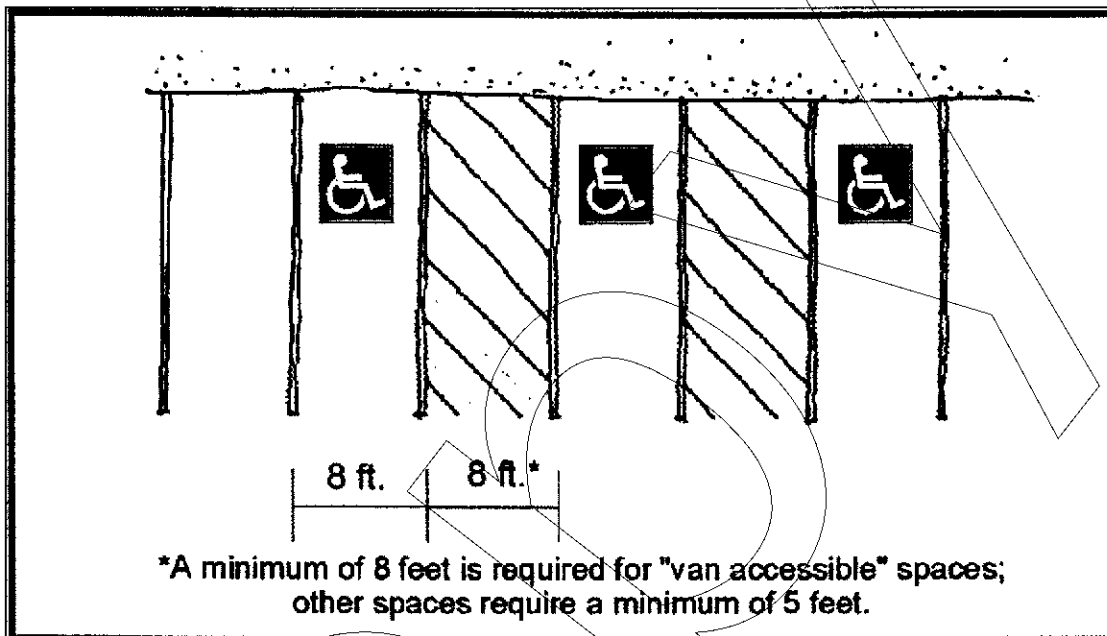
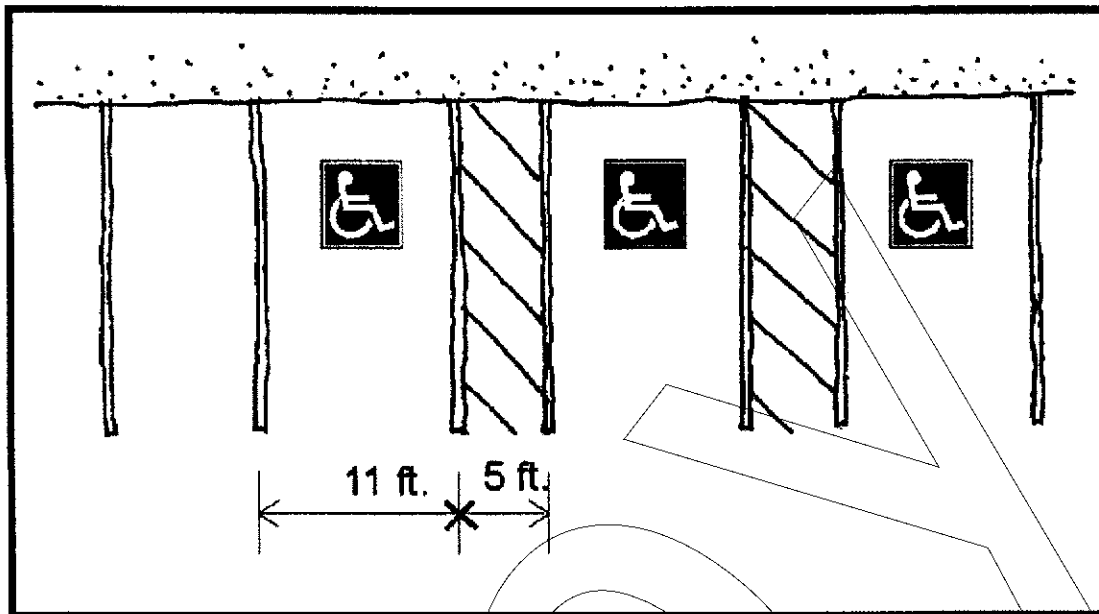


FIGURE 18.12-19: VAN ACCESSIBLE PARKING – OPTION 2



- b. **Signage.** All accessible parking spaces shall be clearly identified with signs as described in the accessible parking sections of NRS 484 and RMC 6.06.525(b), with a painted symbol. Van accessible spaces shall have an additional sign reading "Van-accessible" mounted below. All signs shall be located so they cannot be obscured by a vehicle parking in the space or by surrounding vegetation.
- c. **Clearance.** All accessible parking spaces shall provide a minimum vertical clearance of eight feet, two at the parking space(s) and along at least one vehicle access route to the spaces from site entrances and exit(s).
- d. **Slope of parking space.** All accessible parking spaces and access aisles shall be level. Surface slopes shall not exceed 1:50 (two percent) in any direction.
- e. **Route to building.** Whenever accessible parking is provided, an accessible route shall also be provided which connects accessible parking spaces with main building entrances. This route shall consist of walking surfaces with a slope no greater than 1:20, marked crossings at driveways and other vehicular routes, access aisles, ramps, curb ramps, and/or any other element which is determined by the administrator to be necessary to allow a person with a mobility impairment to travel from the accessible parking spaces to the main building entrances.

Section 18.12.1103. Permitted Adjustments to Required Parking.

(a) Adjustments in the Downtown Reno Regional Center Overlay District. **(Not Applicable)**

(b) Allowances for On-Street Parking.

(1) Required parking may be located on-street, subject to the following standards:

a. The required parking is in any of the following districts or areas:

1. Another area that the city council has designated as appropriate for on-street parking.

b. The on-street parking shall not be substituted for more than 50 percent of the off-street parking required by this article.

(2) When an applicant requests the substitution of on-street parking for off-street parking under this subsection for a land use that requires a special use permit, the body making the final decision on the special use permit shall make the determination whether to allow the on-street parking as part of its consideration of the permit.

(3) The administrator shall review and finally decide all other requests for on-street parking. The administrator may require that a special use permit be obtained from the planning commission where there is a dispute related to the location of the on-street parking in relation to the use served or if the administrator finds that a public review and hearing process is desirable under the circumstances.

(c) Adjustments For Joint Use of Parking.

(1) Permitted Parking Adjustments. Parking adjustments for joint use of off-street parking areas are allowed according to the following percentages listed in Table 18.12-10 by time of day:

TABLE 18.12-10: PARKING ADJUSTMENT FOR JOINT OFF-STREET PARKING USE					
TIME OF DAY	PARKING ADJUSTMENT FACTORS BY TYPE OF USE				
	OFFICE	RETAIL	RESTAURANT	THEATER	HOTEL
6:00 a.m.--12:00 Noon	1.00	0.97	0.60	0.30	1.00
12:00 p.m.--1:00 p.m.	0.90	1.00	0.70	0.70	0.30
1:00 p.m.--4:00 p.m.	0.97	0.97	0.60	0.70	0.45
4:00 p.m.--6:00 p.m.	0.47	0.82	0.90	0.80	0.70
6:00 p.m.--8:00 p.m.	0.07	0.89	1.00	1.00	1.00
8:00 p.m.--12:00 a.m.	0.03	0.61	1.00	1.00	1.00

TABLE 18.12-10: JOINT USE PARKING EXAMPLE	
1. A sample mixed use development comprised of:	
Office at 50,000 sq. ft.	
Retail at 20,000 sq. ft.	
Restaurant at 8,000 sq. ft.	

2. Individual Parking Requirements:				
Office at 1 space per 250 = 50,000 / 250		= 200		
Retail at 1 space per 200 = 20,000 / 200		= 100		
Restaurant at 1 space per 60 = 8,000 / 60		= <u>133</u>		
Total Spaces Required		= 433		
(Before Applying Allowance for Joint Parking)				
3. Joint Parking Adjustment:				
TIME OF DAY	OFFICE	RETAIL	RESTAURANT	TOTAL
6:00 a.m.--12:00 p.m.	1.00 X 200 = 200	0.97 X 100 = 97	0.60 X 133 = 80	377
12:00 p.m.--1:00 p.m.	0.90 X 200 = 180	1.00 X 100 = 100	0.70 X 133 = 93	373
1:00 p.m.--4:00 p.m.	0.97 X 200 = 194	0.97 X 100 = 97	0.60 X 133 = 80	371
4:00 p.m.--6:00 p.m.	0.47 X 200 = 94	0.82 X 100 = 82	0.90 X 133 = 120	296
6:00 p.m.--8:00 p.m.	0.07 X 200 = 14	0.89 X 100 = 89	1.00 X 133 = 133	236
8:00 p.m.--12:00 a.m.	0.03 X 200 = 6	0.61 X 100 = 61	1.00 X 133 = 133	200
4. Minimum Amount of Parking Required = 377 spaces (Highest total for any time period). <i>This is a reduction of 68 spaces (12.9 percent) over the individual parking requirements.</i>				

- (2) Parking Agreement Required. A parking agreement showing hours of operation of each use and the allocation of parking must be submitted and approved by the administrator.
- (3) Parking Reduction Cap. **(Not Applicable)**

Section 18.12.1104. Parking Lot Design and Construction.

- (a) Residential Parking at Rear of Lots. Parking shall be provided in the rear of lots, except for single-family development, or unless topography, drainage or other site restrictions require parking on other locations on the lot. Where alley access exists, parking shall have access off of the alley. The administrator may approve alternative parking locations when site restrictions exist.
- (b) Circulation on Lot. Adequate ingress, egress, on-premises circulation and maneuvering areas shall be provided. Interior circulation in parking lots shall be designed to avoid any vehicular stacking on arterial or collector streets as the result of vehicular movements within such parking lots.
- (c) Large Parking Lots. **(Not Applicable)**
- (d) Excess Parking Requirements. **(Not Applicable)**
- (e) Parking Spaces and Aisle Widths. Parking spaces shall be configured according to Figure 18.12-21 (Off-Street Parking Standard). Aisle widths within parking areas shall conform to Figure 18.12-21, except that a one-way aisle shall be no less than 11 feet in width.
- (f) Alternative Parking Space Sizes. The administrator may approve alternative parking space sizes in parking garages or to protect unique, natural features that are specifically designed to meet a project's expected needs. Dedicated employee parking in offices or office complexes with a

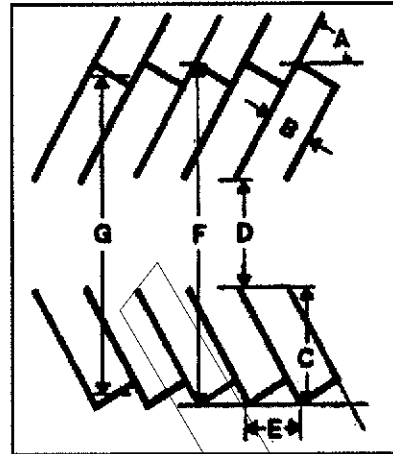
minimum of 100 stalls may utilize the dimensions given for a nine-foot wide stall, except that the stall width may be reduced to eight and one-half feet.

- (g) Wheel Stops. Wheel stops or other measures which meet the objectives of wheel stops approved by the administrator shall be provided adjacent to landscaped areas. A two-foot vehicle overhang may be permitted where parking abuts a sidewalk or landscaping with a minimum width of six feet.

FIGURE 18.12-21: OFF-STREET PARKING STANDARD

A	B	C	D	E	F	G
0°	8'0"	8.0	12.0	23.0	28.0	--
	8'6"	8.5	12.0	23.0	29.0	--
	9'0"	9.0	12.0	23.0	30.0	--
	9'6"	9.5	12.0	23.0	32.0	--
	10'0"	10.0	12.0	23.0	32.0	--
20°	9'0"	15.0	11.0	26.3	41.0	32.5
	9'6"	15.5	11.0	27.8	42.0	33.1
	10'0"	15.9	11.0	29.2	42.8	33.4
30°	9'0"	17.3	11.0	18.0	45.6	37.8
	9'6"	17.8	11.0	19.0	46.6	38.4
	10'0"	18.2	11.0	20.0	47.4	38.7
45°	9'0"	19.8	13.0	12.7	52.5	46.5
	9'6"	20.1	13.0	13.4	53.3	46.5
	10'0"	20.5	13.0	14.1	54.0	46.9
60°	9'0"	21.0	18.0	10.4	60.0	55.5
	9'6"	21.2	18.0	11.0	60.4	55.6
	10'0"	21.5	18.0	11.5	61.0	56.0
70°	9'0"	21.0	19.0	9.6	61.0	57.9
	9'6"	21.2	18.5	10.1	60.9	57.7
	10'0"	21.2	18.0	10.6	60.4	57.0
80°	9'0"	20.3	24.0	9.1	64.3	62.7
	9'6"	20.4	24.0	9.6	64.4	62.7
	10'0"	20.5	24.0	10.2	65.0	63.3
90°	9'0"	19.0	24.0	9.0	62.0	--
	9'6"	19.0	24.0	9.5	62.0	--
	10'0"	19.0	24.0	10.0	62.0	--

- A. = Stall Angle
 B. = Stall Width
 C. = Vehicle Projection for 19' Stall Length
 D. = Aisle Width
 E. = Curb Length Per Car
 F. = Wall to Wall Width for Double Aisle
 G. = Overlap Center to Overlap Center Width for Double Aisle



(h) Construction of Parking Areas.

- (1) Existing Non-Paved Parking. In order to reduce air and water pollution, soil erosion, and street sweeping costs, all existing unpaved areas which are used for off-street parking or storage of vehicles shall be paved in accordance with this section within nine months of notice given by the administrator. Temporary construction equipment parking in association with a construction project is exempt. No new unpaved areas may be established as parking areas following the effective date of this article.
- (2) Construction Material.
 - a. Parking areas. Parking areas may be constructed of Portland or asphaltic concrete or alternate materials that meet industry standards and can accommodate expected vehicle loads:
 1. *Asphaltic concrete.*
All off-street parking areas shall be surfaced with a minimum of two inches of asphaltic concrete compacted 95 percent maximum density as determined by ASTM D 1074. Asphaltic concrete shall be placed over six inches of crushed aggregate base compacted to 95 percent maximum density as determined by Nev. T-101.
 2. *Portland concrete.*
Portland concrete shall meet minimum industry standards.
 3. *Alternate materials.*
Alternate materials such as pavers and blocks may be used if an engineering study determines that they will support the expected loading and traffic and be sufficiently durable. The use of these materials is subject to the approval of the administrator.
 - b. Curbs. Portland cement concrete curbing shall be provided to prevent free roll onto public rights-of-way.
 - c. Storage yards. Storage yards may be constructed of Portland or asphaltic concrete or rotomill grindings.
- (3) Conformity. (Not Applicable)

- (4) **Striping.** Off-street parking areas shall be striped or otherwise marked so that individual spaces and driving lanes are clearly indicated. Directional markers shall be painted on the driveway surface or placed on standards as required by the administrator.
- (5) **Lighting.** All parking areas with more than ten spaces shall be lighted for security in accordance with this handbook. The lights must be designed and maintained to produce at least 0.1 foot candle of light at pavement level throughout the parking area. Potentially hazardous locations must be individually illuminated with at least 0.3 foot candle of light. Lights within 100 feet of a residential property line shall be reduced to no more than 0.05 foot candle of light after business hours.

Section 18.12.1105. Bicycle Parking.

- (a) **Requirement.** Facilities for parking bicycles shall be provided as follows:

TABLE 18.12-11: BICYCLE PARKING REQUIREMENTS	
LAND USE	BICYCLE PARKING STANDARD
Multi-family	1 per every 10 automobile spaces provided. Shall be placed in or near laundry and recreational facilities in the project
Hotels/Motels	1 per every 100 automobile spaces provided
Single Room Occupancies	1 per every 3 rooms
Schools, Colleges, Universities	1 per every 10 automobile spaces provided
Commercial, Retail, and Manufacturing Uses	1 per every 20 automobile spaces provided
Recreation Uses	1 per every 20 automobile spaces provided with a minimum of 10 required

- (b) **Lighting.** Bicycle parking areas shall be lighted in accordance with the lighting required for automobile parking.
- (c) **Minimum Requirement.** A minimum of two bicycle parking spaces is required.
- (d) **Maximum Requirement.** No more than 50 bicycle parking spaces shall be required for any single use.
- (e) **Exempted Uses.** Agricultural uses, pet services, cemeteries, mausoleums, assisted care facilities, and day care centers are exempt from providing bicycle parking.

Section 18.12.1108. Tandem Parking.

Tandem parking will only be permitted in association with:

- (a) Single-family dwellings or duplex uses;
- (b) Multi-family uses when one space is in the garage and one space is on the driveway with both spaces assigned to the same unit; or
- (c) For valet parking in conjunction with a hotel/casino, restaurant, funeral home or parking garage with a full-time attendant. Valet parking shall comply with all provisions of this section except that tandem parking stall sizes of eight feet wide by 18 feet long shall be permitted.

Section 18.12.1209. Materials and Specifications for Required Landscape Areas.

- (a) **General Materials Requirements.** All required landscape areas must be comprised of trees, shrubs, living and/or non-living ground covers, and/or enhanced paving. This area may also include a cover, roof structure or minor structure over a portion of the area, provided that it will enhance the use of the landscape area. Bare dirt shall not be allowed.
- (b) **Minimum Amount of Trees and Shrubs in Required Landscape Areas.**
- (1) One tree and six shrubs shall be provided for every 300 square feet of required landscaped area, plus one tree for every ten off-street parking spaces as required by this article.
 - (2) **Industrial Districts. (Not Applicable)**
- (c) **Minimum Stocking and Materials Standards.** All required landscape areas shall comply with the following minimum stocking and materials standards, unless otherwise varied or modified under this title..
- (1) **General.** Generally, acceptable landscape materials shall include:
 - a. Living plant materials.
 - b. Alternate materials may be used for playing fields, skywalks, or similar situations with the administrator's approval.
 - (2) **Ground Cover.** Ground cover used in required landscape areas may include the following, or alternatives if equivalent approved by the administrator:
 - a. Lawn or turf.
 - b. Living ground covers other than lawn or turf, planted in a manner so the area designed for the ground cover is fully covered within three years. Ground covers must be a minimum of a four-inch pot container in size.
 - c. Decorative paving, rock, or other inert materials, up to 25 percent of the required landscaped area, unless the administrator approves a different amount after consideration of the visual appearance of the site. Choices of non-living ground cover should be made after considering the flammability and toxicity of available types. When rock is used on slopes 3:1 or steeper, it shall be fractured at least three-inch minimum. Shredded bark/wood may not be used on grades in excess of 4:1. Landscape walls and retaining walls do not require fractured rock.
 - d. Calculation of coverage is by means of the following method:
 1. Grass and ground covers are calculated based on simple area (length \times width).
 2. Shrubs should be calculated using the area of a shrub based on spacing. Spacing should be presented in the plant list for use of the landscaper and plan review purposes. Spacing should reflect what the expected average size of the shrub should be in three years.

3. Calculate the area of shrub coverage based on πr^2 (area of a circle) times the number of shrubs from plant list ($\pi = 3.14$, $r =$ radius of shrub spacing).

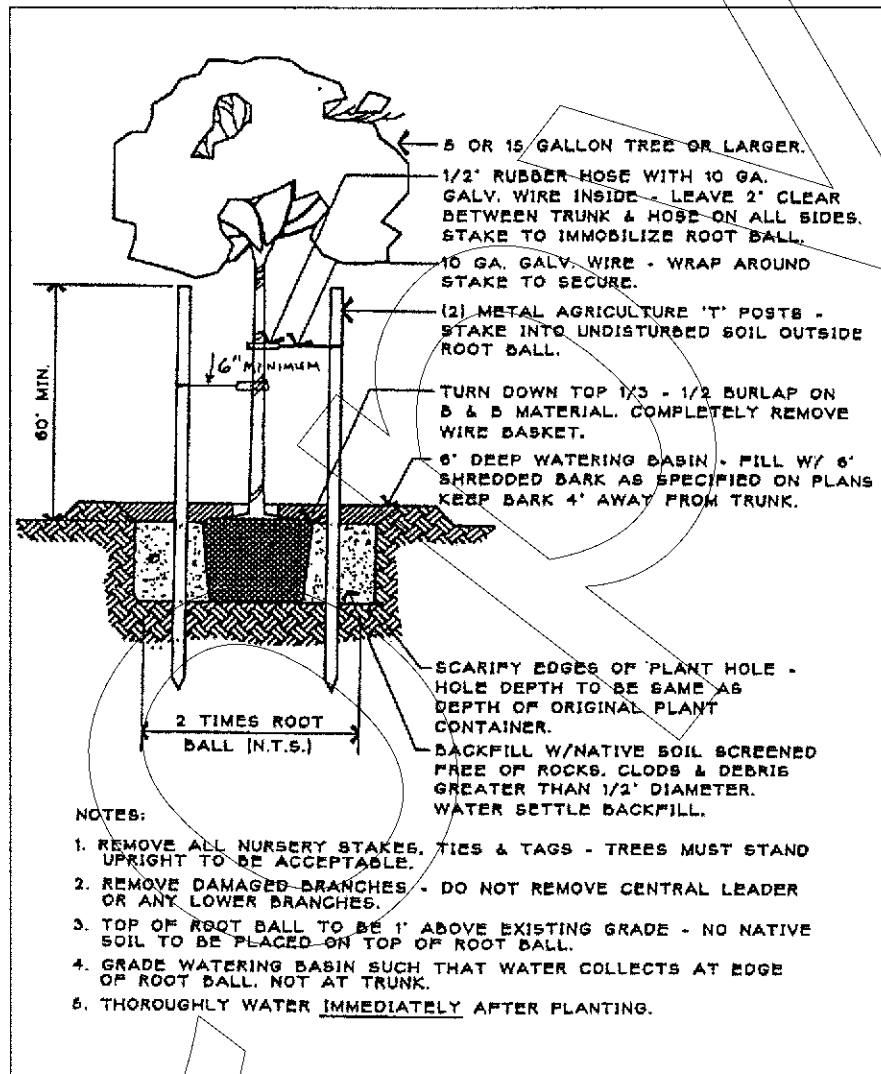
Example: 20 shrubs with a spacing of 5': $3.14 (2.5 \times 2.5) = 19.6$ sq. ft.
 $19.6 \times 20 = 392$ sq. ft. of vegetative cover.

4. Total vegetative cover is grass + ground covers + shrub coverages.
 5. Trees do not count toward vegetative cover unless their branches come down to the ground (evergreen).
- (3) Trees. In satisfying the landscaping requirements of this section, the use of high-quality, hardy, and drought-tolerant trees is required.
- a. Size standards. Plant materials used to meet landscape plan requirements must comply with the following minimum size standards at the time of installation.
 1. *Large trees.*
Large deciduous trees shall have a minimum caliper of two and one-half inches, and large evergreen trees shall have a minimum height of ten feet.
 2. *Small trees.*
Small deciduous trees shall have a minimum caliper of one inch and small evergreen trees shall have a minimum height of six feet.
 3. *Specimen trees.*
Specimen trees may be deciduous or evergreen with a unique form or character (e.g., Weeping Blue Atlas Cedar). Specimen trees may be substituted for a limited number of large trees at a ratio of 2:1, with the administrator's approval. Specimen trees must have a minimum height of six feet. Multi-trunk trees shall have a minimum of three trunks and the smallest trunk shall have a minimum caliper of 3/4 inch.
 - b. Required mix of tree sizes. Seventy percent of the required trees shall be large trees and 30 percent may be small trees.
 - c. Tree mix. A mixture of deciduous and evergreen trees must be provided. Species diversity is encouraged.
 - d. Tree substitution. Two specimen trees or two evergreen trees may be substituted for one large tree.
 - e. Prohibited tree list. Prohibited trees are listed in Section 8.32.080 of the Reno Municipal Code. The administrator, in consultation with staff experts, may allow the planting of an otherwise prohibited tree for the purpose of maintaining riparian vegetation and habitat along natural riparian areas.
 - f. Tree well plantings in sidewalks and plazas. Trees shall be placed in landscaped

areas no less than five feet in width and length or in tree wells with a minimum five-foot diameter. The planting hole must be at least two times the size of the root ball, and deep enough to allow the root ball to be covered in accordance with ANSI A300 (American National Standards Institute) tree and shrub planting standards. Provisions must be made for adequate drainage, depending on the soil type and related planting conditions. See Figure 18.12-35.

- g. Tree staking. All trees must be staked by an approved method. See Figure 18.12-35.

FIGURE 18.12-35: TREE PLANTINGS



- (4) Other Landscape Materials. Plant materials used to meet landscape plan requirements must comply with the following minimum size standards at the time of installation:
- a. Shrubs.
 1. Large shrubs. Large shrubs must be a minimum of a five-gallon container in size.
 2. Small shrubs. Small shrubs must be a minimum of a one-gallon container in size.
 3. Size requirements. At least 25 percent of the required shrubs shall be a minimum of five-gallon with the remaining 75 percent one gallon or larger.
 - b. Ground covers. Ground covers must be a minimum of four-inch pot container size.
 - c. Vines. Vines must be a minimum of a five-gallon container in size.
 - d. Grass. Solid sod or grass seed applied with Hydro-Mulch may be used.
 - e. Annuals and Perennials. The use of annuals and perennials are encouraged but do not count toward minimum landscape requirements. There are no size limits.
- (5) Mulch. Under all trees and shrubs and anywhere in a required landscaped area not planted with live material or otherwise covered, mulch shall be provided. Mulch may be waived by the administrator when the landowner has an approved maintenance program and/or has demonstrated acceptable maintenance on past projects. Where mulches are used, they shall be a minimum of four inches in depth to decrease water evaporation. Nonporous material, such as plastic sheets, shall not be placed under the mulch.
- (d) Drainage. All trees and shrubs shall be planted with positive drainage.

Section 18.12.1210. Water Conservation.

To reduce water consumption, all landscaping plans approved under this section must comply with the following:

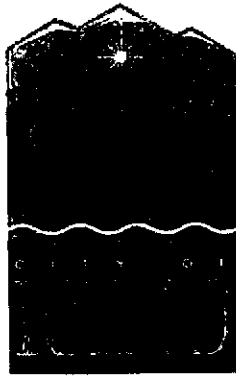
- (a) The minimum dimension of each lawn or turf area shall be five feet.
- (b) The maximum slope of lawn or turf areas shall be 3:1. Where a berm wider than ten feet is provided, one additional foot of level (7:1 or flatter) planted area is required for every three feet of bermed area to capture slope runoff at the toe of the berm.
- (c) In multi-family, commercial, or industrial developments, or model homes, lawn or turf areas shall not exceed 50 percent of the required landscape area.
- (d) An efficient water-conserving irrigation system including drip, low-arching and/or low-flow heads must be used.
- (e) Soil in landscape area must be improved by incorporating a minimum of two inches of organic soil amendment into the top six inches of soil, unless recommended otherwise by the soil report for the property.
- (f) Soil in landscape areas shall be tilled to a minimum depth of six inches for lawn areas, and to the

depth of the root ball for shrubs and trees within the planting area to allow for sufficient aeration.

- (g) Non-turf areas shall emphasize low water consumptive plants.
- (h) All debris must be removed from a planting site prior to soil preparation or planting. Debris includes cement, asphalt, wire, steel, scrap lumber or other foreign matter.

Section 18.12.1211. Irrigation.

- (a) Irrigation Required. All required landscaping must be irrigated unless approved by the administrator.
- (b) Irrigation Plans. Irrigation plans that ensure adequate coverage of landscape material must be submitted at the same scale as the landscape plans. Plans must also include specifications which comply with the Uniform Plumbing Code, and include the following:
 - (1) Scale, north arrow, locations of adjacent streets, property lines, easements, sidewalks, drives, paved areas, buildings, street trees, and any other natural or manmade site features influencing the use of the site.
 - (2) Identification and description of automatic irrigation components to ensure that vegetation is adequately serviced through water conserving features.
 - (3) Indication of the system point of connection and size, water pressure available, and maximum demand of the system in gallons per minute.
 - (4) Manufacturer's name and equipment identification number must identify irrigation equipment specified.
 - (5) Reduced pressure backflow preventer (R. P. Device). Refer to water purveyors for requirements for backflow preventers.
 - (6) All locations of irrigation valves, controllers, hose bibs, quick coupler valves, sprinkler heads, and backflow preventers. Sprinkler location on plans shall also include pattern of sprays (i.e. full circle, half circle), psi, radius of throw and gallons per minute.
 - (7) Irrigation details must be used to clarify particular situations. Typical details should include backflow preventers, valves, irrigation heads, and irrigation controllers.
 - (8) Schedule 40 PVC with schedule 80 fittings is required on all piping up to three inches in size. For piping over three inches in size, class piping is required. Mainlines must be a minimum of 24 inches deep with approved backfill. Mainlines shall have detectable tape one foot above line. Lateral lines shall be schedule 40 with a minimum of 18 inches in depth with approved backfill.



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Parking Tickets (775)334-2279

Steven D. Whitaker, CRM
Records Systems Manager
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DEC 11 2008

December 9, 2008

FILED THIS DATE
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BY: [Signature]
CITY CLERK

Beverly Straub, Assistant Planner
Community Development Department
P. O. Box 1900
Reno, NV 89505

RE: Case No. LDC08-00237 (Damonte Ranch PUD and Pioneer Parkway Company PUD Zoning Map Amendment)

Dear Applicant:

At a regular meeting held December 3, 2008, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the request for a zoning map amendment from: (1) LLR2.5 (Large Lot Residential - 2.5 acres) on ±1.2 acres and High Density Rural (Washoe County zoning) on ±146.97 acres to PUD (Planned Unit Development-Damonte Ranch) on a total of ±148.97 acres; and (2) OS/SE (Open Space/Southeast Neighborhood Plan) on ±7.99 acres and SF6/SE (Single Family - 6,000 sq. ft./Southeast Neighborhood Plan) on ±19.48 acres to PUD (Planned Unit Development-Pioneer Parkway Holding Company) on a total of ±27.47 acres, by ordinance. The ±148.97 acres proposed to be added to the Damonte Ranch PUD are generally located northeast of the current northern terminus of Rio Wrangler Parkway. The ±27.47 acres proposed to be added to the Pioneer Parkway Holding Company PUD are generally located north of Geiger Road, east of Steamboat Creek and southwest of the Baracello Road and Veterans Parkway intersection.

The approved zoning map amendment will become effective upon passage and adoption of the appropriate ordinance.

Beverly Straub, Assistant Planner

Case No. LDC08-00237 (Damonte Ranch PUD and Pioneer Parkway Company PUD Zoning
Map Amendment)

December 9, 2008

Page 2

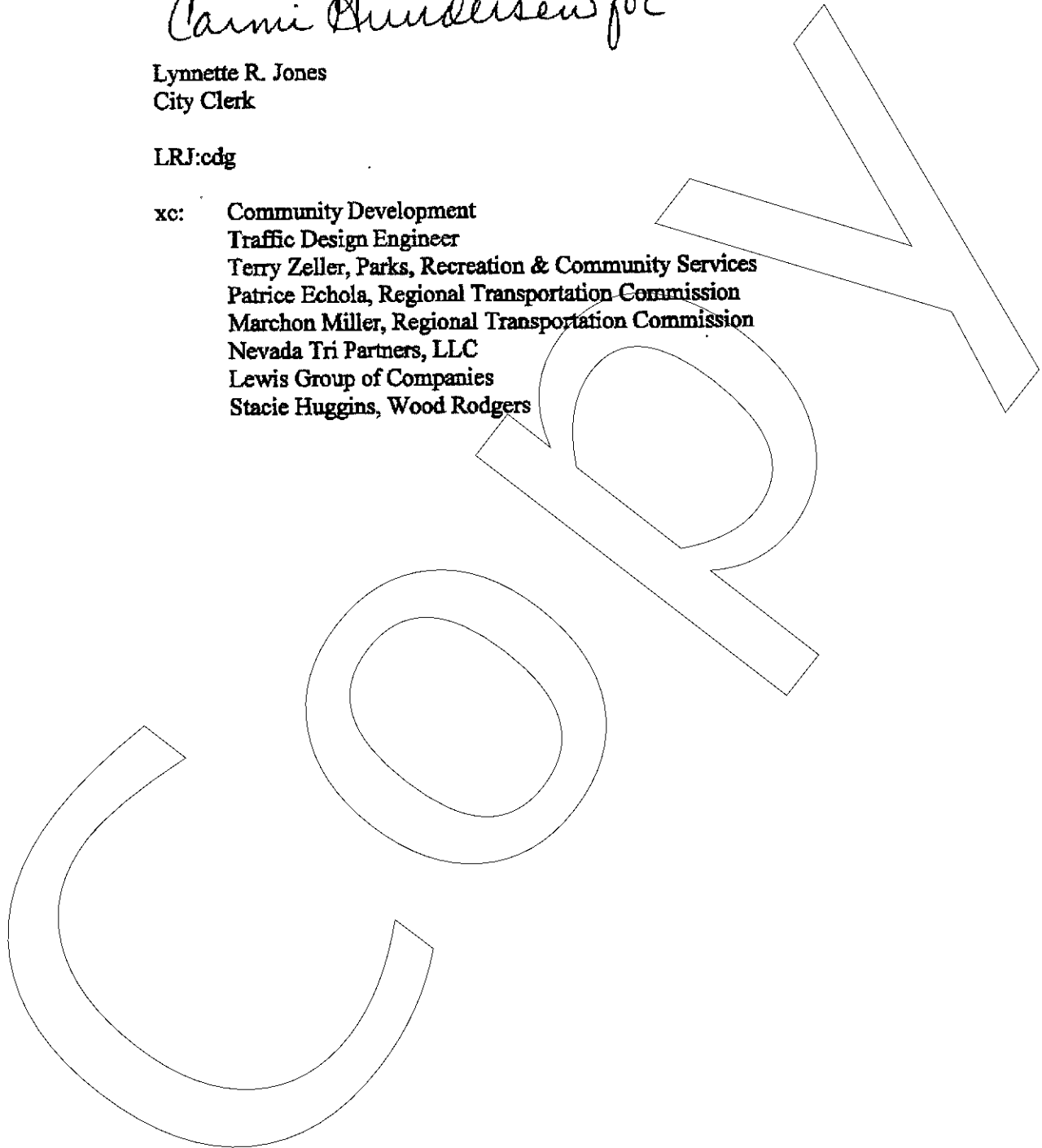
Sincerely,

Carmi Andersen for

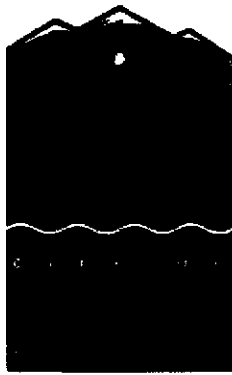
Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission
Marchon Miller, Regional Transportation Commission
Nevada Tri Partners, LLC
Lewis Group of Companies
Stacie Huggins, Wood Rodgers



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FILED THIS DATE
10 / 13 / 11
BY: BBB
CITY CLERK

October 13, 2011

Pioneer Parkway Holding Company, LLC
ATTN: Gigi Chisel/Ted Erkan
1380 Greg Street, Suite 231
Sparks, NV 89431

RE: Case No. LDC11-00057 (Southeast Neighborhood Plan/Pioneer Parkway Holding Company) – Certification of Handbook

Dear Applicant:

At a regular meeting held October 12, 2011, the City Council certified the Pioneer Parkway Holding Company Planned Unit Development (PUD) Handbook. The amendment was tentatively approved by the City Council on September 14, 2011.

In order to effectuate the PUD, the Handbook must be recorded at the Washoe County Recorder's Office in accordance with NRS 278A.

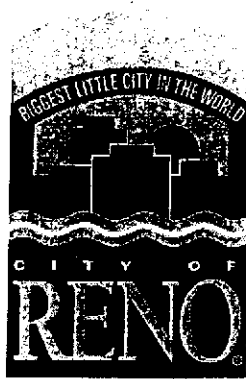
Sincerely,
Beverly Beaty Benadom for
Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Melissa Lindell, AICP, Wood Rodgers
Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services

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Received WRI-Reno

MAY 13 2013

May 10, 2013

FILED THIS DATE
5 / 10 / 13
BY: BBB
CITY CLERK

Pioneer Parkway Holding Co., LLC.
ATTN: Ted Erkan
1380 Greg Street, Suite 231
Sparks, NV 89431

RE: Case No. LDC13-00044 (Geiger Grade Master Plan Amendment)

Dear Applicant:

At a regular meeting held May 8, 2013, and following a public hearing thereon, the City Council upheld the Planning Commission recommendation and approved the request for a Master Plan amendment from Special Planning Area/Southeast Neighborhood Plan/Parks/Recreation/Open Space to Special Planning Area/Southeast Neighborhood Plan/Planned Development Area – Pioneer Parkway Holding Company on a ±3.06 acre parcel located on the southeast corner of the Geiger Grade/Veterans Parkway intersection in the PF (Public Facility) zone, by resolution.

The resolution will become effective upon a determination of conformance by the Regional Planning Commission.

Sincerely,

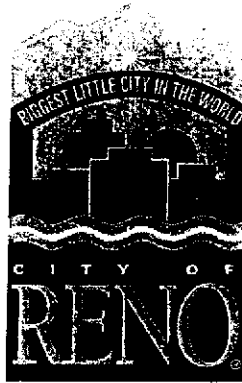
Beverly Beaty Benadom
for Lynnette R. Jones
City Clerk

LRJ:bbb

cc: Community Development
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation & Community Services
Melissa Lindell, Wood Rodgers

Received WRI-Reno

MAY 13 2013



Lynnette R. Jones
City Clerk
(775) 334-2030
jonesl@reno.gov

Office of the City Clerk
Central Cashiering (775)334-2032
Parking Tickets (775)334-2279

Beverly Beaty-Benadom
Deputy City Clerk
(775) 334-2030
Beaty-BenadomB@reno.gov

FILED THIS DATE
5 / 10 / 13
BY: BBB
CITY CLERK

May 10, 2013

Pioneer Parkway Holding Co., LLC.
ATTN: Ted Erkan
1380 Greg Street, Suite 231
Sparks, NV 89431

RE: Case No. LDC13-00045 (Geiger Grade Zoning Map Amendment)

Dear Applicant:


At a regular meeting held May 8, 2013, and following a public hearing thereon, the City Council upheld the Planning Commission recommendation and approved the request for: 1) a zoning map amendment from PF (Public Facility) to PUD (Planned Unit Development-Pioneer Parkway Holding Co.) on a ±3.06 acre parcel located on the southeast corner of the Geiger Grade / Veterans Parkway intersection; and 2) a PUD amendment to add ±3.06 acres to the ±109.57 acre Pioneer Parkway Holding Company (PPHC) PUD. The ±109.57 acre PPHC PUD is located in the area bound by US 395 to the west, and South Virginia Street and Geiger Grade to the south, by ordinance, subject to approval of the Master Plan amendment for LDC13-00044 by the Regional Planning Commission and compliance with Condition A.

CONDITION A:

Approval of the amendment to Pioneer Parkway Holding Company PUD is subject to the modifications to the Design Handbook as noted in Exhibit 1, and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Handbook and submitted to staff in both paper and two electronic versions (PDF & Word) for review within two (2) months of the date of the Regional Planning Agency's approval of the Master Plan Amendment for LDC13-00044; and certified by the City Council within four (4) months of the date of Regional Planning Agency's approval of the Master Plan amendment for LDC13-00044. Failure by the applicant to conform to either time deadline shall render this approval null and void.

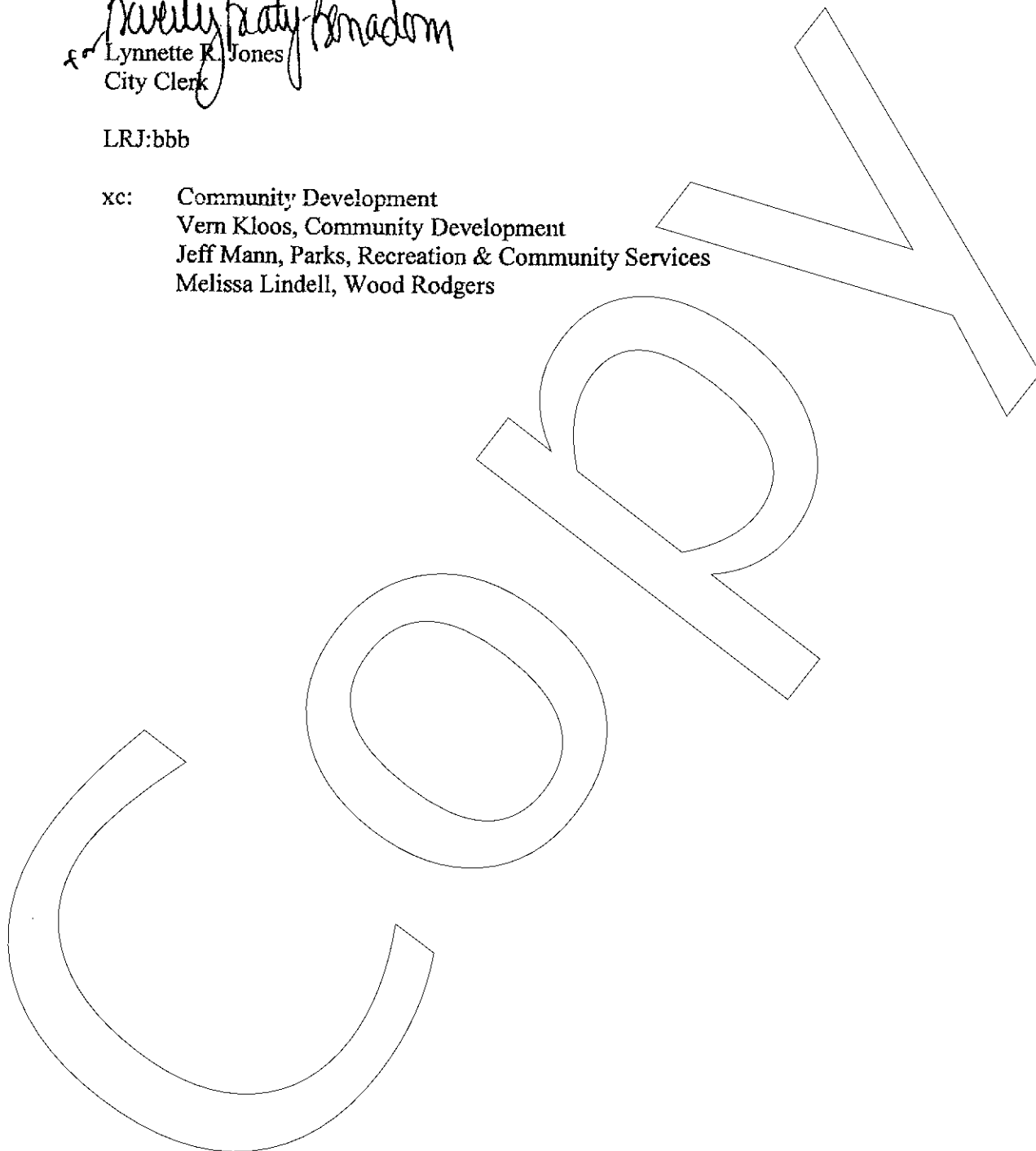
Pioneer Parkway Holding Co., LLC.
Case No. LDC13-00044 (Geiger Grade Zoning Map Amendment)
May 10, 2013
Page 2

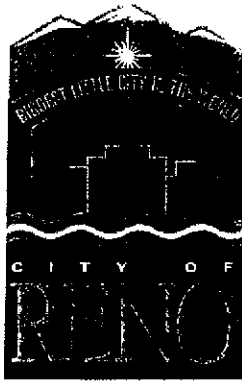
Sincerely,


Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation & Community Services
Melissa Lindell, Wood Rodgers





Lynnette R. Jones
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Beverly Beaty-Benadom
Deputy City Clerk
(775) 334-2030
Beaty-BenadomB@reno.gov

May 24, 2013

FILED THIS DATE
6 / 24 / 13
BY: BBB
CITY CLERK

Pioneer Parkway Holding Co., LLC.
ATTN: Ted Erkan
1380 Greg Street, Suite 231
Sparks, NV 89431

RE: Case No. LDC13-00045 (Geiger Grade Zoning Map Amendment) – **NOTICE OF FINAL ACTION, DECISION OR ORDER**

Dear Applicant:

At a regular meeting held May 22, 2013, the City Council passed and adopted Ordinance No. 6290, approving the zoning map amendment for the above referenced case.

Sincerely,

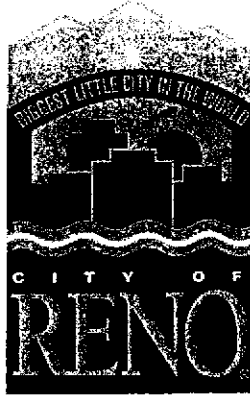
Beverly Beaty-Benadom
Lynnette R. Jones
City Clerk

LRL:bbb

xc: Community Development
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation & Community Services
Melissa Lindell, Wood Rodgers

Received WRI-Reno

AUG 15 2013



Lynnette R. Jones
City Clerk
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JonesL@reno.gov

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Beverly Beaty-Benadom
Deputy City Clerk
(775) 334-2030
Beaty-BenadomB@reno.gov

FILED THIS DATE
8 / 15 / 13
BY: BBB
CITY CLERK

August 15, 2013

Pioneer Parkway Holding Co., LLC.
ATTN: Ted Erkan
1380 Greg Street, Suite 231
Sparks, NV 89431

RE: Case No. LDC13-00045 (Geiger Grade Zoning Map Amendment) - Certification of Design Handbook

Dear Applicant:

At a regular meeting held August 14, 2013, the City Council certified the Pioneer Parkway Holding Company Planned Unit Development (PUD) Design Handbook. The amendment was tentatively approved by the City Council on May 8, 2013.

In order to effectuate the PUD, the Handbook must be recorded at the Washoe County Recorder's Office in accordance with NRS 278A.

Sincerely,

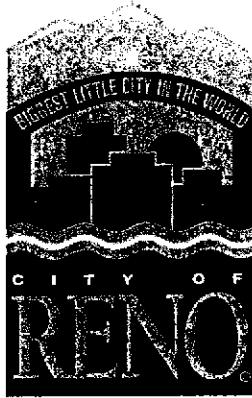
for Beverly Beaty-Benadom
Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Vern Kloos, Community Development
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Received WRI-Reno

AUG 16 2013

August 15, 2013

FILED THIS DATE
8 / 15 / 13
BY: BBB
CITY CLERK

Pioneer Parkway Holding Co., LLC
ATTN: Ted Erkan
1380 Greg Street, Suite 231
Sparks, NV 89431

RE: Case No. LDC13-00044 (Geiger Grade) – Certification of Master Plan Amendment

Dear Applicant:

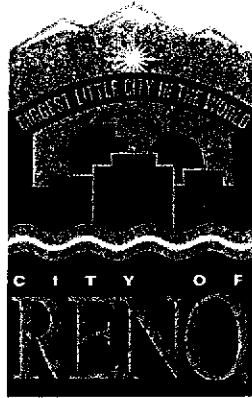
At a regular meeting held August 14, 2013, the City Council upheld the staff recommendation and certified, in accordance with NRS 278.210, the Master Plan Amendment for Geiger Grade. On July 11, 2013, the Master Plan Amendment was reviewed and approved by the Regional Planning Commission as to its conformance with the Regional Plan.

Sincerely,

Beverly Beaty-Benadom
for Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation & Community Services
Melissa Lindell, Wood Rodgers



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Received WRS-Reno

AUG 16 2013

Beverly Beaty-Benadom
Deputy City Clerk
(775) 334-2030
Beaty-BenadomB@reno.gov

FILED THIS DATE

8 / 15 / 13

BY: BBB
CITY CLERK

August 15, 2013

Pioneer Parkway Holding Co., LLC
ATTN: Ted Erkan
1380 Greg Street, Suite 231
Sparks, NV 89431

RE: Case No. LDC13-00044 (Geiger Grade Master Plan Amendment) – **NOTICE OF FINAL ACTION, DECISION OR ORDER**

Dear Applicant:

On May 8, 2013, the City Council adopted Resolution No. 7843, to become effective upon a determination of conformance by the Regional Planning Commission. On July 11, 2013, the Regional Planning Commission (RPC) held a public hearing and determined that the above matter conforms with the comprehensive Regional Plan. Please see the enclosed letter dated July 11, 2013, from the Regional Planning Commission.

Sincerely,

Beverly Beaty Benadom
Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation & Community Services
Melissa Lindell, Wood Rodgers

Enclosure



REGIONAL PLANNING COMMISSION

MEMBERS

Vacant, Chair	Art Sperber
Vacant, Vice-Chair	Doug Voelz
Roger Edwards	Kevin Weiske
Roy Hibdon	DJ Whittemore
Tom Lean	Jason Woosley
Kimberly H. Robinson, Executive Director	

July 11, 2013

Kimberly H. Robinson
 Executive Director of Regional Planning, and
 Clerk of the Regional Planning Commission
 One East First Street, Suite 1100
 Reno, Nevada 89501

Received by Clerk: AKR 7/11/13

Mailed: 7/11/13 BC

Dear Ms. Robinson:

On July 11, 2013, the Regional Planning Commission (RPC) held a public hearing and determined that the following matter conforms with the comprehensive Regional Plan:

Regional Plan Conformance Review – City of Reno Master Plan amendment, Geiger Grade (CR13-003) – a master plan amendment changing the land use designation from Special Planning Area/Southeast Neighborhood Plan - Parks/Recreation/Open Space to Special Planning Area/Planned Development Area - Pioneer Parkway Holding Company on a ±3.06 acre site located on the southeast corner of the Geiger Grade/Veterans Parkway intersection.

This letter has been filed with the Clerk of the Regional Planning Commission on this date and constitutes notice of final action under NRS 278.0235, "Actions against Agency: Commencement," unless a petition for review is timely filed by a person seeking review of the RPC action or determination pursuant to section 1.3 of the Regional Planning Governing Board's *Regulations on Procedure*.

Please do not hesitate to contact me at 775/321-8392 if you have any questions on this matter.

Sincerely,

Sienna Reid
 Senior Planner

cc: File CR13-003

Fred Turnier, City of Reno
 Lynette Jones, City of Reno
 Armando Ornelas, City of Sparks

Bill Whitney, Washoe County
 Debra Goodwin, RTC
 Vern Kloos, City of Reno

1105 Terminal Way, Suite 316, Reno, NV 89502

775/321-8385; Fax 775/321-8386

www.tmrpa.org



WASHOE COUNTY RECORDER

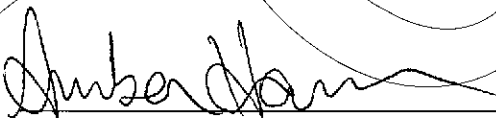
OFFICE OF THE RECORDER
LAWRENCE R. BURTNES, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.



Signature

8-27-13

Date

Amber Hasmon

Printed Name