

APPENDIX B - SPRING MOUNTAIN FIRE PROTECTION FACILITY PLAN

This Fire Protection Service and Facility Plan was developed in coordination with the City of Reno Fire Department. Preliminary fire service phasing and funding is outlined below.

Public Fire Protection Services and Facilities

Spring Mountain shall construct and dedicate a new three (3) bay fire station for the Reno Fire Department, meeting the fire department's specifications, or for use by the political subdivision in which the development is physically located ("Political Subdivision").

Spring Mountain shall provide and dedicate land, water, utilities and construct a new turnkey (meaning fully equipped and functional) full-time three (3) bay fire station to be located within the Village "A" Use Area. The location of the new fire station shall be to the approval of the Reno Fire Department. The fire station shall be modeled after the Bella Vista Ranch and Cold Springs Fire Stations with the addition of a third fire truck bay for an approximate square footage of plus or minus 8,800 square feet. The fire station may be one or two stories in height at Spring Mountain's discretion. Spring Mountain shall dedicate the fully constructed fire station and land to the City of Reno or if applicable, the Political Subdivision, free and clear of all hazardous waste and contaminants, liens, special assessments, other encumbrances and title exceptions on the timeline set forth below. Any homeowner association requirements shall be limited to design restrictions that the turnkey station complies with and that would not interfere with the functionality or future expansion of the fire station. Any association requirements or title exceptions which Spring Mountain requests remain on the fire station site, shall require the approval of the Political Subdivision or Council, as applicable.

In addition, Spring Mountain shall purchase and dedicate to the City of Reno Fire Department or the Political Subdivision, as applicable, three (3) new fire apparatus trucks to serve the project. Fire apparatus' will include a triple combination pumper, a brush truck and a water tanker specific to the City of Reno Fire Department's specifications. These apparatus' shall be supplied with all equipment specified by the City of Reno Fire Department. The apparatus' and equipment shall be utilized at the new Spring Mountain Fire Station.

The City of Reno upon annexation or inter-local agreement, approved by City and the Political Subdivision, shall staff and maintain 24 hour full time fire protection personnel upon dedication of the new fire station. Staffing will include four firefighters per the shift period for a total of 15 personnel.

Both the new fire station and fire apparatus trucks with equipment shall be provided within 18 months after issuance of the first certificate of occupancy within the Spring

Mountain development or prior to the issuance of the 1,400th building permit, whichever come first.

The applicant shall submit as part of the PUD Supplemental Village Plan A, a wildfire safety “defensible space” program to the satisfaction of the Reno Fire Department. The applicant shall comply with nationally recognized standards such as the latest edition of the *“International Wildland-Urban Interface Code”* and *“Living With Fire: A Guide for the Homeowner”* written by Ed Smith, University of Nevada Cooperative Extension. This program will be developed and maintained as part of the Spring Mountain Planned Unit Development Handbook.

Supplemental Private Fire Protection Services “Provisional Fire Brigade (PFB).

Prior to the issuance of any building permit, Spring Mountain shall establish a 24 hour, private Provisional Fire Brigade (PFB) in coordination with, and as specified by the City of Reno Fire Department. The PFB shall have facilities, apparatus, which at a minimum will include the Type II combination pumper and the water tender, equipment, and staffing sufficient to provide initial fire response 24 hours per day, 365 days per year. Apparatus’ for the Fire Brigade shall be consistent with apparatus needs delineated above for service of the project, and if such apparatus, provided it is in good working order, may be offered for donation to the City or applicable Political Subdivision.

The purpose of the Provisional Fire Brigade (PFB) is to provide public fire suppression operations, emergency medical service, and special operations delivery in protecting the property, wild land, and persons until such time as the new fire station is dedicated.

Spring Mountain shall cause and be responsible for the establishment of the PFB, which shall be organized comparable to NFPA 600, “Industrial Fire Brigades” and as a requirement of the PUD, Spring Mountain shall execute an agreement indemnify and hold the City of Reno harmless from all operations of the PFB, in a form acceptable to the City or Political Subdivision, as applicable. In addition, NFPA 1720 “Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Volunteer Fire Department” shall be utilized as outlined in Chapters 4 and 5 for staffing and training to safeguard the general public and property of the jurisdictional area from the threat of fire, execute EMS operations and provide Special Operations Response.

As indicated, the City of Reno Fire Department shall examine and approve the organization, operations and training procedure document of the PFB prior to the issuance of any building permit. The degree of potential exposure and training shall determine the limits of the PFB action and responsibility. The PFB shall be assigned to both Advanced Exterior and Interior Structural Fire-Fighting response duties.

Any development approved by the City of Reno outside of Spring Mountain and within eight miles of the new fire station must either provide a separate fire station and apparatus’ or provide a proportional reimbursement to Spring Mountain for land, water,

buildings, apparatus and facilities dedicated by Spring Mountain. The proportional reimbursement must be based on the number of dwelling units served by the fire station. The value of the land and water dedication must be determined by a certified appraiser. The value of the buildings, apparatus' and facilities dedicated must be determined by adjusting the actual expenses made by Spring Mountain with the US Consumer Price Index (CPI), or alternative construction cost index as specified in each village plan, for all items.

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Appendix C
RMC 18.06.405
Special Use Permits

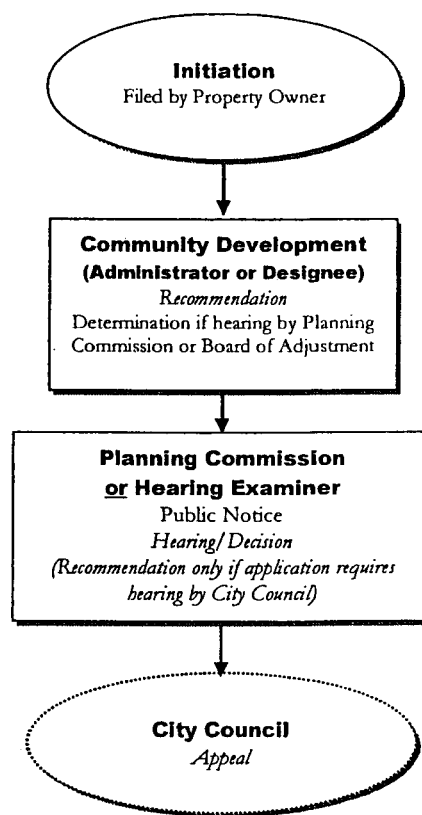
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Section 18.06.405 Special Use Permit

(a) **APPLICABILITY.**

Approval of a special use permit according to the procedures and criteria in this Section 18.06.405 is required for the following uses, development, and activities, except as exempt under subsection (b):

- (1) All principal, accessory, and temporary uses listed or referenced in the Summary Land Use Tables (Section 18.08.201) as requiring a special use permit (i.e., all uses noted as "SUP" in the tables and or subject to "additional regulations" that state a special use permit is required).
- (2) All principal, accessory, and temporary uses made subject to a special use permit under applicable use regulations in Section 18.08.202 through Section 18.08.204.
- (3) All land uses and development activities expressly made subject to a special use permit under applicable district-specific standards in Chapter 18.08, Article III (Base Zoning Districts and District-Specific Standards) and Article IV (Overlay Zoning Districts and District-Specific Standards).
- (4) All uses operating between the hours of 11:00 p.m. and 6:00 a.m. shall require a special use permit unless they are located in an I or IC District and are a manufacturing or warehouse use, or subject to the following exemptions:
 - a. Low traffic generating uses, such as radio stations and alarm monitoring companies in the PO, GO, AC, and CC zoning districts that, to exist, must operate 24 hours per day, are exempt.
 - b. Stocking and inventory activities that occur inside retail uses are exempt.
 - c. All uses in the HC and PF Districts are exempt.
- (5) New gaming operations, or structural additions to existing gaming operations, located within 500 feet of a single-family residentially zoned property or exceeding 80,000 square feet.



Special Use Permit

- Conversion of existing buildings to gaming operations within the Downtown Reno Regional Center as defined in Section 18.08.101(i)(1) is exempt from this special use permit requirement.
- (6) Nonresidential facilities or structural additions to nonresidential facilities that are adjacent to major arterials and are more than 3,000 square feet or 10 percent of the size of the main building, whichever is larger, but not including such facilities or structures in the MU Zoning District.
 - (7) Any facility that includes the production, use, or storage of hazardous waste. Accessory hazardous waste such as photo finishing and medical waste not exceeding 4,000 square feet, and those that meet the Washoe County District Health Department threshold as a "Small Quantity Generator," are exempt.
 - (8) Any facility that includes the production, use, storage or handling of explosives as defined by NRS 278 or substance as defined by NRS 459.3816.
 - (9) Signs that are proposed to be greater than 150 square feet in size and located within 150 feet of the centerline of the Truckee River.
 - (10) Grading that results in cuts deeper than 20 feet and/or fills greater than 10 feet in height.
 - (11) Grading in any major drainageway, on any hillside development, or within the Open Space Zoning District.
 - (12) The construction of a skyway, which includes: pedestrian skywalks; sky-buildings; and skytrams.
 - (13) Nonresidential development adjacent to residentially zoned property, but not including such developments in the MU Zoning District, and not including an utility box/well house, back-up generator, pumping or booster station.
 - (14) Conversions into condominiums of any apartment or any form of rental multi-family residential housing, according to the following provisions:
 - a. Conversions into condominiums of any apartment or any form of rental multi-unit residential housing shall be by special use permit and parcel map or subdivision map procedures as required by this chapter or by Chapter 18.10.
 - b. The following information shall be attached to all applications for special use permits for condominium conversions.
 1. The names and addresses of all tenants;
 2. The present rent of each unit and the rental history one year prior to date of application for each unit as required by Section 18.10.405;
 3. The interior size and dimensions of each unit;
 4. Proposed initial selling price of each unit;
 5. Proposed initial association fee;
 6. If the conversion is made pursuant to pace of conversions exceptions contained in Section 18.10.405, a copy of the statement signed by the tenants;
 7. The approximate date when the conversion is to begin;
 8. A report signed by an architect or engineer licensed by the state comparing the physical standards (as defined in Section 18.10.402) of a typical unit in the project to be converted to the standards set forth in Section 18.10.402. If the standards of Section 18.10.402 are not met within the existing structure, the report shall state how the developer proposes to bring the typical unit into compliance with Section

18.10.402. For purposes of this evaluation, a review of construction plans and specifications to determine compliance with Section 18.10.402 is acceptable. In the absence of construction plans and specifications, a physical inspection of a typical unit in the project to be converted will be required.

- (15) All other land uses and development activities expressly made subject to a special use permit under the provisions of this title and that are not specifically cited in the preceding subsections.

(Ord. No. 5821, § 1, 4-07-06)

(b) EXEMPTIONS FROM PERMIT REQUIREMENTS.

Notwithstanding other provisions of this section or chapter, no special use permit shall be required for:

- (1) Accessory structures with combined floor areas no larger than 1,000 square feet on each parcel.
- (2) A structural addition to nonresidential facilities where the original development received a special use permit, as long as the addition does not exceed ten percent of the size of the original development or 20,000 square feet in size, whichever is smaller, and the construction of the proposed addition will not materially alter the original special use permit in that no use is involved in the addition which would itself require a special use permit, no potentially deleterious aspect of the development will be increased, the proposed addition will not have significant impacts on neighboring properties, the size of the property has not been increased, the proposed addition will continue to comply with all conditions of the special use permit, and the special use permit for the existing development was not contested at the hearing(s). The exemption provided in this paragraph may be used only once per property and does not apply to any property located adjacent to residential zoned property.
- (3) Conversion of an existing residential structure(s) of less than 40,000 square feet in size to a professional office(s) when located adjacent to residentially zoned property.

(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.

(Ord. No. 5729, § 5, 9-16-05)

(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.

(Ord. No. 5729, § 5, 9-16-05)

(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 propose 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 telecommunication facilities.

Instead of the general findings in subsection (1) above, special use permits for telecommunication facilities shall require that all of the following findings be met:

- a. It has been demonstrated that alternate commercial or industrial sites are not available;
- b. Visual impacts from public rights-of-way, residences and parks are reduced;
- c. The pole has been located at the rear of the parcel or collocated on an existing monopole or utility pole;

- d. It has been demonstrated that collocation will not provide the coverage required to service the city; and
- e. When located on undeveloped property, the communication facility does not cause future coordination or integration problems with development of the land.

(3) Special use permits for hillside development.

In order to approve a special use permit for a hillside development according to Article XVI (Hillside Development) of Chapter 18.12, the planning commission shall make the general special use permit findings and the following additional findings:

- a. The proposed project mitigates environmental degradation, including slope failure, erosion, sedimentation, and stormwater run-off;
- b. The proposed project utilizes grading practices that are appropriate for hillsides and designed to minimize the visibility of unsightly scarring;
- c. The proposed project provides open space based on hillside constraints;
- d. The proposed project adheres to applicable hillside development design standards and to master plan provisions related to development in sloped areas; and
- e. The proposed project's site layout and design features adequately mitigate potential visual impacts of development near prominent ridgelines and within other visually prominent areas.

(4) Special use permits for cut slopes of 20 feet or greater in depth or fill slopes ten feet or greater in height.

In addition to the general findings in subsection (1) above, special use permits for cut slopes of 20 feet or greater in depth or a fill slope ten feet or greater in height shall require that one of the following findings be made:

- a. The slopes can be treated in a manner which does not create negative visual impacts.
- b. The grading is necessary to provide safe and adequate access to the development.

(5) Special use permits for the DRRC (Downtown Reno Regional Center) District.

Special use permits to modify the building envelope-height restrictions, Riverfront Esplanade setbacks, or provisions of the design guidelines in the DRRC District shall require that the following findings are met in addition to the general special use permit findings above:

- a. Strict application of the building envelope - height restrictions, Riverfront Esplanade setbacks, or provision of the design guidelines would constrain the design of the project;
- b. The proposed project will not negatively impact the visual integrity of the river or result in a visual barrier to the river corridor;
- c. The project provides adequate separation from the river course to allow for public circulation along the river corridor and creates pedestrian oriented public spaces adjacent to the river;
- d. The project does not unduly shade the North Esplanade, or increased shading has been mitigated by providing additional or enhanced pedestrian amenities;
- e. The project will enhance or preserve environmental resources;
- f. The project does not impede flood flows; and
- g. The project will be used by and benefits local residents.

(Ord. No. 5431, § 2, 2-25-03; Ord. No. 5821, § 1, 4-07-06))

(6) Special use permits for protection of significant hydrologic resources in the Cooperative Planning Area Overlay District.

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.

(7) Special use permits for nonconforming uses.

Except as provided in Section 18.08.502, no nonconforming use of land or building shall be enlarged, extended, or changed to a different nonconforming use, unless an application for a special use permit for the enlargement, extension, or change has first been approved in accordance with the general special use permit findings above and the following findings:

- a. The expansion or change of the nonconforming use will not damage the character or quality of the neighborhood in which it is located, or hinder the future development of the surrounding properties; and
- b. Improvements necessary for the expansion are in conformance with requirements of this title.

(8) Special use permits for the HL Historic/Landmark General Overlay District.

To approve a special use permit for the Historic/Landmark General Overlay District, the planning commission shall make the following findings in addition to the requirements of Section 18.08.401, Historic/Landmark General Overlay District:

- a. The proposal meets the objectives of an adopted neighborhood plan (if applicable) for the area in which it is located;
- b. The proposal is in substantial conformance with the City of Reno Historic Structures Handbook; and
- c. The proposal has been reviewed by the historical resources commission and its recommendations have been considered.

(9) Special use permits for skyways, skytrams, and skybuildings.

When approving a special use permit required by Article XX of Chapter 18.12, the planning commission shall make the general findings for special use permits and the following findings:

- a. The skyway design is consistent with the skyway design guidelines and lessens the "tunnel effect";
- b. The skyway does not materially impair the view of scenic resources, such as significant mountains, significant natural resources, or significant historic resources, officially recognized by the City of Reno, on maps adopted after public hearings being held by the planning commission and city council, and noted on city, state or federal maps or

lists citing significant mountains, significant natural resources, or significant historic resources;

- c. The applicant has demonstrated that the skyway is consistent with the orderly development of the project or area;
- d. The applicant has demonstrated that the skyway will not negatively impact the number of pedestrians at street level; and
- e. This proposal has been reviewed by the design review committee, and its recommendations have been addressed.

(Ord. No. 5189, § 1, 9-26-00)

(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 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 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.

(Ord. No. 5729, § 5, 9-16-05)

Section 18.06.406 Reserved

Section 18.06.407 Site Plan Review

(a) **APPLICABILITY.**

Except where other provisions of Title 18 require the review of a special use permit or tentative map application, approval of a site plan review application in accordance with this section may be required as a condition of approval of another application, and shall be required for the following development applications:

- (1) Multi-family developments, single family attached/condominium townhouse developments, congregate care facilities, private dorms, and single room occupancy facilities according to the thresholds in Table 18.06-4 below:

Appendix D
RMC 18.08.101 - 301
Zoning Districts, Uses and Use Regulations

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CHAPTER 18.08 ZONING

**Editors Note: Ord. No. 5188, § 1, adopted Sept. 26, 2000, repealed former Ch. 18.06, §§ 18.06.010–18.06.500. Ord. No. 5189, § 1, adopted Sept. 26, 2000 added provisions designated as a new Ch. 18.06 to read as herein set out. See the Code Comparative Table.*

Cross References: *City ordinance zoning or rezoning specific property saved from repeal, § 1.01 070(12).*

OVERVIEW OF CHAPTER

Chapter 18.08 (Zoning) contains regulations that specify the type of land uses allowed in Reno, where a specific use may be established in the city, what type of city review is necessary prior to the use's establishment, and what—if any—regulations specific to a particular type of use are applicable. Chapter 18.08 is organized into five articles; each is summarized below.

Article I establishes the base and overlay zoning districts through the adoption of the official zoning map, and states the specific intent or purpose of each district. Zoning districts provide a citywide framework for regulating the type, location, and intensity of land uses allowed in Reno. Article I also provides direction for the zoning of newly annexed land and rules for interpreting the zoning map.

Article II contains the Summary Land Use Tables, which show all uses allowed in Reno and indicates in which zoning district a use is permitted. The tables also indicate whether a specific use must have an approved special use permit or site plan review approval from the city prior to its establishment, and whether establishment of the use is subject to any use-specific regulations. Following the land use tables, sections present the additional use-specific regulations referenced in the tables, as well as general and specific regulations for accessory and temporary uses. In addition to compliance with any use-specific regulations stated in this article, all uses are also subject to compliance with Title 18's general development and design standards, including but not limited to Chapter 18.12 (General Development and Design Standards).

Article III presents each base zoning district, and includes any use or development standards special or specific to a particular zoning district. The article presents first the residential base zoning districts (e.g., SF4 or MF14 Districts), then the nonresidential and mixed use base zoning districts (e.g., PO or CB Districts), and finally special purpose base zoning districts such as the PUD, SPD, and the Greenfield Districts. Similarly, **Article IV** presents the district-specific standards for the overlay zoning districts in the city. An "overlay" district is mapped on top of a base zoning district, and its use and development standards apply in addition to the base zoning district's requirements. If there is a conflict between an overlay zoning provision and a base zoning district provision, the overlay provision takes precedence except where specifically noted. In Reno, overlay zoning districts have been established for more general purposes, such as the Historic/Landmark General Overlay District intended to preserve historic resources and landmarks in all parts of the city, or for a more specific planning purpose often tied to a specific character or neighborhood in Reno, such as the West University Neighborhood Planning Area Overlay District.

Article V concludes the chapter with provisions governing nonconformities, which are uses, lots, and signs that were legally established under previous zoning and land use rules, but which do not comply with current rules established in this chapter and other provisions of Title 18. Nonconformities may continue, but are limited regarding, among other things, allowable expansions, restoration after damage or destruction, and reestablishment after abandonment.

Chapter 18.08 Zoning

Article I: Official Zoning Map and Establishment of Zone Districts

Section 18.08.101 Establishment and Purpose of Base and Overlay Zoning Districts

(a) Base Zoning Districts – Establishment.

ARTICLE I: OFFICIAL ZONING MAP AND ESTABLISHMENT OF ZONE DISTRICTS

Section 18.08.101 Establishment and Purpose of Base and Overlay Zoning Districts

In order to classify, regulate, restrict, and segregate the use of land; the location, use, bulk, height of structures; and to carry out the purposes of this title, base and overlay zoning districts are established as follows.

(a) **BASE ZONING DISTRICTS – ESTABLISHMENT.**

TABLE 18.08-1: BASE ZONING DISTRICT NAMES AND ABBREVIATIONS	
ABBREVIATED DESIGNATION	ZONING DISTRICT NAME
Residential Base Zoning Districts	
LLR2.5	Large Lot Residential (2.5 acres)
LLR1	Large Lot Residential (1 acre)
LLR.5	Residential (.5 acre)
SF15	Single-Family Residential (15,000 sq. ft.)
SF9	Single-Family Residential (9,000 sq. ft.)
SF6	Single-Family Residential (6,000 sq. ft.)
SF4	Single-Family Residential (4,000 sq. ft.)
MF14	Multi-family (14 units per acre)
MF21	Multi-family (21 units per acre)
MF30	Multi-family (30 units per acre)
Nonresidential and Mixed Use Base Zoning Districts	
MU	Mixed Use
OS	Open Space
PO	Professional Office
GO	General Office
PF	Public Facility
NC	Neighborhood Commercial
AC	Arterial Commercial
CC	Community Commercial
HC	Hotel Casino
I	Industrial
IC	Industrial Commercial
IB	Industrial Business
Special Purpose Zoning Districts	
PUD	Planned Unit Development
SPD	Specific Plan District
TRD	Truckee River Corridor Downtown Riverfront
UT5	Unincorporated Transition (5 acres)
UT10	Unincorporated Transition (10 acres)
UT40	Unincorporated Transition (40 acres)
GFMF	Greenfield Planning Area Multi-Family
GFSF	Greenfield Planning Area Single-Family
GFPO	Greenfield Planning Area Professional Office

(Ord. No. 5821, § 1, 4-07-06)

(b) RESIDENTIAL BASE ZONING DISTRICTS.

(1) LLR2.5 Large Lot Residential--2.5 acres.

a. Purpose.

The purpose of this district is to provide for large lot single-family uses that may include agricultural uses. This zoning district is also intended to preclude premature development of rural land on the fringes of the urban area and protect environmental resources.

(2) LLR1 Large Lot Residential--1 acre.

a. Purpose.

The purpose of this district is to provide for large lot single-family uses that may include agricultural uses. This zoning district is also intended to preclude premature development of rural land on the fringes of the urban area and protect environmental resources.

(3) LLR.5 Large Lot Residential--.5 acre.

a. Purpose.

The purpose of this district is to provide for large lot single-family uses that may include agricultural uses.

(4) SF15 Single-Family Residential--15,000 square feet.

a. Purpose.

The purpose of this district is to provide for single-family residential land uses. Single-family residential areas usually function as the least intense urban land use and are typically located between higher intensity residential and rural land uses.

(5) SF9 Single-Family Residential--9,000 square feet.

a. Purpose.

The purpose of this district is to provide for single-family residential land uses. Single-family residential areas usually function as the least intense urban land use and are typically located between higher intensity residential and rural land uses.

(6) SF6 Single-Family Residential--6,000 square feet.

a. Purpose.

The purpose of this district is to provide for single-family land uses. This district is considered appropriate adjacent to low density multi-family, SF9 and SF4 Zoning Districts.

(7) SF4 Single-Family Residential--4,000 square feet.

a. Purpose.

The purpose of this district is to provide for small lot and clustered single-family subdivisions. It is further the intent of this district to establish specific design requirements to reduce the visual and functional problems created by smaller lot sizes. This district is considered appropriate on infill sites and in areas of minimal slope. In areas of significant slope (15 percent or more), its use is appropriate only to the extent that it results in the preservation of steep or difficult to develop land.

(8) MF14 Multi-Family.

a. Purpose.

The purpose of this district is to provide for low-density multi-family residential developments. This type of multi-residential zoning is considered to be the one that is most appropriate adjacent to single-family residences.

(9) MF21 Multi-Family.

a. Purpose.

The purpose of this district is to provide for areas of residential use where the predominant type of housing is low-rise multi-family. It is further the intent of this district

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(c) Nonresidential and Mixed Use Base Zoning Districts.

to assure that amenities are provided within developments to offset the impacts of increased residential densities. This district is considered appropriate adjacent to the MF14 Zoning District and predominantly commercial areas.

(10) MF30 Multi-Family.

a. Purpose.

The purpose of this district is to provide for areas of residential and limited nonresidential use where the predominant type of housing is low-rise multi-family. It is further the intent of this district to assure that necessary amenities are provided within developments to offset the impacts of increased residential densities.

(Ord. No. 5821, § 1, 4-07-06)

(c) NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS.

(1) MU Mixed Use District.

a. Purpose.

The purpose of this district is to promote high intensity mixed use development in designated regional centers and transit-oriented development ("TOD") corridors. MU zoning is permitted only where there is a regional center or TOD corridor plan adopted as part of the City of Reno Master Plan.

b. District-specific standards.

See Section 18.08.301.

(2) OS Open Space District.

a. Purpose.

The purpose of this district is to preserve areas as open space. In addition to reserving open space areas, this district may be applied to areas reserved for drainage facilities and utilities.

(Ord. No. 5431, § 2, 2-25-03)

(3) PO Professional Office.

a. Purpose.

The purpose of this district is to provide for office conversions and small office developments. This district is considered appropriate in transitional areas designated on the master plan or adjacent to residential districts.

b. District-specific standards.

See Section 18.08.301.

(4) GO General Office.

a. Purpose.

The purpose of this district is to establish regulations for office parks or complexes which also provide for accessory complementary uses.

(5) PF Public Facility.

a. Purpose.

The purpose of this district is to provide for public facilities and public service uses which may be in private ownership, including utility uses, parks and recreation areas and institutions.

(6) NC Neighborhood Commercial.

a. Purpose.

The purpose of this district is to provide for commercial and service enterprises that are customarily associated with residential development. This district is not appropriate for businesses that are based on a community-wide or regional market. It is further the intent for this district to allow for uses that are frequented for personal goods or services resulting in a reduction in the number and length of vehicle trips.

b. **District-specific standards.**
See Section 18.08.301.

(7) **AC Arterial Commercial.**

a. **Purpose.**

The purpose of this district is to provide for commercial and service enterprises that generate large volumes of automobile traffic and are dependent upon direct or indirect access to major arterials.

(8) **CC Community Commercial.**

a. **Purpose.**

The purpose of this district is to provide for general commercial and service enterprises for the community at large.

(9) **HC Hotel Casino.**

a. **Purpose.**

The purpose of this district is to establish regulations that recognize the unique characteristics of the hotel/casino developments in areas located outside of the downtown; and mitigate the impacts of hotel/casino development; and encourage higher quality destination resorts that will increase tourism within the community.

(10) **I Industrial.**

a. **Purpose.**

The purpose of this district is to provide for intensive activities and land uses that have the most potential for impacting adjacent land uses and infrastructure (e.g., heavy industrial). This zoning should be located in areas with access to air, roadway, and/or railway transportation systems.

(11) **IC Industrial Commercial.**

a. **Purpose.**

The purpose of this district is to provide for a mix of industrial and small-scale commercial land uses. This type of zoning should be separated from residential development by natural or man-made buffers such as major drainage ways and arterial roadways.

b. **District-specific standards.**

See Section 18.08.301.

(12) **IB Industrial Business.**

a. **Purpose.**

The purpose of this district is to provide for research and development and production facilities. It is primarily intended for developing areas. This type of zoning should be separated from residential development by natural and man-made buffers such as major drainage ways and arterial roadways.

(Ord. No. 5821, § 1, 4-07-06)

(d) **SPECIAL PURPOSE BASE ZONING DISTRICTS.**

(1) **General.**

A special purpose zoning district is a base zoning district that has unique characteristics because of a specialized use that requires special zoning regulations to provide for the use.

Special purpose districts may designate special regulations regarding land uses, buildings and structures, building height, building site areas, setback requirements, and any other item regulated in Title 18.

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(d) Special Purpose Base Zoning Districts.

(2) PUD Planned Unit Development Special Purpose District.

a. Purpose.

The purpose of this district is to encourage flexibility in the development of land to promote the most appropriate and compatible uses; improve the design, character, and quality of new development; facilitate the adequate and economical provision of streets and utilities; and preserve the natural and scenic features in the community. More specifically, the purpose of the Planned Unit Development District is:

1. To encourage flexibility in the development of land in Reno;
2. To promote its most appropriate and compatible use;
3. To improve the design, character, and quality of new development;
4. To facilitate the adequate and economical provision of streets and utilities; and
5. To preserve the natural and scenic features of open areas in the community.

b. District-specific standards.

See Section 18.08.302.

(3) SPD Specific Plan District.

a. Purpose.

The purpose of this district is to accommodate projects or plans where the design and configuration of the uses are so arranged as to constitute a single functionally integrated entity. In such projects the use of land within a component, and among the various components, if there is more than one component, must be designed to be compatible and complementary. In this district the location, use and physical characteristics of structures, improvements, and open space must all work together in furthering the stated purpose of the design of the project or plan.

In order to achieve optimal functional integration in such projects or plans, the city recognizes that it may be desirable to regulate and restrict on a project or plan specific basis the erection, construction, reconstruction, alteration, repair or use of buildings, structures, or land. Further, the city recognizes that the purpose of this district may be furthered by permitting a diversity of land uses not found in other zoning districts. In light of the multitude of land uses which may be permitted in this district, and the need to ensure that such uses are internally compatible and both complementary and compatible with surrounding and nearby existing and/or planned uses of land, it is the express intent of the city to subject requests for changes in zoning to the Specific Plan District to a heightened level of scrutiny during the review process and, should a request be approved, to strictly limit the possibilities of change in the use or arrangement of land, structures, and open space.

b. District-specific standards.

See Section 18.08.302.

(4) UT5 Unincorporated--5 acre.

a. Purpose.

The purpose of this district is to convert properties that Washoe County has planned for large lot residential development to a city zoning district without modifying the planned density. Other uses may include agriculture, energy production and outdoor recreation.

b. District-specific standards.

See Section 18.08.302.

(5) **UT10 Unincorporated--10 acre.**

a. **Purpose.**

The purpose of this district is to convert properties that Washoe County has planned for large lot residential development to a city zoning district without modifying the planned density. Other uses may include agriculture, energy production and outdoor recreation.

b. **District-specific standards.**

See Section 18.08.302.

(6) **UT40 Unincorporated--40 acre.**

a. **Purpose.**

The purpose of this district is to convert properties that Washoe County has planned for large lot residential development to a city zoning district without modifying the planned density. Other uses may include agriculture, energy production and outdoor recreation.

b. **District-specific standards.**

See Section 18.08.302.

(7) **GFMF Greenfield Multi-Family Special Purpose District.**

a. **Purpose.**

The purpose of this district is to provide for low-density, low traffic generating multi-family residential development that is architecturally in character with adjacent single-family development located within the Greenfield Sphere Plan area.

b. **District-specific standards.**

See Section 18.08.302.

(8) **GFSF Greenfield Single-Family Special Purpose District.**

a. **Purpose.**

The purpose of this district is to provide for large lot (one dwelling unit per acre) single-family uses consistent with existing land uses within the Greenfield Sphere Plan area. These regulations include design standards and are intended to retain the existing character of this area.

b. **District-specific standards.**

See Section 18.08.302.

(9) **GFPO Greenfield Professional Office Zoning District.**

a. **Purpose.**

The purpose of this district is to promote the integrity of a neighborhood and provide for low-density, low traffic generating residential and office development which maintains and preserves the rural character of the Greenfield area, carries out the policies set forth in the Greenfield Neighborhood Plan, and minimizes the impact of development to the adjacent single-family and multi-family developments.

b. **District-specific standards.**

See Section 18.08.302.

(Ord. No. 5821, § 1, 4-07-06)

(e) **OVERLAY ZONING DISTRICTS – GENERAL PURPOSE AND ESTABLISHMENT.**

(1) **General purpose.**

An overlay district, whether a general or a planning area overlay district, is a zoning district that is superimposed on an underlying base zoning district, thus establishing a layer of additional regulations that restrict, prohibit, or add to the base zoning regulations set forth in this title.

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(e) Overlay Zoning Districts – General Purpose and Establishment.

(Ord. No. 5431, § 2, 2-25-03; Ord. No. 5473, § 1, 7-16-03)

(2) Establishment of general and planning area overlay zoning districts.

Pursuant to authority granted by NRS 278.250, the city council hereby establishes two types of overlay zoning districts: general and planning area overlay districts. General overlay districts are intended to address unique issues, opportunities, and challenges associated with a specific type of land use or specific type of geologic feature that may be found or established in many different parts of the city. Planning area overlay districts are intended to address unique land use issues, opportunities, and challenges associated with a specific geographic part or portion of the city, and for which the city has adopted or applied specific area land use plans or policies. Accordingly, the general and planning area overlay districts applicable in the city are:

TABLE 18.08-2: OVERLAY ZONING DISTRICT NAMES AND ABBREVIATIONS	
ABBREVIATED DESIGNATION	ZONING DISTRICT NAME
General Overlay Zoning Districts	
HL	Historic or Landmark Overlay District
MH	Mobile Home Overlay District
Airport Safety General Overlay Zoning Districts	
ACA	Airport Critical Area Overlay District
ANE	Airport Noise Exposure Overlay District
CPA Cooperative Planning Area Overlay District	
Regional Center Planning Area Overlay Zoning Districts	
DRRC	Downtown Reno Regional Center Overlay District
GRC	General Regional Center Overlay District
GTC	General Transit Corridor Overlay District
WRC	Washoe Regional Center Planning Area Overlay District
RTIARC	Reno-Tahoe International Airport Regional Center Planning Area Overlay District
RSARC	Reno-Stead Airport Regional Center Planning Area Overlay District
RRC	Redfield Regional Center Planning Area Overlay District
DRC	Dandini Regional Center Planning Area Overlay District
Transit Corridor Planning Area Overlay Zoning Districts	
MSTC	Mill Street Transit Corridor
RLM	River Landing at Mill
Neighborhood Planning Area Overlay Zoning Districts	
WUNP	West University Neighborhood Planning Area Overlay District
PL	Plumas Neighborhood Residential Core Planning Area Overlay District
MQ	McQueen Neighborhood Planning Area Overlay District
Scenic Corridor Planning Area Overlay Zoning Districts	
MRC	Mount Rose Highway Scenic Roadway Corridor Standards Overlay District

(Ord No. 5750, § 1, 9-30-05; Ord. No. 5778, §1, 12-03-05; Ord. No. 5821, §1, 4-07-06)

(3) Conflicting regulations.

If a conflict exists between one or more standards applicable in the base zoning district and one or more standards applicable in the overlay zoning district, provisions of the zoning overlay district shall apply and control. If a conflict exists between standards applicable in a general overlay district and standards applicable in a planning area overlay district, provisions of the general overlay district shall apply and control. Where conflicts exist between different planning overlay districts, the hierarchy of Table 18.08-2 shall apply.

(Ord. No. 5778, § 1, 12-03-05)

(f) GENERAL OVERLAY ZONING DISTRICTS.

(1) HL Historic or Landmark General Overlay District.

a. Purpose.

The purpose of this district is to preserve buildings or protect districts which have historical, architectural, cultural or landmark value; and to provide for appropriate uses other than those permitted in the underlying zoning district as an aid to the owner's efforts to preserve the historical, architectural, cultural or landmark value.

b. District-specific standards.

See Section 18.08.401.

(2) MH Mobile Home Overlay District.

a. Purpose.

The purpose of this zoning district overlay is to provide for mobile homes to be appropriately located throughout the community such that they do not become concentrated or isolated in one particular area of the city. Appropriate areas for mobile home subdivisions and mobile home parks are transition areas near multi-family or nonresidential development. This section also intends to promote the public health, safety and general welfare by establishing minimum standards for all mobile home parks and mobile home subdivisions hereafter erected within the city.

b. District-specific standards.

See Section 18.08.401.

(g) AIRPORT SAFETY GENERAL OVERLAY DISTRICTS.

(1) ACA Airport Critical Area General Overlay District.

a. Purpose.

The purpose of establishing airport critical areas is to prevent development of land uses hazardous to air navigation and to reduce the risk of injury and property damage in hazard-prone areas near Reno-Tahoe International and Reno-Stead Airports.

b. District-specific standards.

See Section 18.08.402.

(2) ANE Airport Noise Exposure General Overlay District.

a. Purpose.

The purpose of establishing airport noise exposure areas is to ensure that appropriate construction methods are used to reduce noise impacts near the Reno-Tahoe International and Reno-Stead Airports and to protect the continued viability of both airports.

b. District-specific standards.

See Section 18.08.402.

(h) CPA COOPERATIVE PLANNING AREA OVERLAY DISTRICT.

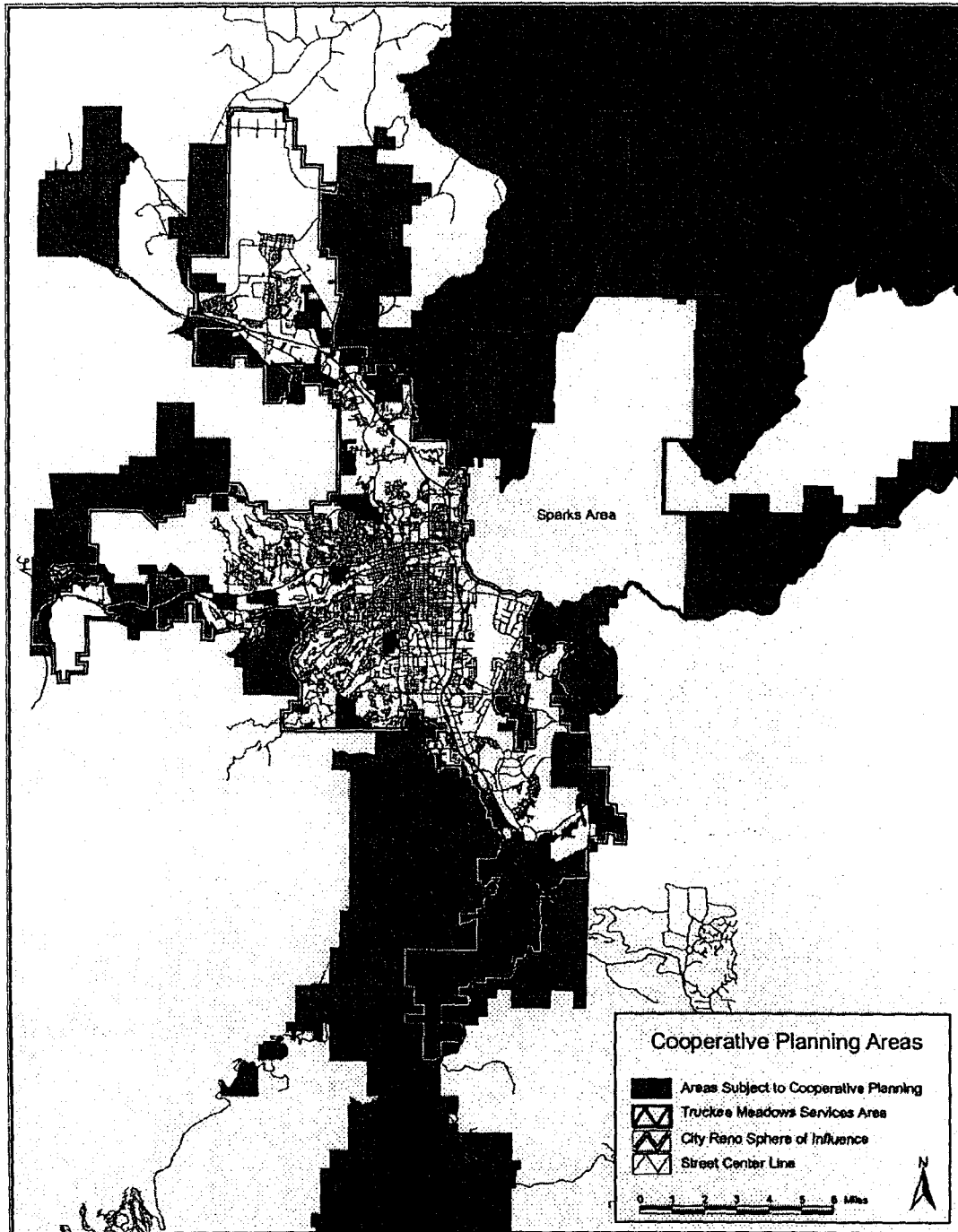
(1) Purpose.

The purpose of the CPA Cooperative Planning Area Overlay District is to provide consistent development standards and a cooperative master plan and zoning review process in areas that were located outside the sphere of influence prior to May 9, 2002, and shown in Figure 18.08-2.

(2) District-specific standards.

See Section 18.08.404.

FIGURE 18.08-2: COOPERATIVE PLANNING AREAS



(i) **REGIONAL CENTER PLANNING AREA OVERLAY DISTRICTS.**

(1) **DRRC Downtown Reno Regional Center Overlay District.**

a. **Purpose.**

The purpose of the DRRC Downtown Reno Regional Center Overlay District is to promote the distinctly urban character of Downtown Reno and its important role as the primary regional center in the metropolitan area, and to support the region's and city's adopted land use goals for the DRRC Downtown Reno Regional Center Overlay District.

b. **Establishment of Downtown Reno Regional Center Overlay District boundaries.**

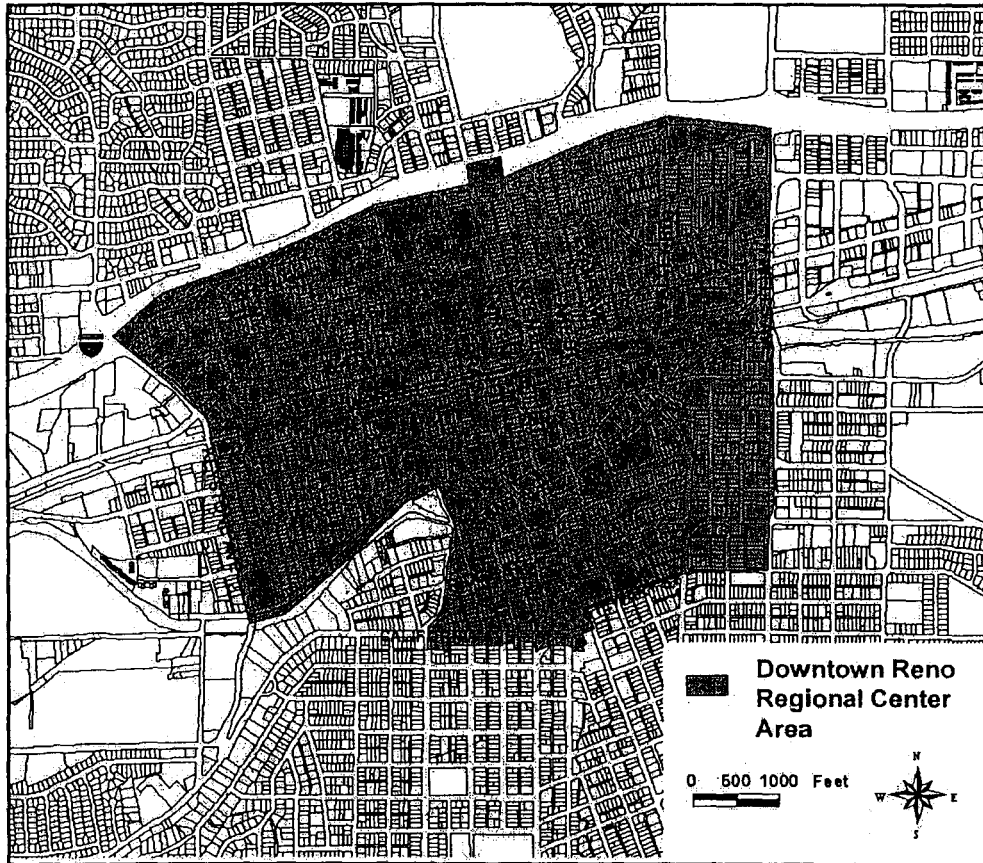
The Downtown Reno Regional Center consists of those properties as outlined in Figure 18.08-3, which area may be described as follows: commencing at the south right-of-way line of I-80 and the east side of Keystone Avenue, then south along Keystone Avenue to the north bank of the Truckee River then east along the Truckee River to the east side of Arlington Avenue, then south on Arlington Avenue to one parcel south of California Avenue, then east following the south property lines of the parcels located on the south side of California Avenue to one parcel east of Forest Street, then north to the south side of California Avenue, then east to the east side of South Virginia Street, then north along South Virginia Street to the north side of Stewart Street, then east on Stewart Street to the west side of Wells Avenue, then north along Wells Avenue to the south right-of-way line of I-80, then west along I-80 to the east side of Keystone Avenue, the point of beginning.

c. **District-specific standards.**

See Section 18.08.405.

(Ord. No. 5821, §1, 4-07-06)

FIGURE 18.08-3: DOWNTOWN RENO REGIONAL CENTER OVERLAY DISTRICT



- (2) **GRC General Regional Center Overlay District.**
- a. **Purpose.**
Regional centers are targeted for intense development, but do not preempt requirements of neighborhood plans, specific plan districts, or planned unit developments.
- b. **District-specific standards.**
See Section 18.08.405.
- (3) **GTC General Transit Corridor Overlay District.**
- a. **Purpose.**
Transit corridors serve and link the city's regional centers. They have been created to support transit oriented development and a pedestrian friendly environment. These corridors are targeted for the most intense development in the city, but do not preempt requirements of neighborhood plans, specific plan districts, or planned unit developments.
- b. **District-specific standards.**
See Section 18.08.405.
- (4) **WRC Washoe Regional Center Planning Area Overlay District.**
- a. **Purpose.**
The purpose of the Washoe Regional Center Planning Area Overlay District is to modify the underlying mixed use zoning district land uses, development standards, and development review procedures within the Washoe Regional Center Planning Area. This district is intended to maintain and enhance the Washoe Medical Center and promote compatible land uses in the immediate vicinity.
(Ord. No. 5473, § 1, 7-16-03)
- b. **District-specific standards.**
See Section 18.08.405.
- (5) **RTIARC Reno-Tahoe International Airport Regional Center Planning Area Overlay District.**
- a. **Purpose.**
The purpose of this district is to modify the underlying mixed use zoning land uses, development standards, and development review procedures within the Reno-Tahoe International Airport Regional Center Planning Area. This district is intended to maintain the viability of regional airport operations and promote airport compatible land uses on Airport Authority property.
(Ord. No. 5473, § 1, 7-16-03)
- b. **District-specific standards.**
See Section 18.08.405.
- (6) **RSARC Reno-Stead Airport Regional Center Planning Area Overlay District.**
- a. **Purpose.**
The purpose of this district is to modify the underlying mixed use zoning land uses, development standards, and development review procedures within the Reno-Stead Regional Center Planning Area Overlay District. This zoning district is intended to maintain the viability of regional airport operations and promote airport compatible uses on property owned by the Airport Authority of Washoe County.
(Ord. No. 5473, § 1, 7-16-03)

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(i) Regional Center Planning Area Overlay Districts.

b. District-specific standards.

See Section 18.08.405.

(7) PLC Plumb Lane Crossing Planning Area Overlay District

a. Purpose.

The purpose of this district is to modify the underlying mixed use land uses, development standards, and development review procedures within the Plumb Lane Crossing Planning Area Overlay District. This District is intended to maintain and enhance the Plumb Lane Crossing area and promote compatible land uses in the immediate vicinity.

(Ord. No. 5616, § 1, 10-27-04)

b. District-specific standards.

See Section 18.08.405.

(8) MSTC Mill Street Transit Corridor

a. Purpose.

The purpose of this district is to modify the underlying mixed use land uses, development standards, and development review procedures within the Mill Street Transit Corridor Overlay District. The District is intended to maintain and enhance the Mill Street Transit Corridor area and promote compatible land uses in the immediate vicinity.

b. Establishment of Mill Street Transit Corridor Overlay District Boundaries.

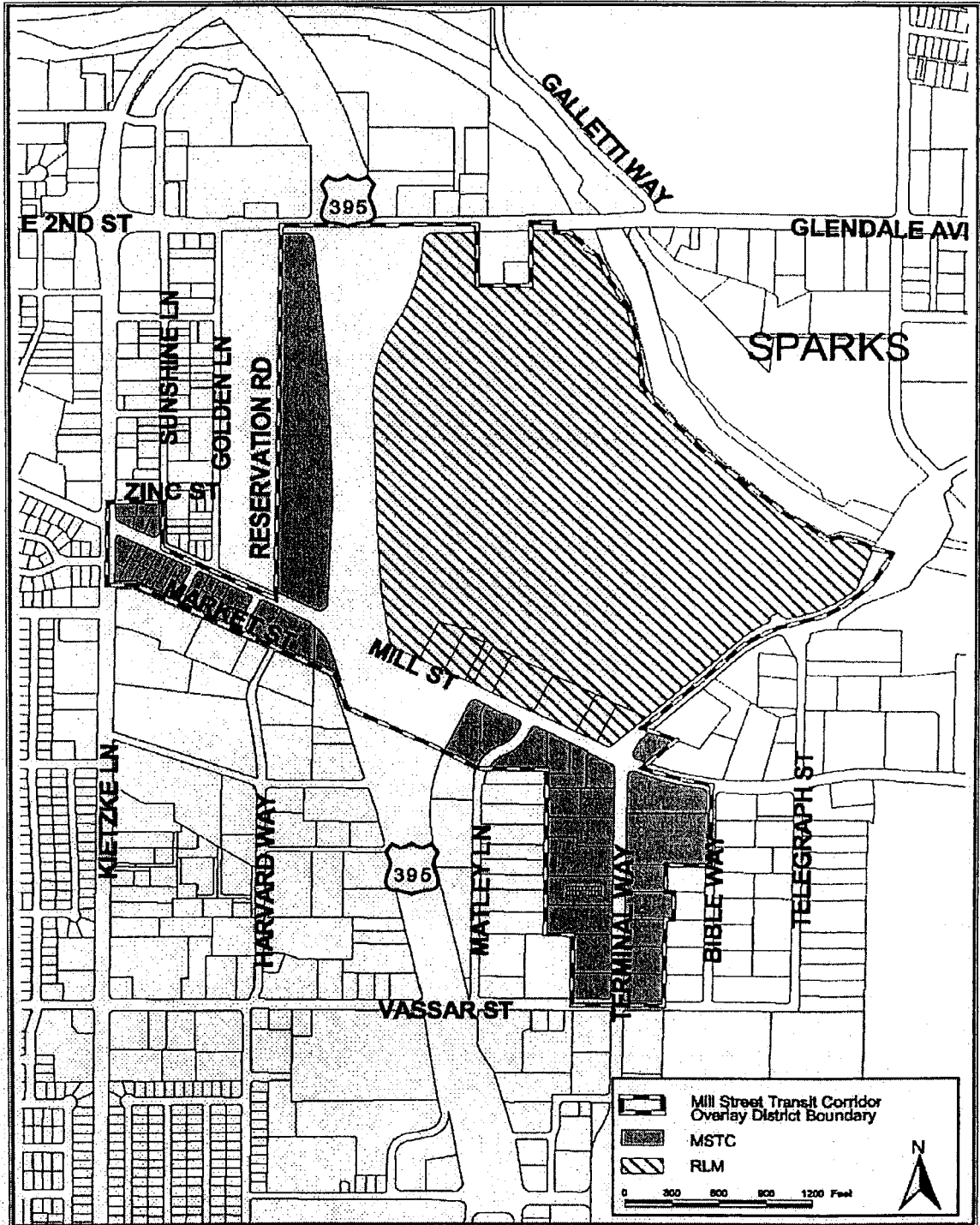
The Mill Street Transit Corridor Overlay District consists of those properties as outlined in Figure 18.08-3A, which area may be described generally as follows: one block on each side of the corridor which begins on the east side of Mill Street at Kietzke Lane, travels east on Mill Street to Terminal Way and then south on Terminal Way to the Reno-Tahoe International Airport Regional Center.

c. District-specific standards

See Section 18.08.405

(Ord No. 5750, § 1, 9-30-05)

FIGURE 18-08-3A: MILL STREET TRANSIT CORRIDOR OVERLAY DISTRICT



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(i) Regional Center Planning Area Overlay Districts.

(9) RRC Redfield Regional Center Planning Area Overlay District

a. Purpose.

The purpose of the Redfield Regional Center Planning Area Overlay District is to modify the underlying mixed use zoning district land uses, development standards, and development review procedures within the Redfield Regional Center Planning Area. This district is intended to maintain and enhance the University of Nevada, Redfield Campus, Summit Sierra Commercial Center and surrounding area, and promote compatible land uses in the immediate vicinity.

b. Establishment of Redfield Regional Center Planning Area Overlay District boundaries.

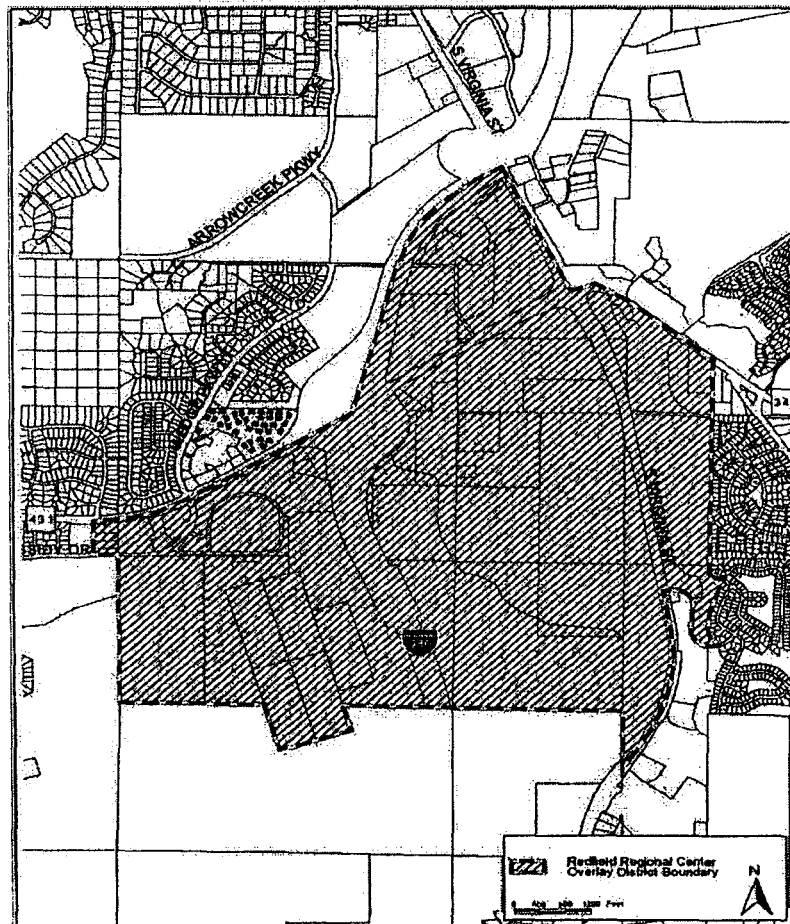
The RRC Redfield Regional Center Area Overlay District consists of those properties as outlined in Figure 18.08-3B, generally located to the northwest, southwest, and southeast of the Mount Rose Highway and South Virginia Street intersection.

c. District-specific standards.

See Section 18.08.405.

(Ord. No. 5778, § 1, 12-03-05)

FIGURE 18.08-3B: REDFIELD REGIONAL CENTER PLANNING AREA OVERLAY DISTRICT



(10) DRC Dandini Regional Center Planning Area Overlay District

a. Purpose.

The purpose of the Dandini Regional Center Planning Area Overlay District is to modify the underlying mixed use zoning district land uses, development standards, and development review procedures within the Dandini Regional Center Planning Area. This district is intended to maintain and enhance the Dandini Regional Center Area and promote compatible land uses in the immediate vicinity.

b. District-specific standards.

See Section 18.08.405.

(j) NEIGHBORHOOD PLANNING AREA OVERLAY DISTRICTS.

(1) WUNP West University Neighborhood Planning Area Overlay District.

a. Purpose.

This district is based upon and implements the policies contained in the West University Neighborhood Plan, which is adopted as a part of the City of Reno Master Plan. The West University neighborhood has a unique aesthetic and architectural character and identity that contributes to the city's vitality. This unique aesthetic and architectural character has developed over time to promote a sense of connection with the neighborhood and a pedestrian environment. Pertinent to this character and identity are certain architectural features such as front doors that are oriented to the street and housing styles consistent with specific periods of history in the city. The city council also finds that the unique aesthetic and architectural character and identity assists in the preservation of historically and/or architecturally significant buildings and sites. To help support this character, the city council finds that reuse rather than replacement of older structures should be encouraged. The city council also recognizes that by encouraging new investment that results in infill development or modifications to existing buildings that are proportional in size, architecturally compatible, and complementary in site design with surrounding development such character can be maintained and enhanced.

The further purpose of West University Neighborhood Overlay District is to implement the policies established in the West University Neighborhood Plan by modification of uses and standards within applicable base zoning districts. The city council further finds that the use of design standards established in this section will protect, retain, re-establish and strengthen the unique aesthetic and architectural character and identity of the West University neighborhood as articulated in the West University Neighborhood Plan vision statement.

b. District-specific standards.

See Section 18.08.406.

(2) PL Plumas Neighborhood Residential Core Planning Area Overlay District.

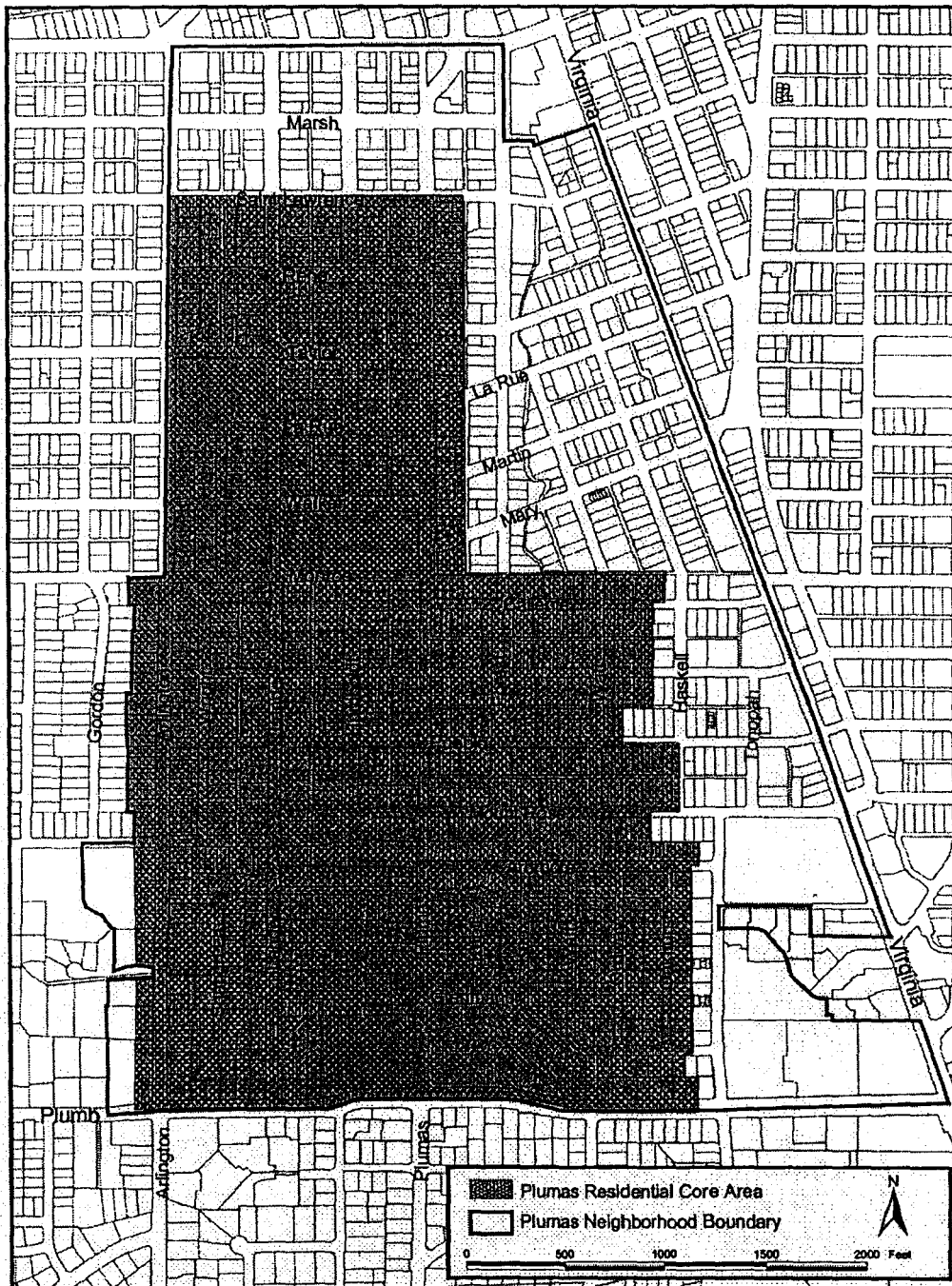
a. Purpose.

The purpose of this district is to provide design standards for the Plumas Neighborhood Residential Core Area (See Figure 18.08-4). This zoning district is intended to preserve the residential character of the Plumas Neighborhood Residential Core Area through design standards for new development and additions to existing buildings.

b. District-specific standards.

See Section 18.08.406.

FIGURE 18.08-4: PLUMAS NEIGHBORHOOD RESIDENTIAL CORE PLANNING AREA OVERLAY DISTRICT



- (3) **MQ McQueen Neighborhood Planning Area Overlay District.**
- a. **Purpose.**
The purpose of this district is to outline development standards that specifically apply to this neighborhood in addition to those set forth in the underlying zoning districts adopted for the designated location. These standards provide a detailed description of elements that create the desired development character.
- b. **District-specific standards.**
See Section 18.08.406.
- (k) **SCENIC CORRIDOR PLANNING AREA OVERLAY DISTRICTS.**
- (1) **MRC Mount Rose Highway Scenic Roadway Corridor Overlay District.**
- a. **Purpose.**
The purpose of this section, Mt. Rose Highway Scenic Roadway Corridor Standards, is to establish regulations to develop, preserve, and protect the inherent aesthetic quality of this scenic roadway.
- b. **District-specific standards.**
See Section 18.08.408.

(Ord. No. 5750, § 1, 9-30-05)

Section 18.08.102 Adoption of Districts—Official Zoning Maps

(a) **ZONING MAPS**

The established districts and boundaries are adopted as shown on the maps entitled "Zoning Maps," which are made a part of this chapter and title, together with all notations, references, data and other information, and all subsequent changes and amendments thereto. The Zoning Maps are located at the administrator's office.

(b) **ZONING MAP AMENDMENTS**

Records of past ordinances amending the Zoning Maps are located at the administrator's office.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5356, § 1, 7-9-02; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5474, § 1, 7-16-03)

Section 18.08.103 Rules for Interpretation of Zoning District Boundaries

(a) **INTERPRETATION OF DISTRICT BOUNDARIES.**

Where uncertainty exists as to the boundaries of zoning districts, as shown, the following rules shall apply:

- (1) Boundaries are intended to parallel street lines or to follow lot or property lines as they exist at the time of passage of this chapter or amendments hereto, unless specifically shown otherwise.
- (2) Where a boundary follows a public street or alley, the centerline of the street shall be the boundary. If the street moves, the zoning boundary moves accordingly.
- (3) In the event of further uncertainty, the administrator shall determine the boundary location.
- (4) The administrator may make minor adjustments to the zoning district boundaries based on a final subdivision design provided a finding is made that such adjustment is not contrary to the original project approval and is in compliance with this title.

(b) ERRORS AND OMISSIONS.

- (1) If a previously approved map amendment was not changed by error or oversight, the administrator shall make any changes necessary to comply with the approved map amendment.
- (2) The administrator may make minor adjustments to district boundaries of a zoning map amendment case provided:
 - a. The minor modification is made based on the filing of a final map which shows minor discrepancies with the legal description provided with the initial application for a zoning change;
 - b. The intent of the original project is met; and
 - c. The change does not have any effect on the character of the proposed zoning map amendment.

(c) VACATED RIGHTS-OF-WAY.

If a dedicated street or alley is abandoned, the zoning regulations applicable to abutting properties shall apply to the portion of the vacated right-of-way.

(d) ANNOTATING DISTRICT BOUNDARY CHANGES.

When a district change is approved by the city council, the zoning maps shall be amended. Each amendment shall incorporate a map clearly delineating the area affected and the zoning classification to which the area is changed. Each map shall be certified by the mayor, attested by the clerk, and a true copy attached to the zoning map.

(e) PROPERTY WITH MORE THAN ONE ZONING DESIGNATION.

Parcels with more than one zoning designation (on separate and discrete areas) are permitted. Land use and development shall be in conformance with the applicable zoning district for each portion of the parcel.

(Ord. No. 5189, § 1, 9-26-00)

Section 18.08.104 Effect of Districting

(a) APPLICATION.

The provisions of this title governing the use of land, buildings and structures, the size of yards, height and bulk of buildings, density of population, and other provisions, are hereby declared to be in effect upon all land within the boundaries of each and every district herein established.

(b) CLASSIFICATION OF LAND USES.

The following shall prevail:

- (1) The express enumeration in this chapter of a particular class of building or use in any district shall be determined a prohibition of such building or use in all other districts unless so specified.
- (2) Uses not specifically included in any zoning district and not specifically excluded therefrom by this chapter may be included in that district, as determined by the administrator, if such uses are similar to and not more obnoxious than the uses specifically included, or if such uses are accessory to uses that are specifically included.

(c) LOTS DIVIDED INTO SEPARATE OWNERSHIP.

Where a lot is divided into separate ownerships and the area of either portion is such that the number and location of buildings thereon no longer conforms to the lot area requirements of the particular district, then in the determination of the permissive number and location of buildings of either portion, both parts shall be considered as one parcel only. Such restrictions shall be noted on the deed and shall be binding on subsequent purchasers.

(Ord. No. 5189, § 1, 9-26-00)

Section 18.08.105 Classification of Annexed Land

Territory annexed to the city shall, upon the date of such annexation, be classified for the purposes of this chapter in accordance with the hierarchy established below:

(a) MASTER PLAN DESIGNATIONS.

The master plan land use that applies to the territory is:

- (1) The joint plan adopted as per NRS 278.02786;
- (2) In the absence of an adopted joint plan, the adopted planned unit development;
- (3) In the absence of an adopted planned unit development, the adopted specific plan;
- (4) In the absence of an adopted specific plan, the adopted regional center plan;
- (5) In the absence of an adopted regional center plan, the adopted transit corridor plan;
- (6) In the absence of an adopted transit corridor plan, the adopted neighborhood plan;
- (7) In the absence of an adopted neighborhood plan, the City of Reno Master Plan Land Use plan map;
- (8) In the absence of a City of Reno Master Plan Land Use designation, in accordance with table 18.08-3 below.

(b) ZONING DESIGNATIONS.

- (1) Except as provided in subsection (2) below, the zoning designation that applies to the territory shall be assigned in accordance with Table 18.08-3 below.
- (2) When the City of Reno zoning that would be granted in accordance with Table 18.08-3 does not conform with the City of Reno Master Plan Land Use designation, the zoning that conforms to the Master Plan and most closely approximates the zoning that would be assigned in accordance with Table 18.08-3 will be granted.
 - a. In that instance, the property owner shall be notified prior to the annexation hearing which Reno zoning district will be assigned; the property owner will be provided a copy of that zoning district; and the property owner will be provided information which explains how to amend a zoning map classification.
 - b. Any landowner, involuntarily annexed by the city, who would be downzoned by operation of this section, may apply for a master plan amendment and/or zone change consistent with the existing county zoning free of charge.

TABLE 18.08-3: CITY OF RENO MASTER PLAN LAND USE AND ZONING BASED ON COUNTY PLAN OR ZONING			
RENO MASTER PLAN LAND USE (1)	RENO ZONING (2)	WASHOE COUNTY COMPREHENSIVE PLAN DESIGNATION	WASHOE COUNTY ZONING DISTRICT (3)
Unincorporated Transition	UT10	Low Density Rural	A-5, A-6
Unincorporated Transition	UT5	Medium Density Rural	A-4, E-5
Single-Family Residential	LLR2.5	High Density Rural	A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-4, E-5
Single-Family Residential	LLR1	Low Density Suburban	A-1, A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-3, E-4, E-5, C-1

Chapter 18.08 Zoning
Article I: Official Zoning Map and Establishment of Zone Districts
Section 18.08.105 Classification of Annexed Land
(b) Zoning Designations.

TABLE 18.08-3: CITY OF RENO MASTER PLAN LAND USE AND ZONING BASED ON COUNTY PLAN OR ZONING			
RENO MASTER PLAN LAND USE (1)	RENO ZONING (2)	WASHOE COUNTY COMPREHENSIVE PLAN DESIGNATION	WASHOE COUNTY ZONING DISTRICT (3)
Single-Family Residential	SF15	Medium Density Suburban	A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Mixed Residential	SF6	High Density Suburban	R-1, R1-a, R-1b, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Mixed Residential	MF14 (4)	Low Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Mixed Residential	MF21 (4)	Medium Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Urban Residential/Commercial	MF30	High Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Urban Residential/Commercial	CC, AC (5)	General Commercial	C-1, C-2
Urban Residential/Commercial	NC	Neighborhood Commercial/ Office	C-1, C-2
Tourist Commercial (6)	HC (6)	Tourist Commercial	R-H, TC, C-2
Industrial	I	Industrial	M-1, ME, MS, MW, C-2
Public Facility	PF	Public/Semi-Public Facilities	A-R, L-R
Park/Recreation/Open Space	OS	Parks and Recreation	A-R, L-R
Unincorporated Transition	UT40	General Rural	A-7, A-8, A-9, A-10, A-11, M-3
Special Planning Area	SPD	General Rural Residential	A-7, A-8, A-9, A-10, A-11
Special Planning Area	SPD (7)	Specific Plan Area	Any zone if included in an adopted specific plan.
	MH		TR Overlay District

Notes to Table 18.08-3:

- (1) This column only applies to the classification of annexed land that does not already have a city master plan land use designation.
- (2) This column only applies to the classification of annexed land that does not already have a city zoning designation.
- (3) Washoe County zoning shall only be used for properties without a Washoe County Comprehensive Plan Designation.
- (4) Where the existing land use is nonresidential, the zoning assigned will be NC.
- (5) Parcels fronting on a major arterial as designated on the City of Reno Master Plan shall be zoned AC. Other parcels shall be zoned CC.
- (6) Where neither a hotel nor casino has been approved on site (by virtue of a business license, building permit, or special use permit), the master plan land use shall be Urban Residential/Commercial and the zoning shall be CC.
- (7) Individual zoning districts may be assigned at the time of annexation which are consistent with the uses adopted in the specific plan.

Section 18.08.106 Sphere of Influence

(a) **MASTER PLAN.**

For all territory in the sphere of influence where the adopted City of Reno Master Plan has a land use designated, that land use shall apply and the city shall exercise all authority conferred by NRS 278.010 to 278.630 inclusive.

(b) **ZONING.**

All lands within the sphere of influence shall be classified in accordance with the hierarchy established for annexation in Section 18.08.105. Where the City of Reno Master Plan allows for a range of densities, the density which most closely approximates the county's land use plan or zoning (as applicable) within that range shall be utilized as the basis for assigning zoning.

(1) The city may adopt zoning map designations within the sphere of influence.

(2) If no zoning map is adopted, all lands within the sphere of influence shall be classified upon annexations in accordance with the hierarchy established for annexations in Section 18.08.105 above. Where the master plan allows for a range of densities, the density which most closely approximates the county's land use plan or zoning (as applicable) within that range shall be utilized as the basis for assigning zoning.

(3) For sphere of influence properties without zoning designations, development shall proceed in accordance with the zoning district that would be assigned upon annexation in accordance with Section 18.08.105 above.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5356, § 3, 7-9-02; Ord. No. 5832, § 1, 5-26-06)

ARTICLE II: PERMITTED USES AND USE REGULATIONS

Section 18.08.201 Permitted Uses by Base Zone District

(a) INTERPRETATION OF SUMMARY LAND USE TABLES.

Buildings, structures, and land shall be used only in accordance with the uses permitted in the following Summary Land Use Tables, subject to all other applicable requirements of this chapter and title.

(1) Organization of uses and interpretation of table cell entries.

The Summary Land Use Tables in the following subsections set forth the principal, accessory, and temporary uses of land, buildings, and structures allowed in each of the base zone districts in the city, except as noted in subsection (b) below for the special purpose zoning districts. Specific uses are organized alphabetically under the following seven broad use categories:

- a. Residential;
- b. Commercial Sales and Services;
- c. Recreation, Entertainment, and Amusement;
- d. Lodging;
- e. Institutional, Public, and Community Service;
- f. Industrial, Manufacturing, Wholesale, Distribution, and Transportation; and
- g. Other.

The entry in each table cell indicates whether the use may be established in the particular zone district and what type of review procedure is applicable prior to establishment of the use. A blank square or cell shall mean that the use is not allowed in that zoning district as a principal, accessory, or temporary use. An entry in the cell indicates the use is allowed in the zoning district subject to compliance with all applicable regulations and with the specific type of review procedure, as indicated by one of the following abbreviations:

TABLE 18.08-4: SUMMARY LAND USE TABLE CELL ENTRIES	
SUMMARY LAND USE TABLE CELL ENTRY	MEANING OF SUMMARY LAND USE TABLE CELL ENTRY
"P"	<ul style="list-style-type: none"> o The use is permitted as a principal use in the zoning district by right, and is not subject to a discretionary review procedure. o The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.
"SUP"	<ul style="list-style-type: none"> o The use is permitted in that zoning district only after first obtaining a special use permit (SUP) according to the procedures and criteria set forth in Section 18.06.405. o The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title. o Any specific regulations referenced in the summary use tables are the minimum conditions for approval of a special use permit for the subject use. Additional conditions may also be required during the public hearing process to ensure compatibility of that use in relation to surrounding uses and the pattern of development, and as needed to make the findings in Section 18.06.405. o Uses subject to special use permits that do not have additional regulations referenced in the summary use tables may have conditions placed on the proposed use during the public hearing process to ensure compatibility of the use in relation to surrounding uses and the pattern of development, and as needed to make the findings in Section 18.06.405.
"SPR"	<ul style="list-style-type: none"> o The use is permitted in the zoning district only after first obtaining administrative approval of a site plan review as set forth in Section 18.06.407. o The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.
"A"	<ul style="list-style-type: none"> o The use is permitted as an accessory use to a primary use allowed in the zoning district. o Establishment of the specific accessory use listed in the table does not necessarily exclude other land uses that are generally considered accessory to the primary use. o The accessory use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, with the accessory use and structure standards stated in Section 18.08.203 of this chapter, and with all general development and design standards applicable to such accessory use and/or zone district as set forth in this chapter and title.
Blank Cell	<ul style="list-style-type: none"> o The use is prohibited in the zoning district.

(2) Additional regulations and references.

a. General.

All allowed uses, whether permitted by-right, conditionally, or by special use permit or site plan review, are subject to all applicable zoning, development, and design standards in this chapter and title.

Chapter 18.08 Zoning
Article II: Permitted Uses and Use Regulations
Section 18.08.201 Permitted Uses by Base Zone District
(a) Interpretation of Summary Land Use Tables.

b. Base zoning district regulations.

Land uses shown in the Summary Land Use Tables may be subject to specific regulations and limitations established in the applicable base zoning district. District-specific use and development regulations are found in Article III (District-Specific Standards – Base Zoning Districts) and Article IV (District-Specific Standards – Overlay Zoning Districts).

c. Overlay zoning district regulations.

Land uses shown in the Summary Land Use Tables as allowed in a particular base zoning district may be limited by application of an overlay zoning district. Applicants and property owners should refer the city's official Zoning Maps and to Article IV (District-Specific Standards – Overlay Zoning Districts) below, for applicable overlay zoning provisions.

d. Use-specific regulations.

Allowed uses may also be subject to specific use regulations, as referenced in the "Additional Regulations" column of the Summary Land Use Tables. These additional use-specific regulations are found in Sections 18.08.202, 18.08.203, and 18.08.204 immediately following the use tables, and apply in all zoning districts unless otherwise expressly stated.

(3) Additional thresholds for special use permit review.

a. Additional special use permit review thresholds.

In addition to the establishment of "special use permit" uses in certain zoning districts as indicated by a "SUP" entry in the Summary Land Use Tables, approval of a special use permit is required for certain categories of uses and development activity, regardless of zoning district, as specified in the applicability and exemption provisions of Section 18.06.405 (Special Use Permit). For example, development of commercial uses in a nonresidential zoning district may trigger special use permit review if located adjacent to a major arterial or if located adjacent to residentially zoned property.

(4) Similar and prohibited uses.

a. The uses permitted in this section are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this section and in the summary use tables below are prohibited. However, additional new and unlisted uses may be permitted by the administrator if it is found that the use is similar to other uses listed and allowed in the same zoning district.

b. When considering requests for a new land use, the administrator shall consider the potential effects of the use on adjacent properties in terms of requirements for services, visual impact, traffic generation, parking, the extent to which the use is consistent with other uses allowed in the district, and other issues the administrator deems appropriate.

(Ord. No. 5189, § 1, 9-26-00)

(b) USES ALLOWED IN SPECIAL PURPOSE ZONING DISTRICTS.

The Summary Land Use Tables in subsections (c) and (d) below do not include the following special purpose base zoning districts:

- (1) Unincorporated Transition (UT) Districts;
- (2) Greenfield Special Purpose Zone Districts;
- (3) PUD Planned Unit Development; and
- (4) SPD Specific Plan District.

Uses allowed in the special purpose districts are stated in Section 18.08.303 of this chapter.

Chapter 18.08 Zoning
Article II: Permitted Uses and Use Regulations
Section 18.08.201 Permitted Uses by Base Zone District
(c) Summary Land Use Table for Residential Base Zone Districts.

(c) SUMMARY LAND USE TABLE FOR RESIDENTIAL BASE ZONE DISTRICTS.

TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS														
USE CATEGORY/ SPECIFIC USE TYPE	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = PERMITTED AS AN ACCESSORY USE RESIDENTIAL BASE ZONING DISTRICTS										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)			
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF14	MF21	MF30				
	PRINCIPAL USES													
RESIDENTIAL														
Boarding or Rooming House											SUP			
Cluster Development	SUP	SUP	SUP	SUP	SUP	SUP	SUP					§18.08.202(a)(1).		
Congregate Care Facility									P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(2). MF14, MF21, MF30: SUP required if 50 or more units; SUP required if 100 or more beds in a dormitory style project.		
Convent or Monastery				P								§18.08.202(a)(3).		
Fraternity or Sorority House										SUP	SUP			
Group Home	P	P	P	P	P	P	P	P	P			§18.08.202(a)(4).		
Hospice	P	P	P	P	P	P	P	P	P	P				
Manufactured Home	P	P	P	P	P	P	P	P	P	P		§18.08.202(a)(5).		
Mobile Home Park									SUP	SUP	SUP	§18.08.202(a)(6).		
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P			§18.08.202(a)(6).		
Multi-Family									SUP	SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(7). All Districts: SUP and parcel/subdivision plat required for condominium conversions. MF14, MF21, MF30: SPR required if more than 4 and less than 50 units; SUP required if 50 or more units.
Nursing Home/Assisted Living Facility									SUP	SUP	SUP		§18.08.202(a)(8).	

Chapter 18.08 Zoning
Article II: Permitted Uses and Use Regulations
Section 18.08.201 Permitted Uses by Base Zone District
(c) Summary Land Use Table for Residential Base Zone Districts.

TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ SPECIFIC USE TYPE	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = PERMITTED AS AN ACCESSORY USE										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF14	MF21	MF30	
PRINCIPAL USES											
RESIDENTIAL											
Private Dorm									P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(10). MF21, MF30: SPR review required if more than 4 and less than 50 units; SUP required if 50 or more units.
Single-Family, Attached/ Condominium Townhouse					P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. SF6, SF9, SF4, MF14, MF21, MF30: SUP required if 50 or more units.
Single-Family, Detached	P	P	P	P	P	P	P	P	P	P	
Single-Family, Zero Lot Line	P	P	P	P	P	P	P	P			
Single Room Occupancy										P/ SPR/ SUP	§18.08.202(a)(10). MF30: SUP required if 50 or more units; SPR required if more than 4 and less than 50 units.

(Ord. No. 5821, § 1, 4-07-06)

Chapter 18.08 Zoning
Article II: Permitted Uses and Use Regulations
Section 18.08.201 Permitted Uses by Base Zone District
(c) Summary Land Use Table for Residential Base Zone Districts.

TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ SPECIFIC USE TYPE	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = PERMITTED AS AN ACCESSORY USE RESIDENTIAL BASE ZONING DISTRICTS										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)	
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF14	MF21	MF30		
	PRINCIPAL USES											
COMMERCIAL SALES AND SERVICES												
Animal Clinic, Shelter, Hospital or Boarding/Kennel	SUP	SUP	SUP									§18.08.202(b)(2).
Antique/Collectible Store												
Bakery, Retail												§18.08.202(b)(4).
Bar												
Barber/Beauty Shop												
Child Care Center									P	P		§18.08.202(b)(6).
Cleaners, Commercial												
Convenience Store												
Copy Center										P		§18.08.202(b)(8).
Drive-through Facility												
Financial Institution										P		§18.08.202(b)(12).
General Personal Service										P		§18.08.202(b)(14).
General Retail Store or Commercial Use Other than Listed										P		§18.08.202(b)(15).
Laundry, Drop- off/Pickup										P		§18.08.202(b)(18).
Laundry, Self Service										P		§18.08.202(b)(19).
Office, Other Than Listed										P		§18.08.202(b)(20).
Restaurant with Alcohol Service												
Restaurant without Alcohol Service												
TV Broadcasting & Other Communication Service	P	P	P									§18.08.202(b)(26).

(Ord. No. 5821, §1, 4-07-06)

Chapter 18.08 Zoning
Article II: Permitted Uses and Use Regulations
Section 18.08.201 Permitted Uses by Base Zone District
(c) Summary Land Use Table for Residential Base Zone Districts.

TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ SPECIFIC USE TYPE	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = PERMITTED AS AN ACCESSORY USE										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF14	MF21	MF30	
PRINCIPAL USES											
RECREATION, ENTERTAINMENT, AND AMUSEMENT											
Community Center, Private	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP			
Country Club, Private	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(c)(1).
Fitness Center									SUP	SUP	
Private Club, Lodge or Fraternal Organization									SUP	SUP	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	
Stable (Commercial) or Riding Academy	SUP	SUP									
Stable (Private)	P	P	P	P							§18.08.202(c)(4).
LODGING											
Bed & Breakfast Inn					SPR	SPR		P	P	P	§18.08.202(d)(1).
Recreational Vehicle Park	SUP										§18.08.202(d)(5).

(Ord No. 5821, §1, 4-07-06)

Chapter 18.08 Zoning
Article II: Permitted Uses and Use Regulations
Section 18.08.201 Permitted Uses by Base Zone District
(c) Summary Land Use Table for Residential Base Zone Districts.

TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ SPECIFIC USE TYPE	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = PERMITTED AS AN ACCESSORY USE										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)	
	RESIDENTIAL BASE ZONING DISTRICTS											
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF14	MF21	MF30		
PRINCIPAL USES												
INSTITUTIONAL, PUBLIC AND COMMUNITY SERVICE												
Cemetery/ Mausoleum	SUP	SUP	SUP								§18.08.202(e)(2).	
Church/House of Worship			SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP		
Communication Facility, Equipment Only	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(5).	
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).	
Electric Utility Substation	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(6).	
Halfway House												
Library, Art Gallery or Museum											§18.08.202(e)(8).	
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P		
School, Primary (Public or Private)	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(10).	
School, Secondary (Public or Private)	SPR	SPR	SPR	SPR	SPR	SPR	SPR				§18.08.202(e)(11).	
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).	
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR		
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).	
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Asphalt or Concrete Batch Plant	SUP											
Mini-warehouse				SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(8).	
OTHER PRINCIPAL USES												
Farm (No Commercial Slaughtering)	P	P	P								§18.08.202(g)(1)	
Poultry & Hog Farm	SUP	SUP									§18.08.202(g)(1)	

(Ord. No. 5821, §1, 4-07-06)

Chapter 18.08 Zoning
Article II: Permitted Uses and Use Regulations
Section 18.08.201 Permitted Uses by Base Zone District
(c) Summary Land Use Table for Residential Base Zone Districts.

TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ SPECIFIC USE TYPE	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = PERMITTED AS AN ACCESSORY USE RESIDENTIAL BASE ZONING DISTRICTS										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF14	MF21	MF30	
	ACCESSORY USES										
See Section 18.08.203 (Standards For Accessory Uses And Structures)											
Accessory Dwelling or Caretakers Quarters/Domestic or Security Unit	A	A	A	A	A	A	A	A			§18.08.203(d)(1).
Child Care, In Home (1-6 Children)	A	A	A	A	A	A	A	A	A	A	§18.08.202(e)(3).
Child Care, In Home (7-12 Children)	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SPR	A-SPR	§18.08.202(e)(3). Permitted as an accessory use subject to SUP or SPR review procedure as shown.
Community Center, Private									A	A	
Drive-through Facility											§18.08.202(b)(10)
Home Occupation	A	A	A	A	A	A	A	A	A	A	§18.08.203(d)(2).
Satellite Dish	A	A	A	A	A	A	A	A	A	A	§18.08.203(d)(3).
Sidewalk Cafes											§18.08.203(d)(4).
Stable (Private)	A	A	A	A							§18.08.202(c)(4).
Tennis Courts	A	A	A	A	A	A	A	A	A	A	§18.08.202(c)(5).
TEMPORARY USES											
See Section 18.08.204 (Standards for Temporary Uses and Structures)											
Garage Sales	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(1).
Temporary Asphalt or Concrete Batch Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP				§18.08.204(d)(2).
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Real Estate Sales Office	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(6).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 1, 5-22-01; Ord. No. 5294, § 3, 1-8-02; Ord. No. 5363, § 1, 8-20-02; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5821, § 1, 4-07-06)

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(d) SUMMARY USE TABLE FOR NONRESIDENTIAL AND MIXED USE BASE ZONE DISTRICTS

TABLE 18.08-6: USES PERMITTED IN NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS													
	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES														
RESIDENTIAL														
Boarding or Rooming House	P							P						
Congregate Care Facility	P					P/ SUP	P/ SUP	P/ SUP						§18.08.202(a)(2). NC, AC, CC: SUP required if 100 or more units; SUP required if 200 or more beds in a dormitory style project.
Convent or Monastery	P				SUP			P						
Fraternity or Sorority House	SUP													
Group Home	P		P		P	P	P	P						§18.08.202(a)(4).
Hospice	P		P		P	P	P	P	P					
Manufactured Home	P													§18.08.202(a)(5).
Multi-Family	P					P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP						§18.08.202(a)(7). All Districts: SUP and parcel/subdivision plat required for condominium conversions. NC: SPR required if more than 4 and less than 20 units; SUP required if 20 or more units. AC, CC: SPR required if more than 4 and less than 100 units; SUP required if 100 or more units.
Nursing Home/ Assisted Living Facility	P							P						§18.08.202(a)(8).

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	NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS													
	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES														
RESIDENTIAL														
Private Dorm	P				P/ SPR/ SUP									§18.08.202(a)(10). PF: SPR required if more than 4 and less than 50 rooms; SUP required if 50 or more rooms.
Single-Family, Attached/ Condominium Townhouse	P/ SPR/ SUP		P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP						§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. PO, PF, NC: SUP required if 20 or more units. MU, AC, CC: SUP required if 100 or more units.
Single-Family, Detached		P	P		P									
Single-Family, Zero Lot Line	P													
Single Room Occupancy	P				P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP						§18.08.202(a)(10). PF, AC, CC: SPR required if more than 4 and SUP not required. PF: SUP required if 50 or more units. AC, CC: SUP required if 100 or more units.

(Ord. No. 5762, § 1, 11-18-05; Ord. No. 5821, § 1, 4-07-06))

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	NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS												
	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES													
COMMERCIAL SALES AND SERVICES													
Adult Business										P	P	P	§18.08.202(b)(1).
Animal Clinic, Shelter, Hospital or Boarding/ Kennel	P			P		P	P	P		P	P	P	MU, GO, NC, AC, CC: §18.08.202(b)(2).
Antique/ Collectible Store	P					P	P	P					
Astrologer, Hypnotist or Psychic Art & Science	P					SUP	P	P					
Auto Repair Garage and Paint and Body Shop	P						P	P		P	P		§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental	SUP						SUP	SUP		P	P		I: §18.08.302(f).
Automobile Rental	SUP						SUP				P		
Bakery, Retail	P					P	P	P					NC: §18.08.202(b)(4).
Bar	P						SUP	SUP		P			
Barber/ Beauty Shop	P		P	P		P	P	P					
Building & Landscape Material/ Lumber Yard	P						P	P		P	P		MU, CC, I, IC: §18.08.202(b)(5).
Call Center	P			P			P	P		P	P	P	
Car Wash	P					SUP	SUP	P		P	P		
Child Care Center	P			P	P	P	P	P	P	P	P	P	§18.08.202(b)(6).
Cleaners, Commercial	P					P	P	P		P	P		NC: §18.08.202(b)(7).
Convenience Store	P					SUP	P	P		P	SUP	SUP	

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	NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS												
	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES													
COMMERCIAL SALES AND SERVICES													
Copy Center	P		P	P	SUP	P	P	P		P	P	P	PO: §18.08.202(b)(8).
Custom & Craft Work	P					P	P	P		P	P	P	MU, NC, AC, CC: §18.08.202(b)(9).
Drive-through Facility							P	P					§18.08.202(b)(10).
Escort Service/ Outcall													§18.08.202(b)(11).
Financial Institution	P		SUP	P	SUP	SUP	P	P			P/ SUP	P/ SUP	NC, IC, IB: SUP required if drive- through facility.
Freestanding Automated Teller Machine	P		P	P	P	P	P	P		P	P	P	§18.08.202(b)(13).
General Personal Service	P		SUP	SUP		P	P	P					PO, GO: §18.08.202(b)(14).
General Retail Store or Commercial Use Other than Listed	P					P	P	P	P				NC: §18.08.202(b)(15).
Household Goods, Light Service, Repair & Assembly	P					P	P	P		P	P		All Except I: §18.08.202(b)(16).
Laboratory	P/ SUP		P/ SUP	P/ SUP	P/ SUP		P/ SUP	P/ SUP		P/ SUP	P/ SUP	P/ SUP	§18.08.202(b)(17). SUP required if use meets "Group H" occupancy (as defined in the building code in effect in the city) or if more than 4,000 sq. ft.
Laundry, Drop-off/ Pickup	P			P		P	P	P			P		GO, NC: §18.08.202(b)(18).
Laundry, Self Service	P					P	P	P			P		
Medical Facility, Day Use Only	P		P	P	P	P	P	P					
Office, Other Than Listed	P		P	P	P	P	P	P		P	P	P	

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	NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS												
	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES													
COMMERCIAL SALES AND SERVICES													
Open Lot Parking	P		SPR	SPR	SPR	SPR	SPR	P		P	P		§18.08.202(b)(21).
Pawn Shop	SUP						SUP	SUP					§18.08.202(b)(22).
Pet Store	P					SUP	P	P					
Plant Nursery/ Garden Supply	P					P	P	P		P	P	P	MU, NC, AC, CC: §18.08.202(b)(23).
Recording Studio	P		P	P	P	P	P	P		P	P	P	
Restaurant with Alcohol Service	P			SUP		SUP	P	P		P	P	P	AC, CC, I, IB, IC: §18.08.202(b)(24).
Restaurant without Alcohol Service	P		SUP	SUP		P	P	P		P	P	P	
Sale of Low Volume Bulky Goods	P					P	P	P			P		
Service Station	P					SUP	P	P	P	P	P		§18.08.202(b)(25).
Tattoo Parlor, Body Painting, & Similar Uses	P						P	P		P	P		
TV Broadcasting & Other Communication Service	P		P	P	P	P	P	P		P	P	P	MU, PO, GO, PF, NC, AC, CC: §18.08.202(b)(26).
Wedding Chapel	P						P						

(Ord. No. 5821, §1, 4-07-06)

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	NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS														
	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB			
PRINCIPAL USES															
RECREATION, ENTERTAINMENT, AND AMUSEMENT															
Casino (see Gaming Operation, Non-restricted)															
Commercial Amusement/ Recreation (Outside)	SUP						SUP	SUP			SUP	SUP			
Commercial Amusement/ Recreation (Inside) other than listed	P						P	P			P	P			
Country Club, Private	P														
Fitness Center	P					SUP	P	P	P			P	P	P	
Gaming Operation, Nonrestricted										SUP				§18.08.202(d)(3).	
Gun Range (Indoor)						SUP			SUP		SUP				
Night Club	SUP						SUP	SUP	SUP	P				NC: §18.08.302(c).	
Pool or Billiard Parlor	P							SUP	P				P		
Private Club, Lodge or Fraternal Organization	P			SUP	SUP			P	P	P					
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P			
Sports Arena, Stadium, or Track	SUP	SUP				SUP			SUP		SUP				
Stable (Commercial) or Riding Academy	P							P	P	P				CC, HC, MU: §18.08.202(c)(3).	
Tennis Courts	P	P	P	P	P	P	P	P	P	P	P	P		All Except OS, HC: §18.08.202(c)(5).	
Theater (No Drive-in)	P					P			P	P		SPR	SPR	SPR	
Video Arcades	P						P	P	P						

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	NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS													
	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES														
LODGING														
Bed & Breakfast Inn	P		SPR			SPR	P	P						PO, NC: §18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation									SUP					§18.08.202(d)(2). §18.08.202(d)(3).
Hotel (Without Nonrestricted Gaming Operation)	P						P		SUP					§18.08.202(d)(2).
Motel	P						P/ SPR/ SUP	P/ SPR/ SUP						AC, CC: SPR required if over 20 units and under 80 units; SUP required if 80 or more rooms.
Motel with Nonrestricted Gaming Operation									SUP					§18.08.202(d)(4).
Recreational Vehicle Park	SUP						SUP		SUP					§18.08.202(d)(5).

(Ord. No. 5821, § 1, 4-07-06)

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	NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS												
	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES													
INSTITUTIONAL, PUBLIC AND COMMUNITY SERVICE													
Blood Plasma Donor Center	P						P	P			P		§18.08.202(e)(1).
Cemetery/ Mausoleum	P				SUP		P						§18.08.202(e)(2).
Church/ House of Worship	P				P	P	P	P			SUP		NC: §18.08.202(e)(4).
College, University, or Seminary	P			P	P		P	P					
Communica- tion Facility, Equipment Only	P		SUP	P	SUP	P	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residentially zoned property.
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residentially zoned property.
Funeral Parlor	P						P	P					
Government Facility	P		P	P	P	P	P	P			P	P	
Halfway House	SUP				P			SUP					§18.08.202(e)(7).
Hospital, Acute & Overnight Care	P				SUP		P						
Library, Art Gallery or Museum	P		P	P	P	P	P	P					
Post Office	P		SPR	SPR	P	SPR	SPR	SPR		P	P		
Prison/ Custodial Institution					SUP								
Public Meal Provider/ Homeless Services										P			§18.08.202(e)(9).

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	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
	PRINCIPAL USES												
INSTITUTIONAL, PUBLIC AND COMMUNITY SERVICE													
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)	P				P								§18.08.202(e)(10).
School, Secondary (Public or Private)	P				P		SPR	SPR					§18.08.202(e)(11).
School, Vocational/Trade	P			P	A		P	P		P	P	P	MU, GO, AC, CC: §18.08.202(e)(12).
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).

(Ord. No. 5762, § 1, 11-18-05; Ord. No. 5821, § 1, 4-07-06)

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	NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS													
	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES														
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION														
Asphalt or Concrete Batch Plant											SUP			
Animal & Animal Byproduct Processing											SUP			§18.08.202(f)(1).
Bus or other Transportation Terminal	P				SUP			P		P	P			MU, CC, IC: §18.08.202(f)(2).
Chemical Processing and/or Manufacture										SUP	SUP	SUP		
Collection Station	SUP					SUP	SUP	SUP		P	P			MU, NC, AC, CC: §18.08.202(f)(3).
Crematorium	SUP						SUP	SUP		P	P			
Food Processing/ Wholesale Bakery	P							P		P	P	P		
Hazardous Waste										P/ SUP	P/ SUP	P/ SUP		§18.08.202(f)(4). SUP required if use is not ancillary to retail or commercial use, or if facility is more than 4,000 sq. ft.
Heavy Machinery & Equipment (Rental, Sales & Service)										P	P			
Helipad	P			P	P		P	P	P	P	P			§18.08.202(f)(5).
Indoor Manufacturing, Processing, Assembly or Fabrication				SUP						P	P	P		GO: §18.08.202(f)(6).
Maintenance, Repair or Renovation Business	P						P			P	P			MU, AC: §18.08.202(f)(7).

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	NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS												
	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Mining, Sand and Gravel Excavation		SUP								SUP			
Mini-warehouse	SUP						SUP	SUP		P	P		AC, CC: §18.08.202(f)(8).
Outdoor Manufacturing, Processing, Assembly or Fabrication										SUP	SUP		
Outdoor Storage										P	P	SUP	I, IC, IB: §18.08.202(f)(9).
Printing & Publishing	P							P		P	P	P	
Railroad Yard or Shop					P					P			PF: §18.08.202(f)(10).
Rental Store, w/Outdoor storage; Truck Rental	SUP						SUP	SUP		P	P		
Salvage or Reclamation of Products (Indoors)										P	P		
Septic Tank Services										SUP			
Showroom	P					P	P	P					
Taxidermist	P						P	P		P	P		
Towing & Impound Yard										P	P		§18.08.202(f)(11).
Transfer Station										P			§18.08.202(f)(12).
Truck Terminal										SUP	SUP		
Warehouse/ Distribution Center										P	P		
Welding Repair										P	P		§18.08.202(f)(13).
Wholesale of construction materials										P	P	P	I, IB: §18.08.202(f)(14).
Wholesale of products manufactured or assembled on site										P	P	P	

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	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)										SUP			
OTHER													
Farm (No Commercial Slaughtering)		P											OS: §18.08.202(g)(1).
Poultry and Hog Farm		SUP											OS: §18.08.202(g)(1).

(Ord. No. 5821, § 1, 4-07-06)

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	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
ACCESSORY USES														
See Section 18.08.203 (Standards For Accessory Uses And Structures)														
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A			A	A		A	A	A	A				§18.08.203(d)(1). I: Subject to SUP review and approval.
Automobile Rental									A					
Bakery, Retail				A	A				A					
Bar									A					
Barber/ Beauty Shop					A				A					
Bus or other Transportation Terminal									A					
Child Care, In Home (1-6 Children)	A				A-SPR	A	A	A						§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care, In Home (7-12 Children)	A		A		A-SPR	A	A	A						§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care Center			A											§18.08.202(b)(6).
Commercial Amusement/ Recreation (Outside)									A					
Commercial Amusement/ Recreation (Inside)									A					
Community Center, Private	A													
Copy Center									A					

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(d) Summary Use Table for Nonresidential and Mixed Use Base Zone Districts

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USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS												
	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES													
See Section 18.08.203 (Standards For Accessory Uses And Structures)													
Drive-through Facility (Food and Beverage Service)	A			A			A	A			A-SUP	A-SUP	§18.08.202(b)(10). IC, IB: Subject to SUP approval.
Drive-through Facility (Non-Food and Beverage Service)	A			A			A	A			A-SUP	A-SUP	
Financial Institution									A	A			
Fitness Center			A	A					A				
Gaming Operation, Restricted	A		A	A	A	A	A	A	A	A	A	A	§18.08.202(c)(2).
General Personal Service									A				
Government Facility										A			
Gun Range (Indoor)									A				
Home Occupation	A	A	A		A	A	A	A	A				§18.08.203(d)(2).
Indoor Storage, incidental to a permitted use	A		A	A	A	A	A	A	A	A	A	A	
Laundry, Drop-off/Pickup									A				
Laundry, Self Service									A				
Library, Art Gallery or Museum									A				
Pet Store									A				
Pool or Billiard Parlor									A				
Post Office									A				
Recording Studio									A				
Restaurant with Alcohol Service					A				A				

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(d) Summary Use Table for Nonresidential and Mixed Use Base Zone Districts

TABLE 18.08-6: USES PERMITTED IN NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS													
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	NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS												
	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES													
See Section 18.08.203 (Standards For Accessory Uses And Structures)													
Restaurant without Alcohol Service					A				A				
School, Vocational/ Trade					A								
Service Station					A								§18.08.202(b)(25).
Showroom				A						A	A	A	
Sidewalk Cafes	A		A	A		A	A	A		A	A	A	§18.08.203(d)(4).
Tennis Courts									A				
Theater (No Drive-in)									A				
TV Broadcasting & Other Communication Service									A				18.08.202(b)(26)
Warehouse/ Distribution Center					A								
Wedding Chapel									A				
Welding Repair					A								§18.08.202(f)(13).
Video Arcades									A				

(Ord. No. 5767, § 1, 11-18-05; Ord. No. 5821, § 1, 4-07-06)

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(d) Summary Use Table for Nonresidential and Mixed Use Base Zone Districts

TABLE 18.08-6: USES PERMITTED IN NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS														
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	NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS													
	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
TEMPORARY USES														
See Section 18.08.204 (Standards For Temporary Uses And Structures)														
Temporary Carnival, Circus, Entertainment Event, Amusement Ride	P				P		P	P	P					§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses	P					P	P	P						§18.08.204(d)(4).
Temporary Construction Structures	P		P	P	P	P	P	P	P	P	P	P		§18.08.204(d)(5).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 1, 5-22-01; Ord. No. 5294, § 3, 1-8-02; Ord. No. 5363, § 1, 8-20-02; Ord. No. 5473, § 1, 7-16-03; Ord No. 5821, § 1, 4-07-06)

Section 18.08.202 Additional Regulations for Principal Uses

(a) RESIDENTIAL USE REGULATIONS.

(1) Cluster development.

All cluster developments shall comply with the following regulations:

- a. Either "a.1" or "a.2" below, and all of "a.3-a.6" must be met:
 1. The natural area being preserved includes features such as a wetland, creek, or a stand of trees; or
 2. The area will be landscaped and developed with significant amenities; and
 3. The area being preserved has direct access to a roadway in public or common ownership; and
 4. The area being preserved will be held in public or common ownership; and
 5. The area being preserved is suitable for recreational use; and
 6. The open space area is at least 10 percent of the gross project acreage.
- b. Cluster development shall meet the standards of the underlying zone or the "Small Lot" standards on Table 18.12-1, Section 18.12.102 (Standards for Single-Family Residential Base Zoning Districts).

(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 (SF15).

In the SF15 Zoning District only, a convent or monastery shall comply with the following regulations:

- a. When more than 5 members reside permanently on-site, the residential adjacency standards in Section 18.12.304 shall be met.

(4) Group home.

All group homes shall comply with the following regulations:

- a. Group homes shall have a maximum of six (6) clients plus two (2) staff residing in a house.

- b. Group homes serving persons with disabilities may have a maximum of ten (10) clients with house parents or guardians and shall be licensed by the city, county or state.

(5) Manufactured home.

All manufactured home uses shall comply with the following regulations, as applicable:

- a. Dwellings shall be permanently affixed to a full perimeter foundation designed to meet local requirements. Anchorage of the structure to the foundation must provide a mechanism for effectively transferring building loads to the foundation. A Nevada Registered Engineer's design of the foundation and anchorage system may be required at the discretion of the administrator.
- b. Dwellings shall be converted to real property as defined by the Washoe County Assessor.
- c. Dwellings shall have been manufactured within five years of being affixed to the lot.
- d. Roofing materials and colors shall be different than siding materials and colors to create contrast. Acceptable roofing materials include asphalt shingle, tile, wood shake, or colored metal. Acceptable siding materials include wood, stucco, masonry, rock or vinyl.
- e. Dwellings shall consist of more than one section with a minimum size of 320 square feet for each section.
- f. Dwellings shall contain at least 1,200 square feet of living area.
- g. Siding shall extend to within 12 inches of grade.

(6) Mobile home subdivision or mobile home park.

All mobile home subdivision and mobile home park uses shall comply with the following regulations, as applicable:

- a. All property shall be zoned with the Mobile Home (MH) Overlay Zoning District. See Section 18.08.401(b) of this chapter.
- b. All mobile home subdivision and mobile home park uses shall comply with the requirements of Section 18.08.401(b) (MH Overlay Zoning District).

(7) Multi-family.

All multi-family residential uses shall comply with the following regulations:

- a. In the NC District only, multi-family residential dwellings are permitted only on properties with commercial, sales, or service businesses.
- b. All multi-family units shall provide:
 - 1. Laundry facilities consisting of two washers and four dryers per 20 dwelling units or hook-ups in each dwelling unit.
 - 2. Air conditioners shall be provided for multi-family uses adjacent to major arterials or under the airspace of the Reno-Tahoe or Reno-Stead Airports (See Figures 18.08-12 and 18.08-13 below).
- c. For projects of ten (10) or more two-bedroom units the following shall be provided:
 - 1. A central playground(s) equivalent to 15 square feet per two bedroom dwelling unit.
- d. For projects of 20 or more units:
 - 1. On site management shall be required.

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(a) Residential Use Regulations.

- e. For projects of 30 or more units the following shall be provided:
 - 1. A lighted building directory in a public area.
 - 2. Lidded dumpsters.
 - 3. Covered mail boxes located in a central area which is lighted and has seating available.
 - 4. Laundry rooms shall have secured access.
 - 5. Common areas shall be visible from windows.
 - f. Special use permit and parcel/subdivision plat required for condominium conversions.
- (8) *Nursing home/assisted living facility (MF14, MF21, MF30).***
In the MF14, MF21, and MF30 Zoning Districts only, nursing home/assisted living facility uses shall comply with the following regulations:
- a. Facilities licensed for more than ten (10) beds shall have access to a collector or arterial street.
- (Ord. No. 5821, § 1, 4-07-06)
- (9) *Single-family, attached/condominium/townhouse.***
All single-family attached/condominium/townhouse residential uses shall comply with the following regulations, as applicable:
- a. In the PO and NC Districts only, such residential uses shall be above the first floor.
 - b. A tentative map is required for five or more townhouse or condominium units.
- (10) *Single room occupancy/private dorm.***
All single room occupancy/private dorm uses shall comply with the following regulations:
- a. Shall have a secured common entrance lobby and corridor access to all units.
 - b. Facilities with 12 or more rooms shall have a resident on-site manager. An office for the manager shall be provided and shall be located near the entry.
 - c. Maximum occupancy of two people per unit or two persons plus one child.
 - d. Shall be located no more than one-quarter mile from a public transportation route.
 - e. Facilities with 50 or more rooms shall have a common, centrally located recreation space.
 - f. Units shall be a minimum of 220 square feet for two people, 320 square feet for two people and one child, exclusive of bathroom facilities.
 - g. Units shall include a sink, toilet, and shower.
 - h. All the units shall include a kitchen, consisting of a refrigerator, microwave oven, two burner stove (minimum), sink, food preparation center, and cupboard.
 - i. Personal storage space shall be provided within each unit.
 - j. Adequate storage space for bicycles and motor scooters shall be provided.
 - k. Access to police with proper identification shall be provided.

(b) COMMERCIAL SALES AND SERVICE USE REGULATIONS.

(1) Adult business.

a. Purpose and intent.

1. The purpose and intent of these adult business regulations is to prevent crime, protect the city tourist and retail trade, maintain property values, and preserve the quality of the city's neighborhoods, commercial districts, and the quality of urban life, and to permit reasonable alternative avenues of communication to prevent the proliferation of illegal sex related businesses.
2. Pursuant to NRS 278.022 et seq., special regulation of adult businesses is necessary to ensure that any possible secondary effects of these businesses will not be experienced by young people nor contribute to the blighting or downgrading of surrounding neighborhoods nor detract from the tourism efforts of the city, its redevelopment agency, and private businesses. With this in mind, the following purposes will be furthered by the adoption of this regulation:
 - i. To prevent exposure of materials subject to regulation by this section to minors;
 - ii. To prevent location of adult businesses near areas frequented by minors;
 - iii. To prevent the concentration or clustering of adult businesses in any one area and away from areas frequented by tourists;
 - iv. To limit the potential spread of sexually transmitted diseases and the opportunity for the commission of public offenses, including but not limited to, solicitation, prostitution, and the trafficking of controlled substances.
3. The city council recognizes that adult businesses, because of their potentially objectionable operational characteristics, can have a deleterious effect on adjacent properties, particularly when several of them are positioned in close geographic proximity. This regulation is designed to minimize these effects.
4. Finally, it is recognized that there have been many court cases since 1980 with respect to presumed first amendment businesses, and it is the intent of this ordinance to act consistently with respect to the holdings of those cases by assuring adequate locations within the City of Reno for the conduct of adult businesses and that regulations governing adult businesses are content neutral reasonable time, place and manner regulations furthering the purposes of this section.

b. Exception.

An "adult bookstore" which only has a segment or section devoted to the sale, lease or display of material referred to in the definition of "adult bookstore" in Section 18.24.203 of this title is not subject to regulation under this subsection if all of the following criteria are met:

1. The segment or section devoted to said material does not exceed seven percent of display or retail floor space of the business or 200 square feet, whichever is less; and
2. The material is available only for sale or lease for private use by the purchaser or lessee outside and off the premises of the business; and
3. The segment or section devoted to said materials is segregated by partition, separate internal entrance, or otherwise obscured from casual observance by minors; and
4. The segment or section is clearly signed to prohibit access by minors; and

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(b) Commercial Sales and Service Use Regulations.

5. The segment or section is adequately staffed or within view of staff or otherwise controlled to assure monitoring of minors who may seek access to said segment or section.
6. The business in which such a segment or section is located may not advertise itself or hold itself out to the public in any way as being an adult business, whether by store window displays, signs, or other means.
7. The business in which the segment or section devoted to said materials is located is not licensed pursuant to Section 5.11 et. seq. of the Reno Municipal Code for "Gaming," or any other numbered section to which these activities may be assigned.
8. A business wherein an exception as defined by the above criteria is established cannot be combined with any other area or business to result in an increase in the floor area devoted to this activity beyond the maximum specified in b.1. above.

c. Locational criteria.

Adult businesses, as defined in Section 18.24.203 may be located only in the I (Industrial), IB (Industrial Business) and the IC (Industrial Commercial) Districts provided they comply with all of the following:

1. No adult business may be located within the Downtown Redevelopment Area as measured from the building footprint of the adult business to the property line of the nearest parcel within the prohibited area.
2. No adult business may be located on a parcel which abuts a freeway, expressway, major or minor arterial roadway.
3. No adult business may be located within 750 feet of any:
 - i. Residentially zoned district;
 - ii. Gaming operation;
 - iii. Public or private university, college, school, preschool as defined by the Washoe County Social Services Department; or
 - iv. Park or playground as measured from the building footprint of the adult business to the property line of the above-characterized property.
 - v. No adult business may be located within 1,000 feet of any:
 - Adult business;
 - Cabaret as defined in Title 5, Section 5.07.170 of RMC (Cabaret Licenses), Category "B" or "C", as measured from the building footprint of the adult business to the property line of the above-characterized property; or
 - Adult interactive cabaret as defined in Title 5, Section 5.06.011 of RMC as measured from the building footprint of the adult business to the property line of the above-characterized property.

(Ord. No. 5821, § 1, 4-07-06)

d. Operational requirements.

1. Hours of operation.

No adult business shall operate or remain open for more than 17 hours within a single 24-hour period, unless a special use permit for extended hours of operation is approved pursuant to Section 18.06.405 (Special Use Permit).

2. *Signs and displays.*

In addition to the sign limitations of zone in which the business is located, all adult businesses shall be subject to the following sign regulations:

- i. No product for sale or gift, or picture or other representation thereof, shall be displayed so as to be visible from the street or exterior of the building.
- ii. The following signs must be posted at each entrance and at least one interior wall of the building, clearly visible to the public:
 - No one under the age of 18 is allowed in these premises.
 - No alcoholic beverage of any kind is allowed in these premises.
- iii. Lettering must be at least one and one-half inches in height.

3. *Adult motion picture arcade.*

Individual enclosures shall comply with Figure 18.08-5. Side and rear walls may extend from floor to ceiling. The entrance to the enclosure shall maintain a minimum clearance of 18 inches from the top and bottom of the door frame. Door frames shall not exceed seven feet in height. The opening may not be blocked at any time by a door, wall, curtain or other partition. Enclosures shall be configured in such a manner that there is an unobstructed view from a manager's station to the interior of the enclosure or a video surveillance system installed to monitor customer activity. Locks or barriers to entry shall not be installed on the doors which would restrict access by management or emergency service personnel. Enclosures shall comply with ADA requirements.

4. *Lighting.*

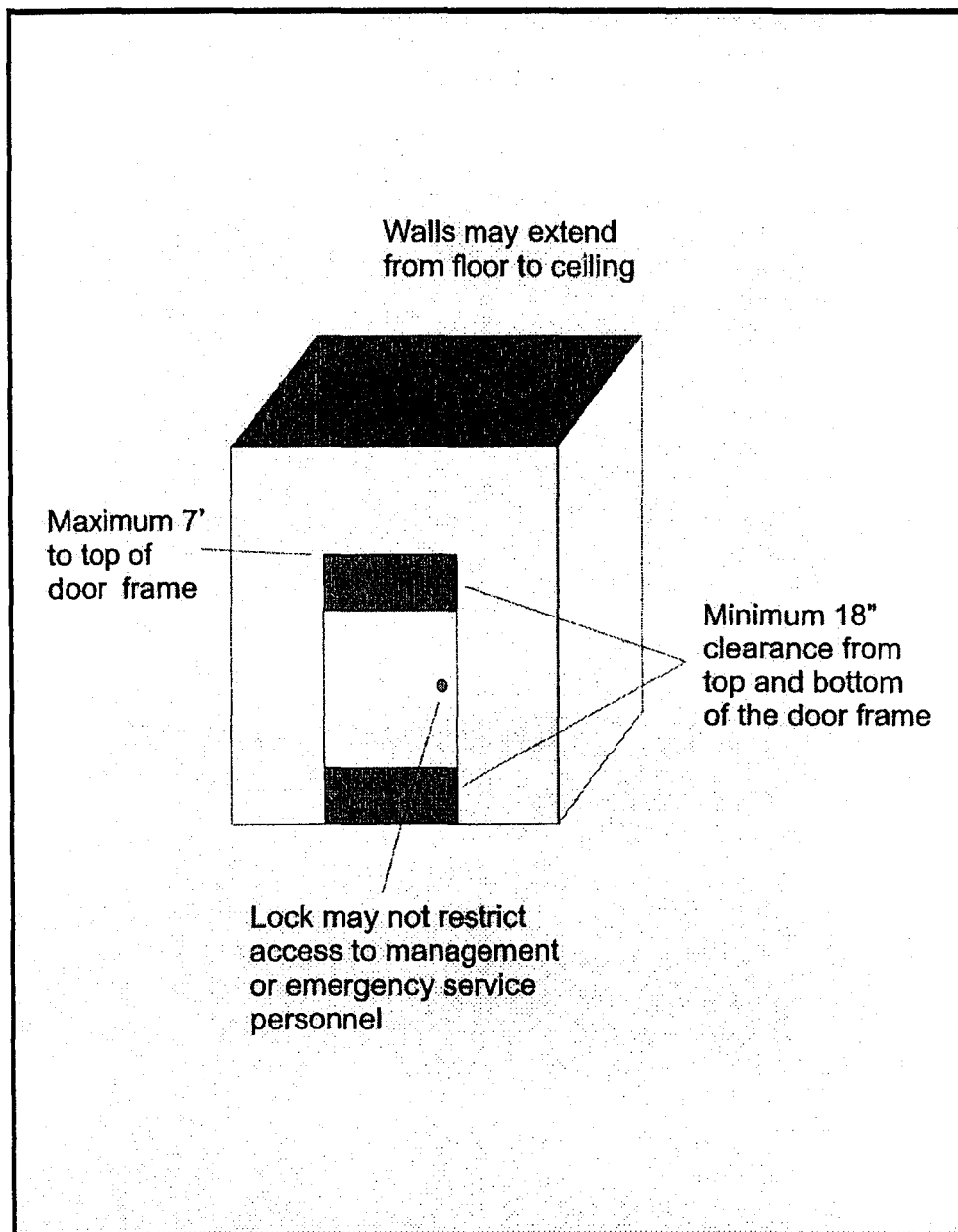
The public area including but not limited to video sale or rental or the viewing area of an adult bookstore must have lighting which is a minimum of 30 foot candle power when measured at a point of 60 inches from the floor.

e. *Waiver.*

The city council may waive one or more of the locational criteria contained in c. above for any adult business if all of the following findings are made:

1. The proposed use will not be contrary to the public peace, health, safety or general welfare, or injurious to nearby properties;
2. The proposed use will not result in the deterioration of the area, including but not limited to deterioration of property values, increased crime rates, decrease in property maintenance, or change to demographics of the area; and
3. The establishment of an additional adult business in the area will not be contrary to any program of neighborhood conservation nor will it interfere with any program of urban renewal.

FIGURE 18.08-5: ADULT MOTION PICTURE ARCADE ENCLOSURE



f. Scope of establishing a business.

Establishment of an adult business, as used in this section, shall include the opening of such business as a new business, the relocation of such business, the enlargement of such business in either scope or area, or the conversion of an existing business location to any of the uses described in this section.

g. Nonconformance.

All adult businesses legally established prior to the effective date of this ordinance which do not comply with the provisions of its sections shall be deemed nonconforming and may continue to operate provided, however, that any preexisting adult businesses will further be subject to the provisions of Article V (Nonconformities) of this chapter. No legally established adult business shall be deemed nonconforming solely by virtue of the subsequent creation or expansion of any other use or zone.

h. Amortization.

Those licensees not in conformance with the provisions of this chapter at the date of adoption of this ordinance shall have a period of one year to conform to the requirements of this chapter unless, by application to the city council, a further time period is allowed by the city council based upon undue hardship. If the business is nonconforming due to its location, and the business owner has title to the subject real property, the requirement to discontinue the locational non-conformity by relocating the business will apply only in the event of a change of ownership by sale or transfer or bequest.

(2) Animal clinic, shelter, hospital or boarding/kennel.

Except in the industrial zoning districts (I, IC, and IB), all animal clinic/shelter/hospital or boarding kennel uses shall comply with the following regulations, as applicable:

- a. Where permitted as a use only as shown in the Summary Land Use Tables (GO, NC, AC, CC, MU Districts), all pens, boarding and activities shall be inside.
- b. Where permitted as a "SUP" use only as shown in the Summary Land Use Tables (LLR2.5, LLR1, LLR.5 Districts):
 - 1. Shall have a minimum lot size of two and one-half acres.
 - 2. Outside pens may not be closer than 150 feet to residentially zoned property.
 - 3. A 4-foot tall, 25-foot wide landscaped berm shall be provided on any property line in common with a residentially zoned property.

(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. In the AC, CC, MU Zoning Districts only:
 - 1. Openings in service bays shall not face public rights-of-way and shall be designed to minimize visual intrusion into adjoining properties.
 - 2. All repair work shall be performed within an enclosed building.
 - 3. In the CC District, all painting shall be performed within a paint booth approved by staff.
 - 4. Outdoor storage is not allowed in the CC or MU Districts.
 - 5. In the AC District, all disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.

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(b) Commercial Sales and Service Use Regulations.

- b. In the I and IC Zoning Districts only:
 - 1. All disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.
 - 2. All painting shall be performed within a paint booth approved by staff.
- (4) **Bakery, retail (NC).**

In the NC Zoning District only, retail bakery uses.

 - a. Shall only prepare baked goods to be sold on the premises.
(Ord. No. 5821, § 1, 4-07-06)
- (5) **Building and landscape material/lumber yard (CC, IC, I, MU).**

In the MU, CC, IC, I Zoning Districts only, 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.
 - d. In the MU and CC Districts only, shall not exceed four acres in the aggregate.
 - e. In the I District only, shall be primarily wholesale of merchandise.
- (6) **Child care center/facilities.**

All child care centers and facilities, including accessory in-home child care uses, shall comply with the following regulations, as applicable:

 - a. **Child care center regulations.**

The following regulations shall apply to all child care centers:

 - 1. Access to the child care center shall be by means of a collector or arterial street.
 - 2. The maximum lot coverage shall not exceed 40 percent.
 - 3. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The layout of driveways, circulation patterns and parking shall be approved by the community development staff prior to the issuance of any building permits.
 - 4. Where structures or play areas are adjacent to residentially zoned property:
 - i. A six-foot high block wall shall be installed along the common property line, with an additional buffer of plant materials along the play area.
 - ii. The building entrance and access shall be oriented away from residential uses on local streets.
 - iii. Outdoor play shall be limited to daylight hours.
 - iv. Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.

b. In-home child care regulations.

The following regulations shall apply to all in-home child care uses:

1. The residence or dwelling unit in which the in-home child care use is operated shall be the permanent residence of the provider of the in-home child care.

c. Child care facilities in the PO District.

Child care centers shall only be an accessory use to an office use in the PO District.

(7) Cleaners, commercial (NC).

In the NC Zoning District only, all commercial cleaner uses shall comply with the following regulations:

- a. Shall only be permitted on the first floor unless the building is over three stories, then may be placed on first or second floor.
- b. Drop-off only. Cleaning shall be performed off-site.

(Ord. No. 5821, § 1, 4-07-06)

(8) Copy center (MF30, PO).

In the MF30 and PO Zoning Districts only, copy center uses shall comply with the following regulations, as applicable:

- a. In the MF30 Zoning District only:
 1. Shall only be permitted on the first floor.
 2. In the MF30 District, access shall be from a collector or larger street.
- b. In the PO Zoning District only:
 1. Shall only occupy up to 30 percent of office building.

(Ord. No. 5821, § 1, 4-07-06)

(9) Custom and craft work (NC, AC, CC, MU).

In the NC, AC, CC, and MU Zoning Districts only, custom and craft work uses shall comply with the following regulations:

- a. All work shall be performed within an enclosed building.
- b. No outdoor storage permitted.

(Ord. No. 5821, § 1, 4-07-06)

(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.
- d. In the CB, HDMF, IC, and IB Districts only, shall be accessory to permitted uses.

(11) Financial institution (MF30).

In the MF30 Zoning District only, financial institution uses shall comply with the following regulations:

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(b) Commercial Sales and Service Use Regulations.

- a. Shall only be permitted on the first floor.
 - b. No drive-through permitted.
 - c. Access shall be from a collector or larger street.
- (12) Freestanding automated teller machine (PO, GO, PF, NC, I, IB, IC).**
In the PO, GO, PF, NC, I, IB, and IC Districts only, all freestanding ATM uses shall comply with the following regulations:
- a. Adequate off-street parking and/or queuing spaces for four (4) cars shall be provided.
- (13) General personal service (MF30, PO, GO).**
General personal service uses shall comply with the following regulations, as applicable:
- a. In the MF District only:
 1. Shall only be permitted on the first floor.
 2. Access shall be from a collector or larger street.
 - b. In the PO and GO Districts only:
 1. Must provide a service to the occupants of the office buildings.
 2. Must be less than 20 percent of the entire floor area of the building.
- (Ord. No. 5821, § 1, 4-07-06)
- (14) General retail store or commercial use other than listed (MF30, NC).**
In the MF30 and NC Districts only, all general retail store or commercial uses, other than those specifically listed, shall comply with the following regulations, as applicable:
- a. In the MF30 District only, access shall be from a collector or larger street.
 - b. In the MF30 District, shall only be permitted on the first floor for one, two, and three story buildings. Only permitted on the first and second floors for buildings over three stories.
 - c. In the NC District only, shall not exceed 80,000 square feet in any one building.
- (Ord. No. 5821, § 1, 4-07-06)
- (15) Household goods, light service, repair and assembly.**
In all zoning districts where permitted, except the I District, household goods/light service, repair and assembly uses shall comply with the following regulations:
- a. All work shall be in an enclosed building.
 - b. Must have Health and Fire Department approval for hazardous material handling and painting.
 - c. No outdoor storage or display shall be permitted except in the IC District. In the IC District, outdoor storage shall be subject to the same conditions as required for outdoor storage as a stand-alone use.
- (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.

(Ord. No. 5821, §1, 4-07-06)

(17) Laundry, drop-off/pickup (MF30, GO, NC).

In the MF30, GO, and NC Zoning Districts only, drop-off/pickup laundry uses shall comply with the following regulations, as applicable:

- a. Shall not exceed 2,000 square feet in size.
- b. In the MF30 District only, access shall be from a collector or larger street.
- c. In the MF30 District only, shall only be permitted on the first floor.

(Ord. No. 5821, § 1, 4-07-06)

(18) Laundry, self service (MF30).

In the MF30 Zoning District only, self-service laundry uses shall comply with the following regulations:

- a. Shall only be permitted on the first floor.
- b. Access shall be from a collector or larger street.

(Ord. No. 5821, § 1, 4-07-06)

(19) Office, other than listed (MF30).

In the MF30 Zoning District only, office uses other than those specifically listed in the Summary Land Use Tables shall comply with the following regulations:

- a. Shall only be permitted on the first floor.
- b. Access shall be from a collector or larger street.

(Ord. No. 5821, § 1, 4-07-06)

(20) Open lot parking.

All open lot parking uses shall comply with the following regulations:

- a. Shall demonstrate the need for the lot through a parking study submitted to the administrator for approval prior to issuance of a permit.
- b. Approval for an open lot parking may be granted only for a period of three years. Requests to continue usage beyond that period shall require the renewal of a site plan, or special use permit, as required in the original application. The renewal shall not exceed three years in duration.

(21) Pawn shop.

In all zoning districts all pawnshop uses licensed, constructed or approved after September 15, 2000, shall meet the following standards:

- a. A 1,000-foot separation measured property line to property line from Washoe County School District schools, private schools K-12 licensed by the State of Nevada and UNR.
- b. Pawnshops are specifically prohibited from parcels contiguous to the following streets:
 - 1. Virginia Street south of North McCarran Boulevard.
 - 2. Kietzke Lane from Mill Street to South Virginia Street.
 - 3. Plumb Lane east of South Virginia Street.

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4. Moana Lane between South Virginia Street and Kietzke Lane.
5. McCarran Boulevard.

(Ord. No. 5821, § 1, 4-07-06)

(22) Plant nursery/garden supply (NC, AC, CC, MU).

In the MU, NC, AC, and CC Zoning Districts only, 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 (AC, CC, I, IB, IC).

In the AC, CC, I, IB, and IC Zoning Districts only, 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.

(Ord. No. 5821, § 1, 4-07-06)

(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.
- e. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
- f. Light shall be shielded from adjacent residentially zoned properties.

(25) TV broadcasting and other communication service (LLR2.5, LLR1, LLR.5, PO, GO, PF, NC, AC, CC, MU).

- a. TV broadcasting and other public communication service uses shall comply with the following regulations, as applicable, in the PO, GO, PF, NC, AC, CC, MU Districts only:
 1. No freestanding towers shall be permitted.
 2. Any antennae or dishes shall be incorporated into the architecture of the building.
- b. In the LLR2.5, LLR1, and LLR.5 Districts only:

1. Towers shall be subject to the use regulations for "communication facilities, equipment only" uses stated in Section 18.08.202(e) below.

(Ord. No. 5821, § 1, 4-07-06)

(c) RECREATION, ENTERTAINMENT, AND AMUSEMENT USE REGULATIONS.

(1) Country club, private.

In all zoning districts where permitted, except the MU District, private country club uses shall comply with the following regulations:

- a. Shall have a minimum lot area of two acres.

(Ord. No. 5767, § 2, 11-18-05)

(2) Gaming operation, restricted.

In all zoning districts where permitted, restricted gaming operations shall be located in the same building as, and operated as incidental to, one of the following principal uses:

- a. Restaurant with or without alcohol service.
- b. Bar.
- c. Delicatessen.
- d. Grocery store.
- e. Convenience store.
- f. Drug store.
- g. Liquor store.
- h. Bowling alley, billiard hall, and other similar indoor commercial amusement/recreation establishments.
- i. Hotel.
- j. Motel
- k. General retail store or commercial use not otherwise listed in this subsection and having greater than 3,000 square feet of retail floor area.

(3) Stable, commercial or riding academy (CC, HC, MU).

In the CC, HC, and MU Zoning Districts only, commercial stable or riding academy uses shall comply with the following regulations:

- a. Stable and riding area shall be indoor only.

(Ord. No. 5821, § 1, 4-07-06)

(4) Stable, private.

All private stable uses shall comply with the following regulations:

- a. Stables for more than four horses shall be located on one acre or larger lots.

(5) Tennis courts (All districts except OS, HC).

In all zoning districts except the OS and HC Districts, tennis courts shall comply with the following regulations:

- a. Lights shall be shielded from adjacent residences.
- b. Courts shall be screened from adjacent residences.
- c. All lighting shall be subject to site plan review.

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d. Fences shall meet side and rear yard setbacks.

(Ord. No. 5821, § 1, 4-06-07)

(d) LODGING USE REGULATIONS.

(1) Bed and breakfast inn (SF9, SF6, MF14, MF21, MF30, PO, NC).

Bed and breakfast inn uses shall comply with the following regulations, as applicable:

a. In the SF9, SF6, MF14, MF 21, MF30, PO, and NC Districts only:

1. The establishment shall be located in an existing residential structure containing not more than six guest rooms.
2. Cooking facilities in guest rooms are not permitted.
3. Individual guest occupancy is limited to no more than one month in any three-month period.
4. Off-street parking shall be provided at a ratio of one space for each inn bedroom, plus two for the resident's use.
5. The required off-street parking for guests shall be screened by a six-foot fence or by dense landscaping.
6. The operator of the establishment shall reside on-site.
7. Twenty percent of the site shall be landscaped.

(Ord. No. 5821, § 1, 4-07-06)

b. In the SF9, SF6, MF14, PO, and NC Districts only:

1. This use shall only be permitted in structures on a historic register or zoned historic overlay.

(2) Hotel.

A principal hotel use may be combined with such ancillary business uses as are customarily conducted in conjunction with hotel uses; including but not limited to retail, restaurants, fitness, personal services, car rental, recreation and special events. For purposes of interpreting and administering this chapter, such ancillary business uses may be considered principal uses to allow different ownership and operation from the principal hotel use, but in all other respects shall be treated as accessory uses according to Section 18.08.204, below.

(3) Hotel, with nonrestricted gaming (HC, MU).

In the HC and MU Zoning Districts only, hotel with nonrestricted gaming uses shall comply with the following regulations, as applicable:

a. **Regulations applicable in the HC and MU Districts.**

All hotel with nonrestricted gaming uses in the HC and MU Districts shall comply with the following regulations:

1. *Use.*
 - i. Only the establishment of a new primary use requires a special use permit.
2. *Operator.*
 - i. Each application for a special use permit shall include the name(s) of the person(s) and/or firm which will operate the hotel/casino.
3. *Minimum room requirements.*
 - i. There shall be a minimum of 201 rooms per facility.

4. *Gaming space and site area.*
 - i. A maximum of 37,500 square feet of gaming space will be allowed without requiring an increase in the minimum number of rooms.
 - ii. Expansion of the gaming area beyond the 37,500 square feet will require the construction of additional rooms over 201 by the proportionate ratio of 125 square feet of gaming space to each room up to a maximum of 500 rooms at which point no additional rooms will be required.
5. *Landscaping, parking lot.*
 - i. All interior parking lot landscaping requirements (islands) may be satisfied by relocation of the total amount required by Section 18.12.1205(e) to the perimeter of the parking lot. This amount shall be added to whatever would have been required on the perimeter of the lot.

(Ord. No. 5821, § 1, 4,07-06)

b. Regulations applicable in HC District only.

In addition to the regulations in subsection a. above, hotel with nonrestricted gaming uses in the HC District shall comply with the following regulations:

1. *Locational criteria.*
 - i. The site must have direct access from a major arterial as designated in the Land Use/Transportation Guide.
 - ii. The building footprint of the casino must be located at least 500 feet from the nearest existing school, church, residentially zoned property, or hospital.
 - iii. The structure must be located outside of the "critical areas" of the Reno-Tahoe International Airport (See Figure 18.08-10.)
2. *Gaming space and site area.*
 - i. The maximum area of all gaming space shall not exceed 10 percent of the net land area of the site.
 - ii. No hotel with or without gaming shall be permitted on a site of less than three acres in net land area.
3. *Landscaping/recreation.*
 - i. The minimum area devoted to landscaping and recreational uses shall be equal to 30 percent of the net land area.
 - ii. A minimum of 15 percent of the net land area is to be landscaped in such a manner as to soften the appearance of the project from the street; break up the parking lot(s); and buffer adjoining land uses.
 - iii. The minimum area devoted to recreational uses shall be equal to 7.5 percent of the net land area. Recreational uses shall include putting greens, jogging paths, fitness centers, video arcades, tennis courts, outdoor picnic areas, court games, swimming pools, playgrounds, theaters, bowling alleys, ice skating rinks and other similar facilities.
4. *Convention access/space.*
 - i. If the site is located within 1/4 mile (measured from property line to property line) of the Reno-Sparks Convention Center, the applicant must provide an access plan, showing safe and usable year-round access from the project to the Convention Center, which avoids traffic congestion, particularly that caused by pedestrian traffic or vehicular shuttle service; or
 - ii. If located more than 1/4 mile (measured from property line to property line) from the Reno-Sparks Convention Center, the project must provide convention space at a minimum ratio of 50 square feet per hotel room.

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c. Regulations applicable in MU District only.

In addition to the regulations in subsection a. above, hotel with nonrestricted gaming uses in the MU District shall comply with the following regulations:

1. *A minimum lot size of one acre shall be met.*
 - i. A minimum ratio of 1:1 (one square foot to one square foot) of public space to gaming space shall be maintained.
 - ii. Gaming space may not exceed public space until a maximum of 37,500 square feet of public space is reached.

(Ord. No. 5821, § 1, 4-07-06)

(4) Motel with nonrestricted gaming.

All motel with gambling uses shall comply with the following regulations:

- a. All requirements and regulations for hotels with nonrestricted gaming in the HC District shall be met.

(5) Recreational vehicle park.

All recreational vehicle park uses, where permitted in a zoning district as shown in the Summary Land Use Tables, shall comply with the following regulations:

- a. Vehicle may not stay longer than 90 days pursuant to NRS.
- b. All recreational vehicle parks shall be subject to issuance of a special use permit. Applications and procedures shall be in the manner provided by this title. Additionally, recreational vehicle parks shall comply with any applicable statutes and ordinances and any regulations of the state and county district health departments.
 1. *Uses permitted.*
 - i. Recreational vehicles;
 - ii. Cabana, ramada, or patio, and one detached storage room per recreational vehicle space;
 - iii. Community recreation buildings and facilities, laundry, car and trailer wash, battery charging station, water fill-up, boat or storage facilities serving the recreational vehicle park only;
 - iv. Management offices or one single-family dwelling, or mobile home, used exclusively for living quarters by the operator or manager of the park.
 2. *Area, space, and bulk development standards.*

TABLE 18.08-7: AREA, SPACE, AND BULK DEVELOPMENT STANDARDS FOR RECREATIONAL VEHICLE (RV) PARKS	
Minimum overall area:	2 acres
Maximum building height:	Same as the underlying zone
Minimum net space area per RV:	690 sq. ft.
Minimum net RV space width:	23 ft.
Minimum setback of any building or RV from a bordering public street line:	15 ft.
Minimum front setback from internal street:	5 ft.
Minimum setback line from the exterior boundary line of the RV park:	5 ft.
Minimum distance between RV sides or side and end:	15 ft.; between ends: 10 ft.

3. *Street system.*
 - i. All recreational vehicle spaces shall be provided with safe and convenient vehicular access from public or private streets. Alignment and gradient of streets shall be properly adapted to topography.
 - ii. All streets shall be paved and drained with a minimum two inches asphalt; four inches base.
 - iii. Access to recreational vehicle parks shall be designed to minimize congestion and traffic hazards and provide for safe movement of traffic at the entrance or exits to adjoining streets.
 - iv. Streets provided for two-way traffic shall have a paved section not less than 24 feet in width and a right-of-way of not less than 24 feet. Streets provided for one-way traffic shall have a paved section of not less than 12 feet in width and a right-of-way of not less than 12 feet.
 - v. All streets shall be properly signed and lighted at night with at least the equivalent of a 50 watt lamp for each 100 lineal feet of street, or guard light each 300 feet.
 - vi. When appropriate, adequate provisions for snow removal and snow storage areas shall be provided.
4. *Vehicle parking spaces and driveways.*

All vehicle parking spaces and driveways shall be paved.
5. *Exposed ground surfaces.*

Exposed ground surfaces in all other parts of a recreational vehicle park shall be paved or covered with stone screening or other material or protected with a vegetative growth, any of which are capable of preventing soil erosion and eliminating objectionable dust.
6. *Recreation area.*

All recreational vehicle parks shall have at least one recreation area or open space accessible from all spaces; the cumulative size of which recreation area shall be not less than two and one-half percent of the gross recreational vehicle park area. It shall be landscaped as per plans approved as part of special use permit.
7. *Pedestrian ways.*

When included, pedestrian ways shall have a minimum width of three feet and shall be appropriately surfaced.
8. *Service facilities.*

All recreational vehicle parks shall provide restroom and bath facilities in conformance to regulations of the state and county district health departments. Additionally, all recreational vehicle parks shall provide sanitary stations for the discharge of vehicle retention tanks, such stations to be in conformance with any applicable statutes and ordinances and any regulations of the state and county district health departments.
9. *Water supply.*

An accessible, adequate, safe and potable supply of water for domestic purposes shall be provided within 100 feet of each recreational vehicle space. Such supply of water shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.

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10. *Sewage facilities.*

An adequate and safe sewer system shall be provided in each recreational vehicle park. Such sewer system shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.

11. *Refuse and garbage.*

Storage, collection and disposal of garbage and refuse shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.

12. *Fuel supply and storage.*

Installation of liquefied petroleum gas or fuel oil containers within a recreational vehicle park shall be in conformance to any applicable statutes and ordinances, any regulations of the state or county district health departments, and to the satisfaction of the chief of fire department.

13. *Fire protection.*

In every recreational vehicle park there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the chief of fire department.

14. *Fences.*

A recreational vehicle park shall be fenced with a solid view-screening fence not more than six feet nor less than four feet in height around the entire boundary of the park.

15. *Management.*

The holder of a valid city business license for operation of a recreational park shall be responsible for compliance with this chapter and any other applicable ordinances or statutes. He shall maintain the recreational vehicle park in a neat, orderly and sanitary condition at all times.

16. *Register.*

- i. The license holder shall be responsible for maintaining a register of the occupants of the park, such register to indicate the following:
- ii. The name and occupation of each occupant;
- iii. The make, model and year of all motor vehicles and trailer coaches;
- iv. The license number and year of license and owner of each trailer coach and motor vehicle parked or stored in the trailer coach park;
- v. The dates issuing such license;
- vi. The dates of arrival and departure of each trailer coach.

17. *Plan.*

A copy of the final approved plan for the recreational vehicle park shall be conspicuously posted on the site and the license holder shall be responsible for maintenance of the park as per the final approved plan.

c. *Location outside parks.*

1. *Use for dwelling or sleeping purpose unlawful.*

Parking any recreational vehicle outside a recreational vehicle park, when such recreational vehicle is used for dwelling or sleeping purposes, is unlawful, except if such use of self-contained recreational vehicles is permitted by the administrator on the premises of a public use event in a residential zone or on the premises of a

public use event in a commercial zone. The administrator may grant such permission only after determining that at least one of the criteria stated in Resolution No. 3831, or its successor, is met. The administrator, in granting such permission, may impose conditions to protect the public health, safety and welfare. Upon granting such permission, the administrator shall immediately notify the police department.

2. *Storage.*

Nothing in this section shall be deemed to prohibit the storage of a recreational vehicle on the premises of its owner when not used for dwelling or sleeping purposes.

d. *Violations.*

Any person violating any of the provisions of this section:

1. Upon conviction, shall be guilty of a misdemeanor and punished as provided in RMC Section 1.04.010; or
2. Shall be subject to provisions of RMC Chapter 1.05.

(Code 1966, § 16.33.060, § 16.33.070; Ord. No. 3031, § 1, 9-27-82; Ord. No. 5089, § 1, 11-9-99)

(e) **INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE USE REGULATIONS.**

(1) ***Blood plasma donor center.***

All blood plasma donor center uses shall comply with the following regulations:

- a. An enclosed waiting room which is screened from the street shall be provided. May be indoor or obscured in an outdoor courtyard.

(2) ***Cemetery/mausoleum.***

All cemetery/mausoleum uses shall comply with the following regulations:

- a. Cemeteries shall only be allowed on parcels abutting and having access to a collector or arterial street.

(3) ***Child care, in-home.***

All accessory in-home child care uses shall comply with the applicable use regulations for child care centers/facilities stated in Section 18.08.202(b)(6), above.

(4) ***Church/house of worship (NC).***

In the NC Zoning District only, church/house of worship uses shall comply with the following regulations:

- a. Driveways shall be placed to reduce traffic impacts on adjacent residential uses.
- b. Primary access to the facility shall be by means of a collector or arterial street.

(5) ***Communication facilities, equipment only.***

All communication facility (equipment only) uses shall comply with the following regulations (see also Section 18.08.203(d)(3) below for regulations governing satellite dishes):

- a. The purpose of the following standards is to treat all telecommunication developers equitably, promote community aesthetics and to protect residential districts, public parks, schools and day care centers. Communication facilities (a.k.a. telecommunication facilities) include satellite, microwave, cellular telephone and other radio transmission devices.
- b. A primary use on the parcel must be established.
- c. The mechanical equipment shall be buried, integrated into the primary building by virtue of its location inside the building or as an addition to the structure unless an

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alternate means such as landscaping, camouflage and/or screening is proposed to the satisfaction of the administrator. Additions shall be architecturally compatible with the primary building utilizing the same siding (color and materials), roof covering and roof lines.

- d.** Antenna(s) shall be open mesh, whip style, or alternatively panel antennas located on a triangular platform measuring 14 feet or less per side.
- e.** Antenna(s) shall be attached to the building or located on a monopole or monotower whose support is entirely within the building footprint and installed on the highest point of the roof of the primary structure. When camouflaged, antenna(s) may be located on existing poles used for lighting or power, or on an architecturally compatible replacement pole.
- f.** All poles shall be designed to be integrated into their surroundings.
- g.** The pole and antenna shall be setback four feet for every one foot in overall height from residentially zoned property, schools, parks, or day care centers. The setback does not apply when the antenna is installed on top of a building or on an existing pole when the proposed antenna is placed lower than the existing antenna.
- h.** Overall antenna and pole height shall not exceed 55 feet, except that antennas which are attached to a building, existing pole or tower and do not increase building pole or tower height may exceed 55 feet.
- i.** All antennas and towers shall meet applicable requirements of the Federal Aviation Administration, the Federal Communications Commission, and any other agency of the county, state or federal government with the authority to regulate towers and antennas. If such requirements are changed, then the owners of the towers and antennas governed by this ordinance shall bring such towers and antennas into compliance with such revised standards and regulations with the compliance schedule mandated by the controlling agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. No more than 60 days after the compliance period has elapsed, the owner or operator of the tower or antenna shall send a letter to the administrator certifying that changes have been made to bring the tower or antenna into compliance.
- j.** All towers installed at grade shall be non-climbable or fenced for security.
- k.** All towers constructed under these provisions shall allow collocation with other providers. If collocation at existing and applied for telecommunications facilities sites would result in less visual impact than the visual impact of the proposed facility, applicants must justify why such collocation is not being proposed.
- l. Exceptions.** Communication facilities in the I, IB, IC, CC, AC, and MU Districts are not required to meet b., e., and h. above. Communication facilities located on top of a three- or more story building are not required to meet b., e., and f. above.
- m.** Applicants must identify all available telecommunication facility sites within the proposed coverage area, including applications currently on file with the community development department. If the proposed site is in a residential district and there are alternate sites in commercial and/or industrial districts within the proposed coverage area, applicants must justify why those alternate sites have not been proposed.
- n.** Each commercial telecommunications facility site will be clearly marked with signs which indicate the use of the facility and an emergency contact name(s) and telephone number(s).

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- o. A telecommunication tower that is not operated for a continuous 12-month period shall be considered abandoned and the owner of such facility shall remove the same, at the expense of the owner, within 60 days of receipt of notice from the City of Reno.
- p. Applicants requesting location of a commercial telecommunications facility at a primary or secondary school (public or private) must certify that all parents or legal guardians of children attending the school were notified of the applicant's intention to locate the telecommunications facility at the school site by certified mail.
- q. Applications for all telecommunication facilities outside of the commercial and industrial districts shall be accompanied with sufficient information to justify the need for the facility at the proposed location and height within the next 12-month period. A map shall accompany the application depicting the zoning on parcels within 1,000 feet of the proposed site, and all acceptable nonresidential sites. Evidence shall be provided demonstrating why more acceptable nonresidential properties are not being pursued. "Acceptable sites" are those that meet the provider's technical requirements (location, elevation, clear line of sight).
- r. The applicant shall submit written documentation demonstrating that the emissions from the proposed project are within the limits set by the FCC.
- s. Telecommunication facilities shall require a special use permit in all residential districts, on school sites, public parks and day care centers (12 or more children or adults). Where an existing antenna received a Special use permit, additional antenna may be collocated on the pole when installation will not increase pole height.

(Ord. No. 5821, § 1, 4-07-06)

(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.

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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.**
All halfway house uses shall comply with the following regulations:
- a. Shall not be located within 600 feet of another halfway house.
 - b. Shall not be located within 1,000 feet of a school.
 - c. Twenty-four hour management and supervision shall be required.
 - d. A management plan that includes life-skills training shall be submitted to the administrator with an application for certificate of occupancy and approved by the administrator prior to issuance of the certificate of occupancy.
- (8) Public meal provider/homeless service.**
All public meal provider/homeless service uses shall comply with the following regulations:
- a. Any public meals facility shall include an internal dining room and a lobby or waiting area designed to prevent the formation of a queue outside of the building. Such lobby shall open at least 30 minutes before the dining room opens so that patrons may wait inside.
 - b. In public meals facilities, interior restrooms shall be available to patrons at least 30 minutes before meals are served, while meals are being served, and at least 30 minutes after meals have been served.
 - c. Queuing of patrons on private property in public view is prohibited.
 - d. Use shall not be located closer than 600 feet from residentially zoned property, K-12 school licensed by the State of Nevada, or a child care center.
 - e. Use shall not be located on an arterial or within the redevelopment district.
 - f. Facilities serving men or the mentally ill may not be located within 600 feet of a public park.
 - g. Any public meal provider and all homeless service providers shall obtain a business license regardless of federal tax status.
 - h. Only one public meal provider may be licensed and operate within city limits.
 - i. Only one of each of the following described providers may be licensed and operate within city limits: men, women and families and the mentally ill (for a total of three).
- (9) School, primary (public or private).**
All primary schools (public or private) shall comply with the following use regulations:
- a. *Parking.* Pick-up and drop-off areas shall be provided on site.
- (10) School, secondary (public or private).**
All secondary schools (public or private) shall comply with the following use regulations:
- a. Schools shall be located on a collector street or greater.
- (11) School, vocational/trade (AC, CC, GO, MU).**
In the GO, AC, CC, and MU Zoning Districts only, vocational/trade school uses shall comply with the following regulations, as applicable:

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- a. In the GO District only:
 - 1. Training shall be limited to professional or technical skills most often associated with office workers.
- b. In the AC, CC, and MU Districts only:
 - 1. Welding shall be permitted indoors only.
 - 2. Working on vehicles or equipment shall be permitted indoors only.
 - 3. Inoperable vehicles or those with obvious body damage shall be stored within a building.

(Ord. No. 5821, § 1, 4-07-06)

(12) Utilities, major.

- a. Major utilities shall be sited in an existing utility corridor or facility site as adopted in the Regional Utility Corridor report.
- b. Major utilities shall not be located in the Truckee River Corridor, public parks, or Airport Critical zones unless it can be demonstrated that there will be no detrimental residual impact.
- c. Installation of electric overhead utilities shall maintain the following separations from property lines of licensed K-12 schools and day care centers, and from residential structures and hospital structures housing patients:

TABLE 18.08-8: SEPARATIONS BETWEEN UTILITY AND PROTECTED USES	
ELECTRIC OVERHEAD UTILITY	REQUIRED SEPARATION
60 kv	100 feet
120 kv	150 feet
345 kv	250 feet

- d. Utilities that cannot meet the requirements of subsections (13) b. and c. above shall be mitigated with underground construction, low EMF designs, low-visibility designs and/or off-site mitigation as described in the regional utility corridor report.
- e. These setbacks have been established in the regional utility corridor report. In the event that plan is amended, this section will be automatically revised to maintain conformity.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5468, § 1, 6-25-03)

(13) 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.

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Section 18.08.202 Additional Regulations for Principal Uses

(f) Industrial, Manufacturing, Wholesale, Distribution, and Transportation Use Regulations.

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.

All animal and animal byproduct processing uses shall comply with the following regulations:

- a. All activities shall occur indoors.
- b. Site must be adjacent to industrial zoning on all sides or a major arterial.
- c. Shall not include any processing of materials collected.

(2) Bus or other transportation terminal (CC, IC, MU).

In the CC, CB, IC, and MU Zoning Districts only, 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. In the CB and MU Districts only, all on-site repairs shall be indoors only.

(Ord. No. 5821, § 1, 4-07-06)

(3) Collection station (NC, AC, CC, MU).

In the NC, AC, CC, and MU Zoning Districts only, collection stations shall not include any processing of materials collected.

(4) Hazardous waste.

All hazardous waste uses shall comply with the following regulations:

- a. Uses that meet the Washoe County District Health Department threshold as a "small quantity generator" are exempt from the requirement for a special use permit.

(5) Helipad.

All helipad uses shall comply with the following regulations:

- a. Shall be no closer than 300 feet from a single-family residential use. If on top of a building, the distance is measured from the corner of the building nearest the residential use.
- b. Flight paths shall be reviewed to eliminate flying over residential uses to the extent possible.

(6) Indoor manufacturing, processing, assembly or fabrication (GO).

In the GO Zoning District only, 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 "indoor manufacturing, processing, assembly or fabrication lighting" as defined in Chapter 18.24.

(7) Maintenance, repair or renovation business (AC, MU).

In the AC and MU Zoning Districts only, maintenance, repair or renovation business uses shall comply with the following regulations:

- a. No outdoor storage or display shall be permitted.
- b. All work shall be in an enclosed building.
- c. Must have Health and Fire Department approval for hazardous material handling and painting.

(8) Mini-warehouse (SF Districts, MF14, MF21, MF30, AC, CC).

In all zoning districts except the I and IC 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.

(9) Outdoor storage.

Outdoor storage uses shall comply with the following regulations:

- a. In the I, IC, and IB Districts only:
 1. Storage shall not be permitted within required setbacks and shall be a minimum of ten feet from adjacent property lines.
 2. Storage shall be visually screened from streets and residentially zoned property within 750 feet of the use with a solid-view screening fence in the I District, and according to the screening standards in (10)b. below in the IC and IB Districts.
 3. Truck and trailer parking shall be screened from streets.
 4. 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.
 5. Fences may be up to ten feet tall to screen outdoor storage.
- b. In the IC and IB Districts only:
 1. The outdoor storage shall be associated with the primary use of the property.
 2. No direct sale of products or material stored in the outdoor storage area of any site shall be permitted.

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(f) Industrial, Manufacturing, Wholesale, Distribution, and Transportation Use Regulations.

3. No outdoor storage shall be permitted on any site adjoining a residentially zoned property.
4. Only materials actively used in the business may be stored.
5. Stacked material must not exceed the height of the wall or fence.
6. Outdoor storage shall only be located on the rear one half of any site.
7. The outdoor storage shall not exceed 20 percent of the total gross area of the site.
8. The size of the outdoor storage area must not exceed the square footage of the main building on the site.
9. 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.
10. Walls or fences which are visible from the street must be architecturally compatible with the primary building.
11. Outdoor storage of mobile homes is not permitted.

(10) Railroad yard or shop (PF).

In the PF Zoning District only, railroad yard or shop uses shall comply with the following regulations:

- a. Shall be associated with a working railroad.

(11) Towing and impound yard.

All towing and impound yard uses shall comply with the following regulations:

- a. All stored, damaged, or wrecked vehicles, parts and equipment shall be stored at least ten feet from the property line.
- b. Storage shall be visually screened from streets and adjacent uses with a solid view screening fence. Landscaping shall be provided between the fence and public right-of-way.
- c. Accessory sales permitted.
- d. Fences may be up to ten feet tall to screen outdoor storage.

(12) Transfer station.

All transfer station uses shall comply with the following regulations:

- a. All storage shall be inside a permanent structure.

(13) 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.

(14) Wholesale of construction materials (I, IB).

In the I and IB Zoning Districts only, 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.

(1) Farm (LLR2.5, LLR1, LLR.5, OS).

All farm and ranch uses shall comply with the following regulations:

- a. Buildings for the sale and display of products grown and raised on the premises shall not be situated closer than 50 feet to any residentially zoned property with an allowed density of greater than one dwelling unit per acre, or closer than 30 feet to any public street.
- b. Buildings, corrals, coops, pens, or structures used in conjunction with commercial farming or ranching shall not be located closer than 100 feet to any public street or to any public park or school, or to any property residentially zoned with an allowed density or greater than one dwelling unit per acre.
- c. In the LLR2.5 and LLR1 Districts only, a poultry or hog farm shall be permitted only as a home-based (home occupation) business, subject to the home occupation regulations stated in Section 18.08.203 below.

Section 18.08.203 Standards for Accessory Uses and Structures

(a) GENERAL PROVISIONS AND STANDARDS.

(1) Accessory uses permitted.

The Summary Land Use Tables in Section 18.08.201 of this chapter includes accessory uses and shows in which zoning district a specific accessory use is permitted and the applicability of any additional regulations for such accessory use. If an accessory use is not listed in the Summary Land Use Table, the administrator may allow the accessory use if he finds that such use satisfies the definition of "accessory use" in Section 18.24.203 and that the unlisted use is customarily incidental to the principal use or structure, and is located on the same lot or tract of land as the principal use or structure. In making such determination, the administrator shall apply the criteria for unlisted uses stated in Section 18.08.201(a) to the extent applicable.

(2) Accessory structures permitted.

An accessory structure that is customarily incidental to the principal use or structure, and is located on the same lot or tract of land as the principal use or structure, shall be permitted, subject to the regulations of this Section 18.08.203. The administrator shall have the authority to determine whether a proposed accessory structure is "accessory" consistent with this section, the definition of "accessory structure" in Section 18.24.203, and the purpose and intent of the subject zoning district.

(Ord. No. 5189, § 1, 9-26-00)

(3) Applicable regulations.

All accessory uses, structures, and activities shall be subject to the general, dimensional, operational, and use-specific regulations stated in this Section 18.08.203 in addition to the same regulations that apply to the principal use in the subject zoning district. In case of any conflict between the accessory use/structure standards in this Section 18.08.203 and any other requirement of Title 18, the standards of this section shall apply.

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(b) Accessory Buildings and Structures in Residential Zoning Districts.

(b) ACCESSORY BUILDINGS AND STRUCTURES IN RESIDENTIAL ZONING DISTRICTS.

(1) Accessory building requires main building.

No private garages or other accessory buildings or structures may be constructed or located in any residential zoning district without an approved main or principal building.

(2) Accessory building standards.

Accessory building standards for larger lot residential zoning districts may be utilized if the property complies with minimum lot size and dimensions for the larger lot zoning districts.

(3) Corner and through lots.

On corner and through lots, accessory buildings or structures may be placed within the front yard setback which functions as the side or rear yard when the following standards are met:

- a. Solid six-foot fencing is provided between the accessory structure and the right-of-way (See fence standards in Chapter 18.12, Article XIV (Fences and Walls);
- b. Trees are installed to screen the structure from the right-of-way; and
- c. The accessory structure is painted to match the residence.

(4) Trash storage.

Trash storage on all residential lots that are immediately adjacent to an alley may be located on the property line.

(5) Detached accessory building in the LLR2.5 District.

A detached accessory building or structure shall:

- a. Not be located closer than three feet from an existing building;
- b. Meet required rear and side yard setbacks;
- c. Not exceed two stories in height;
- d. Not exceed 100 percent of the principal structure's square footage; and
- e. Not occupy a front yard.

(6) Detached accessory building in LLR.5 and LLR1 Districts.

A detached accessory building or structure shall:

- a. Not be located closer than three feet to any main building on the same lot;
- b. Setbacks from the side and rear property line shall comply with the building code in effect in the city;
- c. Not exceed two stories;
- d. Not occupy more than a total of 1,600 square feet or more than 50 percent of the square footage of the primary residential structure, whichever is greater;
- e. Not occupy a front yard of any lot; and
- f. Be architecturally compatible with the primary residential structure.

(7) Detached accessory buildings in SF15, SF9, SF6 and SF4 Districts.

A detached accessory building or structure shall:

- a. Not be located closer than three feet to any main building on the same lot;
- b. Either:
 1. If the building or structure is located on an alley, it shall have a minimum zero foot setback from the alley right-of-way; or

2. If there is no alley, setbacks from the side and rear property line shall comply with the building code in effect in the city.

- c. Not exceed 12 feet in building height, except when used to house a permitted accessory dwelling or caretaker quarters in which case the building shall not exceed two stories;
- d. Not occupy more than a total of 1,200 square feet or more than 50 percent of the total area of the rear yard, whichever is greater;
- e. Not occupy a front yard of any lot; and
- f. Maintain a minimum 400 square feet of useable rear yard.

(8) Detached accessory building in MF14, MF21, and MF30 Districts.

A detached accessory building or structure:

- a. Shall be located not closer than three feet to any main building on the same lot or eight feet to any side or rear lot line; and
- b. An accessory building in excess of 12 feet in height may be permitted provided it complies with the minimum rear yard setback for main buildings and is located at least eight feet from any side lot line.

(9) Applicability to existing accessory structures.

Existing legally established accessory structures may be replaced or upgraded with a new structure of similar size in the original location.

(Ord. No. 5189, § 1, 9-26-00)

(c) ACCESSORY BUILDINGS IN NONRESIDENTIAL DISTRICTS.

(1) PO District.

A detached accessory building or structure shall be located not closer than three feet to any main building on the same lot or five feet from any property line.

(2) PF District.

A detached accessory building or structure shall not be located closer than ten feet to any main building on the same or adjoining lot or parcel.

(d) STANDARDS FOR SPECIFIC ACCESSORY USES.

(1) Accessory dwellings and caretaker quarters/domestic or security units.

- a. Accessory dwellings may be attached to and integrated with the principal structure, or may be located in a detached accessory structure (e.g., a detached carriage house or garage).
- b. Only lots developed with a nonresidential use or one residential unit are eligible for an accessory dwelling.
- c. No more than one accessory dwelling shall be provided on a lot.
- d. The accessory unit shall not count in the calculation of density, and may increase the allowable density by a factor of two (e.g., if the zoning allows one unit/3,000 sq. ft., the additional unit may increase the density to one unit/1,500 sq. ft.).
- e. **Maximum size of accessory dwelling units.**
 - 1. **UT Zoning Districts.**
 - i. Where permitted in the UT Districts, an attached accessory dwelling shall not exceed 25 percent of the total gross floor area of the principal dwelling unit.

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(d) Standards for Specific Accessory Uses.

- ii. Where permitted in the UT Districts, a detached accessory dwelling shall be at least 640 square feet, but shall not exceed 1,200 square feet or 50 percent of the total gross floor area of the principal dwelling, whichever is less.
 - 2. **Greenfield Special Purpose Districts.**
Where permitted in the Greenfield Special Purpose Zoning Districts, a detached accessory dwelling shall be at least 640 square feet, but shall not exceed 1,200 square feet or 50 percent of the total gross floor area of the principal dwelling, whichever is less.
 - 3. **All zoning districts other than UT and Greenfield Districts.**
The total square footage of the accessory unit shall not exceed 35 percent of the total square footage of the primary structure, or 800 square feet, whichever is less.
 - f. All minimum side and rear yard requirements for the main buildings shall be met.
 - g. The front door shall not be visible from the same street as the door of the primary structure.
 - h. A minimum 400 square foot rear yard area shall be maintained on the parcel, and such rear yard area shall have a minimum dimension of eight feet.
 - i. One off-street parking space per bedroom shall be provided.
 - j. Parking shall not occupy the front yard.
 - k. May be two stories.
 - l. Architectural treatment shall be sensitive to the neighborhood.
 - m. Occupancy is limited to a maximum of two persons per accessory unit.
- (2) **Home occupations.**
- a. **Appearance.**
The appearance of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or by signs, or the emission of sounds, noises, dust, odors, fumes, smoke, or vibrations.
 - b. **Accessory to principal dwelling.**
The property proposed to support the home occupation shall contain a minimum of one dwelling unit designed and actually used for residential living.
 - c. **Employees.**
Home occupations may have one employee who does not reside in the home when adequate off-street parking is provided.
 - d. **Sale of merchandise.**
There shall be no sale of merchandise which requires customers to go to the property.
 - e. **Traffic.**
Pedestrian and vehicular traffic will be limited to that normally associated with residential districts. No more than one client's car may be on site at any one time.
 - f. **Commercial vehicle.**
The home occupation may involve the use of a commercial vehicle, not to exceed 8,000 pounds gross unladen weight, or a single vehicle limousine service.

- g. Size limits.**
Up to 25 percent of the living space or 500 square feet, whichever is less, of the dwelling may be used for the home occupation and any related storage of materials and supplies.
- h. Storage.**
There shall be no outdoor storage of materials or equipment; no storage of toxic or hazardous materials, including ammunition and gunpowder, nor shall merchandise be visible from outside the dwelling.
- i. Location.**
The home occupations shall be confined within the main building as a clearly secondary use of the dwelling. When conducted in an attached garage, the home occupation shall not permanently eliminate the use of the garage as a parking space for a car.
- j. Use of facilities and utilities.**
The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.
- k. Advertising.**
There shall be no public advertising which calls attention to the fact that the dwelling is being used for business purposes, except when required by Nevada Revised Statutes. Telephone listings, or any other advertising of the business, shall not include the dwelling address. The name, telephone, and purpose of the home occupation may be advertised on not more than one vehicle which is operated by the resident or residents of the dwelling in conjunction with the business. The home address may appear on business card, letterhead, and invoices when the home address is also the business address.
- l. Electromagnetic interference.**
Electrical or mechanical equipment which creates audible interference in radio receivers or visual or audible interference in televisions receivers, or causes fluctuations in the line voltage outside the dwelling unit is prohibited.
- m. Fire safety.**
Activities conducted and equipment or material used or stored shall not adversely change the fire safety of the premises.
- n. Equipment.**
There shall be no use or storage of mechanical equipment not recognized as being part of normal household or hobby use.
- o. Clients.**
Businesses that serve young clients (e.g., music or swimming lessons) or other clients that do not drive may have up to six clients on site at any one time. Businesses that serve clients that drive may serve up to two clients on site at any one time as limited by subsection e. above.
- p. Prohibited Home Occupations**
The following types of businesses are prohibited as home occupations: auto repair, equipment painting, heavy equipment repair, heavy industrial activities, and similar uses. This provision provides an illustrative list only, and shall not be interpreted to exclude other businesses or activities from prohibition as a home occupation according to this section or interpretation by the administrator.

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(3) Satellite dishes.

- a. No satellite dish shall be placed in the front of any parcel unless it can be demonstrated that reception is impossible outside the front yard.
- b. The diameter of the satellite dish in residential districts shall not exceed 18 inches.
- c. No satellite dish that exceeds 18 inches in diameter may be placed on a residential building.
- d. Only one satellite dish shall be permitted per parcel in single-family residential districts.
- e. The satellite dish shall comply with the setback requirements for accessory buildings.

(4) Sidewalk cafes.

a. Purpose.

The purpose of the regulations and standards in this chapter is to allow increased business and pedestrian traffic by providing safe and visually appealing opportunities for outdoor dining.

(Ord. No. 4546, § 1, 8-8-95)

b. Outdoor dining permit required.

Outdoor dining, including sidewalk cafes, is not allowed without authorization of an outdoor dining permit as set forth in Section 18.06.410 of this title.

c. Outdoor dining in public rights-of-way permitted.

Outdoor dining is not permitted where the speed, volume or nearness of vehicular traffic is not compatible with sidewalk dining. All outdoor dining area must be adjacent to and incidental to the operation of an indoor restaurant or a building including an indoor restaurant. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of the indoor restaurant building. Outdoor dining shall not be allowed within ten feet of a fire hydrant, fire department standpipe connection, fire escape, bus stop, any doorway posted as an exit, loading zone, mail boxes, or traffic signal stanchions.

(Ord. No. 4546, § 1, 8-8-95)

d. Required sidewalk width.

Outdoor dining is permitted only where the sidewalk is wide enough to adequately accommodate both the usual pedestrian traffic in the area and the operation of the proposed activity. The outdoor dining area shall leave not less than six consecutive feet of sidewalk width at every point which is clear and unimpeded for pedestrian traffic.

(Ord. No. 4546, § 1, 8-8-95)

e. Alcoholic beverage restrictions.

The service of alcoholic beverages shall be restricted solely to on-premise consumption by customers within the outdoor dining area. Each of the following standards apply to service of alcoholic beverages:

1. The outdoor dining area must be immediately adjacent to and abutting the indoor restaurant which provides it with food and beverage service;
2. The outdoor dining area must be clearly separated from pedestrian traffic;
3. The operator shall post a written notice to customers that the drinking or carrying of an open container of alcoholic beverage is prohibited and unlawful outside the outdoor dining area; and
4. The outdoor dining operation must maintain a valid alcoholic beverage license.

(Ord. No. 4546, § 1, 8-8-95)

f. Health standards.

The operator shall not permit the following outside the building: tables preset with utensils, glasses, napkins, condiments, busing service stations or trash and garbage storage. Outdoor food preparation is not allowed except in compliance with conditions of an outdoor dining permit. All exterior surfaces within the outdoor dining area shall be easily cleanable and shall be kept clean at all times by the permittee. Restrooms sufficient for indoor and outdoor dining shall be provided in the adjoining indoor restaurant. The permittee shall be responsible for maintaining the outdoor dining area, including the sidewalk surface and furniture and adjacent areas in a clean and safe condition.

(Ord. No. 4546, § 1, 8-8-95)

g. Hours of operation.

Outdoor cafes may only operate between 7:00 a.m. and 12:00 a.m..

(Ord. No. 4546, § 1, 8-8-95)

h. Special closures.

Outdoor dining is a privilege. The city shall have the right and power, acting through the city manager, or his authorized agent, to prohibit the operation of an outdoor dining area at any time because of anticipated or actual problems and conflicts in the use of the sidewalk area. Such problems and conflicts may arise from, but are not limited to, scheduled festivals and similar events or parades or marches, or repairs to the street or sidewalk, or from demonstrations or emergencies occurring in the area. To the extent possible, the permittee shall be given prior written notice of any time period during which the operation of the outdoor dining area will be prohibited by the city.

(Ord. No. 4546, § 1, 8-8-95)

Section 18.08.204 Standards for Temporary Uses and Structures

(a) PERMIT REQUIRED/APPLICABLE REGULATIONS.

A temporary use, activity, or structure shall obtain all required permits prior to establishment. Temporary uses and structures specified in this Section 18.08.204 shall comply with the specific standards stated therein. In case of any conflict between this section's specific standards and with this title's general use and development regulations, this section's specific standards shall apply.

(b) TEMPORARY USES PERMITTED.

The Summary Land Use Tables in Section 18.08.201 of this chapter include temporary uses and shows in which zoning district a specific temporary use is permitted and the applicability of any additional regulations for such accessory use. If a temporary use is not listed in the Summary Land Use Table, the administrator may allow the temporary use if he finds that such use is similar in type, scale, duration, and impacts as other temporary uses allowed in the zoning district, taking into consideration the criteria for unlisted uses stated in Section 18.08.201(a).

(c) TEMPORARY BUILDINGS PERMITTED IN RESIDENTIAL ZONING DISTRICTS.

(1) Notwithstanding this chapter's limitation on the timing of accessory buildings, a temporary building may be constructed and occupied as a legal use pending the construction of a permanent use, providing such temporary building:

- a. Does not exceed 15 feet in height;
- b. Is no larger than 450 square feet in floor area; and

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- c. Is at least 75 feet from the front lot line and not closer than 20 feet to the designated site of the final permanent structure.
 - (2) In addition, no permit shall be issued for a temporary structure unless a permit also is issued at the same time for the permanent building. If it is proposed to convert the temporary structure to a permissive accessory use upon completion of the main structure, the conversion shall occur upon completion of the final structure, or shall be removed at that time or within a period of one year from the date of issuance of the original permit.
- (d) STANDARDS FOR CERTAIN TEMPORARY USES.**
- (1) **Garage sales.**
 - a. Temporary garage sales may be conducted on premises within a residential zoning district only if a principal dwelling is located on the same premises.
 - b. No more than four (4) garage sales shall be conducted on the same premises within one (1) year.
 - c. Garage sales shall not exceed three (3) days in duration per event.
 - (2) **Temporary asphalt or concrete batch plant.**

In all zoning districts where permitted, temporary asphalt or concrete batch plants shall comply with the following regulations:

 - a. The plant shall be located within the boundary of a subdivision under construction, subject to the approval of the administrator.
 - b. The plant shall be removed within two (2) years with a bond posted to cover the costs of removal.
 - c. The original authorization for the temporary plant may be extended one time for an additional two-year period upon approval of a special use permit.
 - d. The plant shall be located away from occupied homes.
 - (3) **Temporary carnival, circus, entertainment event or amusement ride.**

In the PF, AC, CC, and MU Zoning Districts only, temporary carnival, circus, entertainment event or amusement ride uses shall comply with the following regulations:

 - a. Ingress and egress to the property is sufficient for automotive and pedestrian safety and convenience, traffic flow and control, and emergency access;
 - b. Off-street parking is sufficient to accommodate the use in addition to the parking provided for the primary use;
 - c. The number of refuse receptacles (dumpsters) is sufficient;
 - d. The proposed site of the use is adequate in terms of space and facilities, to include restrooms, for the event;
 - e. The use of the property will not be a nuisance as defined in RMC Title 8 or a detriment to the surrounding area;
 - f. The use shall close down no later than 11:00 p.m.;
 - g. Shall last for four days or less; and
 - h. Any other conditions necessary to prevent the event from being detrimental to adjacent properties and to protect the public health, safety and welfare, as determined by the administrator.

(4) Temporary Christmas tree sale lot and similar uses.

In the NC, AC, CC, and MU Zoning Districts only, temporary Christmas tree sale lots and similar temporary sales uses shall comply with the following regulations:

- a. Ingress and egress to the property is sufficient for automotive and pedestrian safety and convenience, traffic flow and control, and emergency access;
- b. Off-street parking is sufficient to accommodate the use;
- c. The number of refuse receptacles (dumpsters) is sufficient;
- d. The proposed site of the use is adequate in terms of space and facilities, to include restrooms, for the event;
- e. The use of the property will not be a nuisance or a detriment to the surrounding area;
- f. The use shall close down no later than 11:00 p.m.;
- g. Shall last for four weeks or less; and
- h. Any other conditions necessary to prevent the event from being detrimental to adjacent properties and to protect the public health, safety and welfare, as determined by the administrator.

(Ord. No. 5821, §1, 4-07-06)

(5) Temporary construction structures (All districts except PF).

In all zoning districts where permitted, except the PF District, temporary construction structures, including temporary construction field offices, shall comply with the following regulations:

- a. Temporary trailers or storage containers must be directly associated with construction activity on-site, or in the Downtown Area Overlay District, within 1,000 feet of the construction site.
- b. A building permit must have been issued for the construction activity to which the temporary structures are associated.
- c. A building permit is required for installation or removal of temporary structures connected to utilities.
- d. Temporary construction structures must be removed prior to a certificate of occupancy being issued, or the building permit being finalized.
- e. All temporary construction structures must comply with zoning setbacks and be placed outside of any vision triangle.
- f. One temporary construction structure may be permitted per contractor working on site (e.g., general, electrical, plumbing).
- g. Up to three storage containers may be utilized to house fixtures, materials or merchandise.
- h. On-job sites exceeding ten acres or 100,000 square feet of building area, the number of temporary construction structures may be increased at the discretion of the administrator.
- i. Temporary trailers for office or business use are subject to connection to sewer and water and all necessary fees paid. If a sewer connection is impracticable, connection fees paid are to be credited to the final construction. In any such case, the application shall be accompanied by a hold-harmless agreement acceptable to the city attorney.

Chapter 18.08 Zoning

Article II: Permitted Uses and Use Regulations

Section 18.08.204 Standards for Temporary Uses and Structures

(d) Standards for Certain Temporary Uses.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 2, 5-22-01; Ord. No. 5294, § 1, 1-8-02;
Ord. No. 5463, § 1, 7-16-03)

(6) *Temporary real estate sales office.*

- a. In any residential zoning district, a temporary real estate office may be permitted for sale of lots or homes within the subdivision, provided that a general real estate business shall not be conducted in the offices.
- b. Adequate parking shall be provided.

ARTICLE III: DISTRICT-SPECIFIC STANDARDS – BASE ZONING DISTRICTS

Section 18.08.301 Nonresidential and Mixed Use Base Zoning Districts

(a) MU MIXED USE DISTRICT.

The following standards shall apply to all development in a MU District:

(1) Land use intensities.

- a. Residential densities must be 30 units per acre or greater; and
- b. Nonresidential and mixed use developments shall have a floor area ratio of 1.5 or greater.

(2) Front building setbacks.

- a. Buildings shall be setback 18 feet from the face of curb on sections of Virginia Street, Fourth Street, Mill Street, Terminal Way, and Stead Boulevard that are identified as landscaped streets/routes in adopted transit oriented development corridor and regional center plans. If the adopted Regional Transportation Plan identifies a street widening project, the 18-foot front setback shall be measured from the face of curb following the street expansion.
- b. If existing buildings are located closer than 18 feet from the planned face of curb, then the maximum possible setback shall be provided without removing the building.

(3) Sidewalks.

- a. Sidewalks are required along both sides of all public streets.
- b. Sidewalks installed on sections of Virginia Street, Fourth Street, Mill Street, Terminal Way, and Stead Boulevard that are identified as landscaped streets/routes in adopted transit oriented development corridor and regional center plans shall have:
 1. A minimum obstruction free sidewalk width of five feet six inches.
 2. An additional eight-foot area between the face of curb and the sidewalk. Car door clearance for parallel parking, curb side bus stops, light poles, street furniture, traffic signal poles and, planter boxes, bus benches and/or bus shelters shall be located in this area. The eight-foot area shall be landscaped or paved as part of the sidewalk. See Figure 18.08-6.
 3. An additional area from back of sidewalk to front of building of four feet six inches. Window shopping and street furniture shall be located in this area. The four feet six inches area shall be paved as part of the sidewalk if commercial uses are planned on the ground floor. For all other development, the four feet six inches area may be paved as part of the sidewalk or landscaped.
- c. If existing structures are setback less than 18 feet from the planned face of curb, then the following shall be installed in the order listed as space permits: (1) obstruction free sidewalk area; (2) improvements in the area between the sidewalk and face of curb; and (3) improvements in the area between the back of sidewalk and building.

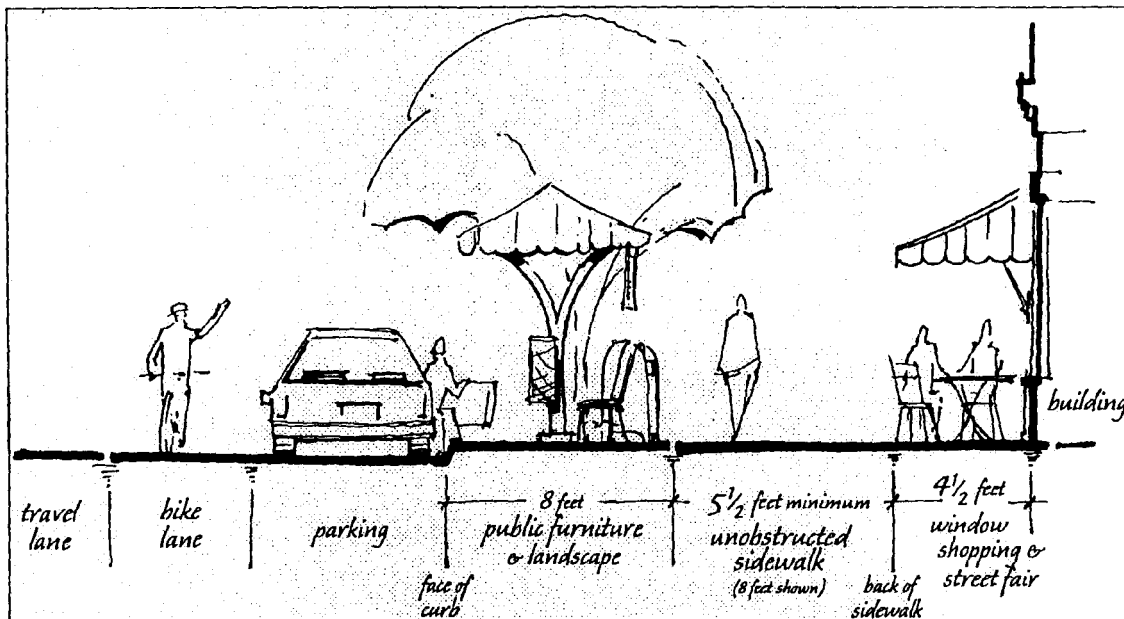
(4) **Building height.**

Structures shall not create a hazard to air navigation or pierce the airspace slope for the Reno-Tahoe International Airport, as determined by the Federal Aviation Administration.

(5) **Parking.**

- a. Nonresidential parking standards contained in Section 18.12.1102 are reduced by 25 percent.
- b. Residential parking standards contained in Section 18.12.1102 are reduced by 40 percent reduction or to one space per dwelling unit, which is less; and

FIGURE 18.08-6: TRANSIT ORIENTED DEVELOPMENT CORRIDOR SIDEWALKS



- c. Parking in excess of ten (10) percent above the minimum requirements may only be provided in parking structures or within the footprint of a structure.
 - d. Parking provided in parking structures and within the footprint of a structure can be included in the area used to calculate the floor area ratio in subsection (a)(1), above.
- (6) **Pedestrian amenities.**
- a. Pedestrian amenities including walkways (outside of and through buildings), plazas, artwork, fountains, seating, landscaping, and recreational facilities in any combination shall be provided in an amount equal to one (1) percent of the entire project's costs exclusive of land and financing for buildings. Interior tenant improvements and infrastructure replacements (HVAC, communication equipment, electric transfer facilities and the like) shall not be subject to this requirement. Pedestrian amenities may be located outside or within buildings as long as the amenities are accessible to the public at no cost.

- b. Required public improvements such as minimum requirement for sidewalks and street trees shall not count toward meeting the percentage requirements stated above. Amenities not required by code shall qualify toward the percentage requirement.

(7) Building orientation.

- a. New buildings shall be placed on the front building setback line or separated from the front building setback line with pedestrian amenities identified in subsection (a)(6), above.
- b. New buildings on sites under two acres in size shall be oriented towards the primary street frontage. Buildings on sites over two acres in size and expansions to existing development on sites of any size may be oriented in different directions as long as some buildings are oriented toward the primary street frontage and direct pedestrian access is provided from the primary street frontage to all buildings.

(8) Exceptions to standards.

- a. Structural expansions, as defined in the building code in effect in the city, to existing buildings in the MU District that do not comply with subsections (a)(1), (5), and (7) shall be allowed if the expansion brings the property into closer conformance with subsections (a)(1), (5), and (7).
- b. Public recreational facilities, such as, parks, plazas, museums, theaters, community centers, transit stations, open spaces and the like do not have to comply with subsections (a)(1), (5), and (7).
- c. Development that does not comply with subsections (a)(1), (5), and (7) may be allowed with a special use permit.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 7, 5-22-01; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5821, § 1, 4-07-06)

(b) PO PROFESSIONAL OFFICE.

The following standards shall apply to all development in a PO District:

(1) Off-Street parking standards.

Unless otherwise specified, all off-street parking requirements and regulations shall be in accordance with Chapter 18.12, except that off-street surface parking spaces shall not be located between the front of the primary office building and an adjacent primary access street.

(c) NC NEIGHBORHOOD COMMERCIAL.

The following standards shall apply to all development in a NC District:

(1) Off-street parking standards.

Unless otherwise specified, all off-street parking requirements and regulations shall be in accordance with Chapter 18.12, except that off-street surface parking spaces shall not be located between the front of the primary commercial building and an adjacent primary access street.

(2) Night clubs in the NC District.

In the NC District, only coffee houses are allowed and no alcohol service is allowed.

(Ord. No. 5821, § 1, 4-07-06)

(d) I INDUSTRIAL.

The following standards shall apply to all development in the I District:

(1) Automobile & truck sales and mobile home, RV, boat & trailer sales or rental.

In the I District, automobile & truck sales and mobile home, RV, boat & trailer sales or rental use sales shall be wholesale only.

Chapter 18.08 Zoning
Article III: District-Specific Standards – Base Zoning Districts
Section 18.08.302 Special Purpose Base Zoning Districts
(e) IC Industrial Commercial.

(e) IC INDUSTRIAL COMMERCIAL.

The following standards shall apply in an IC District:

(1) Retail and commercial uses.

- a.** Retail and commercial uses are intended to serve the local industrial uses, except wholesale of construction materials and sale of low volume bulky goods that may serve a regional market.
- b.** If a retail/commercial area exceeds five (5) acres in size, a special use permit is required. In the case of separately platted lots, if the total area of adjacent retail/commercial lots exceeds five (5) acres, then a special use permit is required.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 4, 5-22-01)

Appendix E
RMC 18.12.101 – 104
Bulk, Density and Intensity Standards

ARTICLE I: BULK/DIMENSIONAL, DENSITY AND INTENSITY STANDARDS

Section 18.12.101 General Provisions

(a) **RELATED ZONING DISTRICT OR USE-SPECIFIC REGULATIONS.**

Applicants for development should refer to Chapter 18.08 (Zoning) of this title for any applicable bulk/dimensional, density or intensity regulations specific to a particular base or overlay zoning district, or specific to a particular use. In case of conflict with the general development standards in this Article I, the more specific zoning district or use standard in Chapter 18.08 shall apply unless otherwise expressly stated.

(b) **DIMENSIONAL STANDARDS FOR ATTACHED SINGLE FAMILY, CONDOMINIUMS, AND TOWNHOUSE UNITS.**

Reduced lot sizes, reduced lot widths, and zero (0) foot setbacks may be provided for attached single family, condominium, and townhouse units if: (1) common areas are maintained in a consistent manner by an association, master developer, or similar mechanism; (2) reciprocal parking and access agreements are recorded for use of the common areas; and (3) all other development standards are addressed and met by the larger project. This subsection may be utilized for residential and non-residential developments.

(c) **LOT OR SITE AREA REQUIREMENTS—GENERAL PROVISIONS.**

(1) **Minimum standards/calculation.**

No lot or parcel shall be so reduced in area as to be less in any dimension than is required by the zoning district in which the lot is located, unless a special use permit for cluster development has been approved. Calculation of minimum area requirements shall not include area devoted to access or roadway easements.

(2) **Cluster development.**

Cluster development may result in an increase of overall development density of no more than 15 percent over that which is otherwise permitted by the zoning district in which the lot or parcel is located, provided that the standards of Section 18.08.202(a)(1) are met. Clustering driven by the hillside slope density requirements in Article XVI (Hillside Development) of this chapter shall not qualify for a density bonus.

(3) **Split parcels.**

No portion of any parcel of land that is a part of the required area for an existing building shall be used as a part of the required area of any other parcel or proposed building. When a portion of any parcel is sold or transferred and the area of that portion or the portion remaining no longer conforms to the required area as defined in the zoning district in which the parcel is located, the portion sold or transferred and the portion remaining shall be considered as one parcel only in determining the permissible number and location of buildings allowed to be placed on both parcels.

(4) **Reduction in size.**

- a. No lot or parcel shall be reduced in area so as to be less in any dimension than is required by the requirements of the zoning district in which the lot or parcel is located.
- b. Parcels created for public agencies and for utilities regulated by the Public Utilities Commission are exempt from this requirement. Upon cessation of the use, the parcel created for the public agency or utility shall be reverted to acreage or abandoned in accordance with Nevada law. Parcels previously created for this purpose shall be recognized under and subject to the provisions of this subsection.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 5, 5-22-01)

(d) **PROPERTY LINE SETBACKS/YARDS—GENERAL PROVISIONS.**

(1) **Measurement.**

Required yard setbacks shall be measured from parcel boundaries. Where the parcel includes a private roadway that is not separately mapped, setbacks shall be measured from the edge of that roadway.

a. **Exception for transit system and school bus shelters.**

The setback requirements of each zoning district shall not apply to public transit system, post office, or school bus shelters provided these shelters have first been approved by the administrator. Public transit system or school bus shelters may be placed within the public right-of-way if approved by the public works director.

(2) **Self-contained yards.**

No required yard or open space around an existing building or any building hereafter erected shall be considered a yard or open space for any other building on an adjoining lot or parcel.

(3) **Development restrictions.**

Where yards are required by this chapter, all structures shall be prohibited, except as specified by this title.

(4) **Intrusions into yards.**

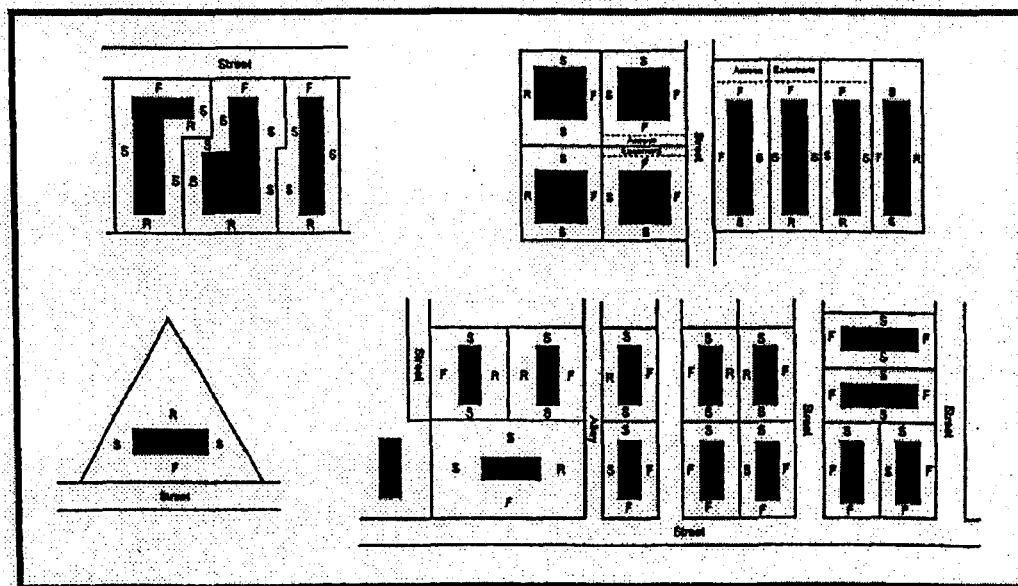
The following intrusions are permitted into a required yard setback:

- a. Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required yard not to exceed two (2) feet.
- b. Outside stairs or landing places, if unroofed or unenclosed, may extend into required yards for a distance not to exceed three (3) feet.

(5) **Illustration of required yards.**

Figure 18.12-1 below illustrates a variety of lot types and indicates which are the front, rear and side yards. The administrator shall determine which are front, side or rear yards based on yard definitions for lot types not illustrated in Figure 18.12-1.

FIGURE 18.12-1: YARD DETERMINATION



(e) **BUILDING HEIGHT—GENERAL PROVISIONS.**

(1) **Exclusions from building height limits.**

Building height requirements of this chapter shall not apply to:

- a. Church spires, belfries, cupolas, domes, chimneys, flues or flagpoles, or to water towers, radio towers, and the like, except where such may be deemed a hazard.
- b. Parapet walls extending four (4) feet or less above the limiting height of the building on which they rest.
- c. Bulkheads, elevator towers, one-story penthouses, water tanks or similar structures, provided that the aggregate floor area of such structures is not greater than one-half (½) of the total roof area.

(2) **Height restrictions in vicinity of airports.**

No building or object shall be constructed such that it would pierce the airspace slope of the Reno-Tahoe International or Reno-Stead Airports without the approval of the Federal Aviation Administration.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 5, 5-22-01)

(f) **OPEN SPACE.**

Each owner of a project which includes open space shall deed restrict the use of the property to preclude its future use for anything other than open space or recreational purposes. The deed restriction shall not be amended or the open space reduced or withdrawn from use as open space without the consent of the city council.

Section 18.12.102 Standards for Single-Family Residential Base Zoning Districts

(a) **SUMMARY TABLE—SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS.**

- (1) The Single-Family Residential Districts—Bulk/Dimensional and Density Standards Table (Table 18.12-1) sets out maximum standards for density and building height, and the minimum standards for setbacks, site area and lot width in the LLR2.5, LLR1, LLR.5, SF15, SF9, SF6, and SF4 Zoning Districts.
- (2) The table shall establish the minimum requirements for these elements except as otherwise provided in this chapter or in Chapter 18.08 (Zoning).

Chapter 18.12 General Development and Design Standards
Article I: Bulk/Dimensional, Density and Intensity Standards
Section 18.12.102 Standards for Single-Family Residential Base Zoning Districts

TABLE 18.12-1: SINGLE-FAMILY RESIDENTIAL DISTRICTS—BULK/DIMENSIONAL & DENSITY STANDARDS									
BLANK CELL = STANDARD NOT APPLICABLE IN ZONING DISTRICT									
	LLR2.5	LLR1	LLR.5	SF15	SF9	SF6	SF4	SMALL LOT (1)	ADDITIONAL REGULATIONS (2)
Max. Base Density (# dwelling units per acre)	1 du per 2.5 acres	1 du per acre	2 du per acre	2.90 du per acre	4.84 du per acre	7.26 du per acre	10.89 du per acre		
Min. Lot Size	2.5 ac	1 acre	.5 acre	15,000 sf	9,000 sf			2,400 sf	
Corner Lot						7,000	5,000		
Interior Lot						6,000	4,000		
Min Lot Width (ft.)	150	120	100	80	70				
Corner Lot						70	50	30	
Interior Lot						60	40	30	
Min. Front Yard (ft.) (3)	30	30	30	30	10	10	10	10	
Adjacent to Arterial Roadway					30 ft. for 2-story residential bldgs.; 20 ft. for 1-story residential bldgs.				
Porches								5	
Min. Side Yard (ft.) (3)	15	12	10	5	5	5	5	0, 5	All Districts: §18.12.102(b)(2). Small Lots: §18.12.102(b)(3).
Min. Rear Yard (ft.) (3)	30	30	30	30	20	20	20	10	All Districts: §18.12.102(b)(2). SF4: §18.12.102(b)(1).
Canopies								5	
Min. useable yard					400 sf	400 sf	400 sf	400 sf	
Max slope of usable yard					7:1	7:1	7:1	7:1	
Min. dimension (ft.) of usable yard					8	8	8	8	
Max. Building Coverage (all principal and accessory buildings)					40% of the lot or common open space shall be provided equal to 20% of gross project area.				
Max. Stories	3	3	3	2.5	2.5	2.5	2	2	
Max. Building Height (ft.)	45	45	45	35	35	35	30	30	
Min. Garage Setback (front setback to face of garage)	30	30	30	30	20	20	20	20	
Notes to Table 18.12-1:									
(1) "Small lot" modifies the minimum lot size; the density of the underlying district does not change unless modified by approval of a cluster development.									
(2) Additional regulations apply in all zoning districts unless otherwise specified.									
(3) See Figure 18.12-1 for yard determination regulations.									

(Ord. No. 5408, § 1, 12-10-02)

(b) ADDITIONAL STANDARDS FOR SINGLE-FAMILY DISTRICTS.

(1) Rear yards in the SF4 Zoning District with zero lot line development.

1. When the proposed rear yard abuts the rear yard of an existing single-family zoned lot, such yard shall be at least as deep as the minimum required rear yard of the existing single-family lot.
2. The rear yard may be ten (10) feet if one side yard is at least twenty (20) feet wide and contains a minimum of 400 square feet having a maximum slope of seven to one (7:1).

(Ord. No. 5408, § 1, 12-10-02)

(2) Setback requirements when a use is permitted by special use permit.

Any use permitted by the approval of a special use permit in a single-family residential zoning district, except for cluster developments, must have a minimum twenty (20) foot setback from any property line that adjoins a single-family dwelling use.

(Ord. No. 5408, § 1, 12-10-02)

(3) Side yards in small lot developments.

The principal residential building shall either be placed on the property line, or setback a minimum of five (5) feet. However, if the building is located immediately adjacent to a property that is not designated a "small lot" according to this title, the setback shall be a minimum of five (5) feet.

Section 18.12.103 Standards for Multi-Family Residential Base Zoning Districts

(a) SUMMARY TABLE—MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS.

- (1) The Multi-Family Districts—Bulk/Dimensional and Density Standards Table (Table 18.12-2) sets out maximum standards for density and building height, and the minimum standards for setbacks, set area, and lot width.
- (2) The table shall establish the minimum requirements for these elements except as otherwise provided in this chapter or in Chapter 18.08 (Zoning).

Chapter 18.12 General Development and Design Standards
Article I: Bulk/Dimensional, Density and Intensity Standards
Section 18.12.103 Standards for Multi-Family Residential Base Zoning Districts

TABLE 18.12-2: MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS—BULK/DIMENSIONAL & DENSITY STANDARDS				
BLANK CELL = STANDARD NOT APPLICABLE IN ZONING DISTRICT				
	MF14	MF21	MF30	ADDITIONAL REGULATIONS (1)
Max. Residential Density (# dwelling units per square feet of lot area)	1 du/3,000 sf	1 du/2,000 sf	1 du/1450 sf	
Min. Lot Area (sq. ft.)	3,000	3,000	3,000	All Districts: §18.12.103(b)(1)
Min. Lot Width (ft.)	40	50		All Districts:
Zero Lot Line Development.	0	0	0	§18.12.103(b)(1)
Min. Front Yard (ft.)	15	15	15	All Districts:
Adjacent to arterial street or freeway	30	30	30	§18.12.103(b)(1) The minimum front yard setback shall be fully landscaped except for the minimum amount required for driveways according to §18.12.1205.
Min. Side Yard (ft.)	5	5	5	All Districts:
Projects with 2 or more units—side yard adjacent to SF zoned property	10	10	10	§18.12.103(b)(1).
Zero Lot Line Development	10 ft. on one side and 0 ft. on other.	10 ft. on one side and 0 ft. on other.	10 ft. on one side and 0 ft. on other.	
Min. Rear Yard (ft.)	20/10	10	10	All Districts: §18.12.103(b)(1). MF14: §18.12.103(b)(2).
Max. Stories	2	3	3	
Max. Building Height (ft.)	35	45	45	
Min. Useable Open Space (sf per unit)	100 sf/unit	100 sf/unit	100 sf/unit	"Open space" shall include patio areas and balconies and exclude parking areas and other paved areas. Except for patio areas and balconies, open space area shall be landscaped or improved with outdoor recreational facilities.
Min. Building Separation	20 feet between main buildings on the same lot for developments of 50 units or more, and 10 feet for developments of less than 50 units.			
Notes to Table 18.12-2:				
(1) Additional regulations apply in all zoning districts unless otherwise indicated.				

(Ord. No. 5408, § 2, 12-10-02; Ord. No. 5821, § 1, 4-07-06)

(b) ADDITIONAL STANDARDS FOR MULTI-FAMILY DISTRICTS.

(1) Additional regulations for uses allowed by special use permit.

a. Reduction of standards with special use permit.

Required lot area and width may be reduced or eliminated as part of a special use permit for multi-family dwellings or cluster development.

(Ord. No. 5408, § 2, 12-10-02)

b. Setback requirements when a use is permitted by special use permit.

Any use permitted by the approval of a special use permit in a multi-family residential zone must have a minimum 20-foot setback from any property line that abuts single-family zoned property. For purposes of this provision, "abut" means sharing a common property line, but not including properties separated by a road right-of-way, drainage easement, or alley.

(Ord. No. 5408, § 2, 12-10-02)

(2) Rear yards in the MF14 Zoning District.

a. The rear yard shall be 20 feet for each parcel, with a minimum useable rear yard of 400 square feet and a maximum slope of seven to one (7:1).

b. The rear yard for each parcel may be ten feet if one side yard is at least twenty (20) feet wide and contains a minimum of 400 square feet having a maximum slope of seven to one (7:1).

(Ord. No. 5408, § 2, 12-10-02; Ord. No. 5821, § 1, 4-07-06)

Section 18.12.104 Standards for Nonresidential and Mixed Use Base Zoning Districts

(a) SUMMARY TABLE—NONRESIDENTIAL AND MIXED USE ZONING DISTRICTS.

(1) The Nonresidential and Mixed Use Districts Bulk/Dimensional and Intensity Standards Tables (Tables 18.12-3 and 18.12-4) set out maximum standards for intensity and building height, and the minimum standards for setbacks, site area and lot width.

(2) The tables shall establish the minimum requirements for these elements except as otherwise provided in this chapter or in Chapter 18.08 (Zoning). Section 18.12.105 shall be consulted for special setback requirements for properties adjacent to the Truckee River.

Chapter 18.12 General Development and Design Standards
Article I: Bulk/Dimensional, Density and Intensity Standards
Section 18.12.104 Standards for Nonresidential and Mixed Use Base Zoning Districts

TABLE 18.12-3: COMMERCIAL AND MIXED USE ZONING DISTRICTS— BULK/DIMENSIONAL & INTENSITY STANDARDS										
BLANK CELL = STANDARD NOT APPLICABLE IN ZONING DISTRICT										
	MU	OS	PO	GO	PF	NC	AC	CC	HC	ADDITIONAL REGULATIONS
Min. Lot or Development Site Size		100 ac		3 ac or 1 blk	6000 sf				3 ac	OS: The minimum lot size may be reduced if a lot is to remain undeveloped as approved by a tentative map or SUP.
Min. Lot Width (ft.)	50	50	50		50	50	50	50		
Min. Front Yard (ft.)		10	10	10	10	10	10	5		Except in the HC District, all minimum yard setbacks shall be landscaped except for the minimum amount required for driveways according to §18.12.1205. NC, AC, CC—Side and Rear Yards: §18.12.104(b)(1).
Min. Side Yard (ft.)	0 or 10	5	5	10	5	0 or 10	0 or 10	0 or 10		
Min. Rear Yard (ft.)	0 or 10	10	10	10	10	0 or 10	0 or 10	0 or 10		
Max. # Stories		2	2		3	2				
Max. Building Height (ft.)		35	35	55		35	65	65	65	GO, AC, CC, HC: Maximum height may be exceeded in the GRC General Regional Center and GTC General Transit Corridor Overlay Zoning Districts subject to compliance with standards in §18.08.405(b) and (c).
Min. Building Separation	20 feet between main buildings on the same lot for developments of 50 units or more, and 10 feet for developments of less than 50 units.									

(Ord. No. 5762, § 2, 11-18-05; Ord. No. 5821, § 1, 4-07-06)

Chapter 18.12 General Development and Design Standards
Article I: Bulk/Dimensional, Density and Intensity Standards
Section 18.12.104 Standards for Nonresidential and Mixed Use Base Zoning Districts

TABLE 18.12-4: INDUSTRIAL ZONING DISTRICTS—BULK/DIMENSIONAL & INTENSITY STANDARDS				
BLANK CELL = STANDARD NOT APPLICABLE IN ZONING DISTRICT				
	I	IC	IB	ADDITIONAL REGULATIONS
Min. Lot Size	1 acre		1/2 acre	
Min. Lot Width (ft.)	150	50	150	
Min. Front Yard (ft.):				All required front yard setbacks shall be fully landscaped according to §18.12.1205.
Sites less than 20 acres	10	20	20	
Sites 20 acres or more	20	30	30	
Building height exceeds 35 ft.	1 ft. of additional setback for each 1 foot above height of 35 ft. (1)			
Loading docks, delivery areas, or parking areas used predominantly for truck parking located in front yard	Additional 5 ft of landscape setback required in front of the loading dock, delivery area, or parking area.			
Min. Side Yard (ft.)	0/10	10	20	I District: §18.12.104(b)(1).
Min. Rear Yard (ft.)	0/10	10	20	
Max. # Stories		3	3	
Max. Building Height (ft.)	55	40	40	
Notes to Table 18.12-4:				
(1) Building height for purposes of this additional setback requirement shall not include height caused by mandatory articulation required by Section 18.12.301.				

(b) ADDITIONAL STANDARDS FOR NONRESIDENTIAL AND MIXED USE DISTRICTS.

(1) Side and rear yards in the NC, AC, CC, I and MU Districts.

The building shall either be placed on the property line, or setback a minimum of ten (10) feet. However, if the building is located immediately adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet, and subject to residential adjacency standards in Section 18.12.304.

Appendix F
RMC 18.12.1801 – 1808
Wetlands and Stream Environment

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ARTICLE XVIII: WETLANDS AND STREAM ENVIRONMENT PROTECTION STANDARDS

Section 18.12.1801 Purpose

The purpose of this section is to establish standards for the review of development proposals within wetlands, stream environments and areas of significant hydrologic resources to:

- (a) Improve area water quality;
- (b) Retain natural flood storage capacity;
- (c) Protect rare and endangered plant and animal species; and
- (d) Enhance the aesthetics of the community.

Section 18.12.1802 Mapped Resources

The map, incorporated by reference, entitled "Potential Wetlands, Stream Environments and Regionally Significant Hydrologic Resources Map" depicting significant hydrologic resources is adopted. Potential stream environments are listed in the "Administrative Manual for Implementation of the Wetland and Stream Environment Policy" as a companion document to the map. It shall be available from the community development and engineering departments.

Section 18.12.1803 Administrative Manual/Guidelines

The "Administrative Manual for Implementation of the Wetland and Stream Environment Policy" is adopted for the purpose of providing guidance in the administration of this article. This manual may be amended only after a public hearing by the planning commission and adoption of a resolution by the city council. It shall be available from the community development and engineering departments.

Section 18.12.1804 Applicability and Exemptions

(a) ***APPLICABLE TO REQUESTS FOR DEVELOPMENT PERMITS WITHIN OR ADJACENT TO SIGNIFICANT HYDROLOGIC RESOURCES.***

- (1) Unless exempted by subsection (b) below, the wetlands and stream environment protection standards in this Article XVIII shall apply to requests for development permits that include or are within 150 feet of areas depicted on the Potential Wetlands, Stream Environments and Regionally Significant Hydrologic Resources Map as significant hydrologic resources.
- (2) For purposes of this section, the term "development permit" includes:
 - a. Building permits, grading permits, drainage plans;
 - b. Tentative subdivision or parcel map applications; and
 - c. Master plan amendments, zoning map amendments, special use permits.

(b) ***EXEMPTIONS.***

The following developments shall be exempt from this section:

- (1) ***No over-covering of additional land.***
Development projects or permit applications that do not involve over-covering of additional land area (i.e. signs, interior remodels, master plan amendments to open space).
- (2) ***Projects previously approved.***
Development projects that have been approved, or are substantially approved prior to the effective date of this article as determined by the administrator or designee.

- (3) **Farming activities.**
Normal farming activities as described in Section 404(f) of the Clean Water Act as amended from time to time.
- (4) **Fully developed property.**
Lands that have been entirely developed legally with buildings and pavement, and/or altered to such an extent that significant hydrologic resources are not present.
- (5) **Certain lots or parcels.**
Development on lots or parcels in existence prior to September 24, 1991, shall not be required to meet the requirements of this article provided that all of the following criteria are met:
 - a. The impact to the stream environment, playa, spring fed stand of riparian vegetation or non-404 wetlands is one-half acre or less;
 - b. The property is adjacent to urban or suburban development along 75 percent of its perimeter; and
 - c. Off-site mitigation, or in-lieu fees, is provided in accordance with the "Administrative Manual for Implementation of the Wetland and Stream Environment Policy."

Section 18.12.1805 No Net Loss Standard Adopted

- (a) There shall be no net loss of wetlands, stream environments, playas, spring fed stands of riparian vegetation, and non-404 wetlands in the city, in terms of both acreage and value. The goal of no net loss shall be achieved in one or more of the following ways:
 - (1) Designation of lands for resource or open space use;
 - (2) Avoidance of these areas for development;
 - (3) Mitigation of impacts on site; or
 - (4) Mitigation off-site.
- (b) No building permit shall be issued to erect or construct any structure; no grading permit or drainage plan shall be approved; and no tentative subdivision map, parcel map or special use permit shall be approved, unless the requirements of this article are met.

Section 18.12.1806 Reserved

Section 18.12.1807 Technical Survey Requirements/Waiver

- (a) **TECHNICAL SURVEY REQUIRED.**
Development permit applications subject to this article's protection standards shall be accompanied by technical surveys sufficient to determine:
 - (1) If a significant hydrologic resource is present and its classification and value;
 - (2) The need for protection of the resource; and
 - (3) The appropriate design techniques or mitigation measures that should be incorporated into the development.
- (b) **WAIVER OF TECHNICAL SURVEYS.**
The requirement for a technical survey may be waived by the administrator when the landowner or developer sets aside as open space, any lands involved in the development permit request which have been identified on the potential wetland, stream environment and regionally significant hydrologic resources map.

(c) REQUIREMENTS FOR TECHNICAL SURVEYS.

- (1) Technical surveys should be based on field methods described in the Federal Delineation Manual. On the basis of the technical survey, lands which do not meet the definition of federally significant hydrologic resources, or regionally significant hydrologic resources found in the administrative manual shall be removed from the map as areas of concern.
- (2) Lands which only meet the definition of potential mitigation sites shall be so noted on the map, and shall not trigger additional surveys or protection at the time of development unless voluntarily protected through the use of incentives, or other desires of the property owner, actively targeted for off-site mitigation efforts or acquisition by a public or non-profit organization.

Section 18.12.1808 Mitigation Required

(a) MITIGATION PLAN REQUIRED.

Negative impacts to wetlands, stream improvements, playas, spring fed riparian and non-404 wetlands shall be mitigated. A detailed mitigation plan in compliance with the administrative manual shall be submitted when a federally or regionally significant hydrologic resource is proposed or expected to be destroyed or substantially altered by development.

(b) APPROVAL OF PLAN.

The mitigation plan, including an erosion control and landscape plan, shall be approved by the administrator prior to final action on the primary development permit. Once approved, the mitigation plan shall be considered a condition of approval and subject to enforcement.

(Ord. No. 5189, § 1, 9-26-00)

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Appendix G
RMC 18.08.404(d)
Standards for Protection of Significant Hydrologic Resources

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(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

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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 18.08.404(d) 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 7.5 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.

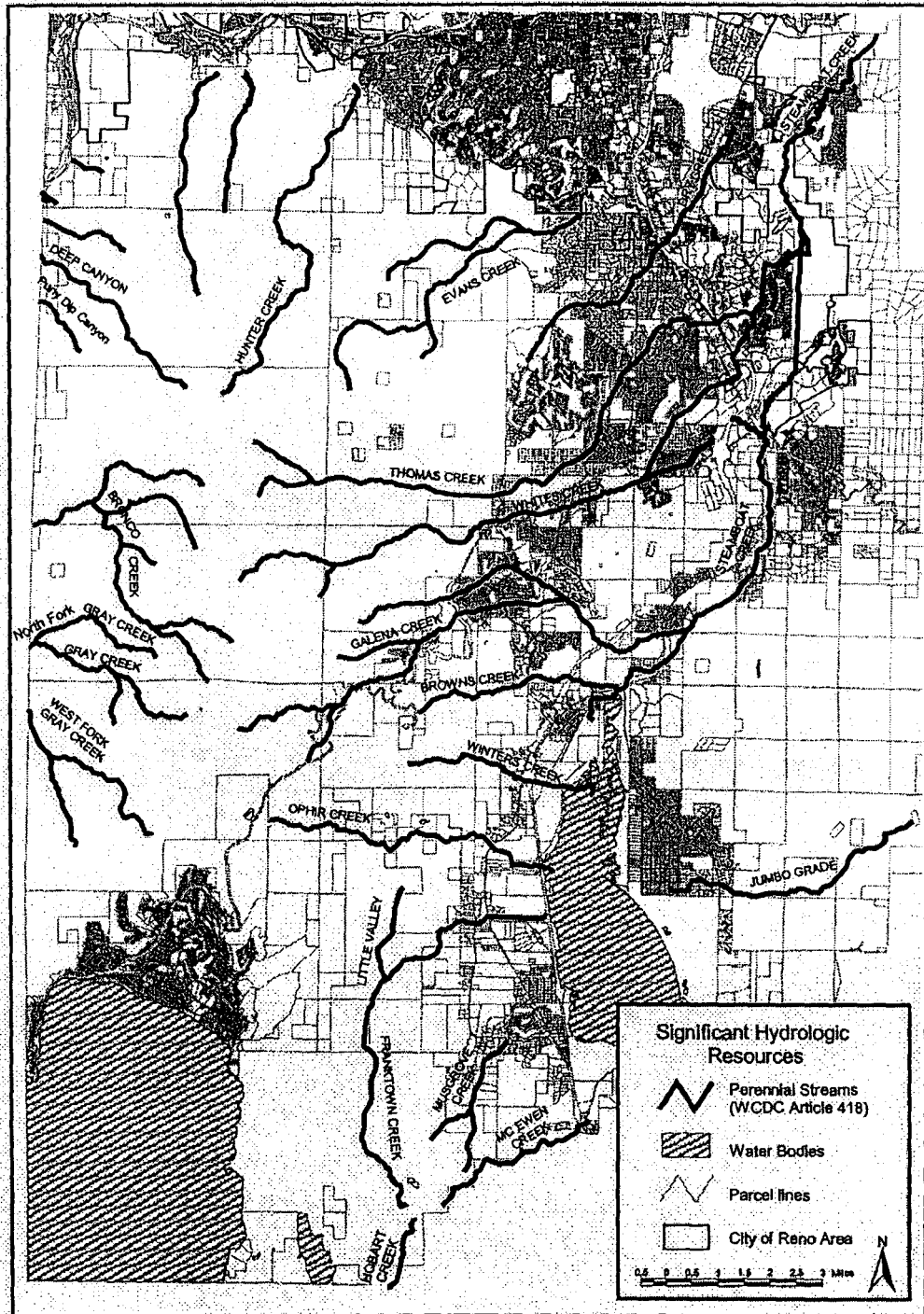
b. *Relationship to other restrictions.*

The requirements established in this Section 18.08.404(d) 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.

c. *Application of this subsection to the Truckee River.*

The provisions of this Section 18.08.404(d) do not apply for development along the Truckee River from the California/Nevada state line to the terminus in Pyramid Lake.

FIGURE 18.08-20: SIGNIFICANT HYDROLOGIC RESOURCES



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d. 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 18.08.404(d):

- 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 7.5 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.

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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 18.08.404(d). 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,

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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 18.08.404(d) 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:

- i.* Aggregate facilities--permanent.
- ii.* Aggregate facilities--temporary.
- iii.* Energy production.
- iv.* General industrial--heavy.
- v.* Inoperable vehicle storage.
- vi.* Mining operations.
- vii.* Salvage yards.
- viii.* Wholesaling, storage and distribution--heavy.

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 Reno Municipal Code.
- 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 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. 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 18.08.404(d) 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.**

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 sensitive stream zone buffer area, the following uses shall not be established in the sensitive steam zone buffer area:

 1. Aggregate facilities--permanent.
 2. Aggregate facilities--temporary.
 3. Energy production.
 4. General industrial--heavy.
 5. Inoperable vehicle storage.
 6. Mining operations.
 7. Salvage yards.
 8. Wholesaling, storage and distribution--heavy.
- (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.**

New residential subdivision requests with a protected perennial stream on the property are encouraged to submit in accordance with the provisions of Section 18.08.202(a)(1) (Cluster Development).
- (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).

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(e) Amendments within Cooperative Planning Areas.

b. Special exceptions.

The planning commission shall hear and decide requests for special exceptions from the requirements of this Section 18.08.404(d). 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 18.08.404(d) 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 Section 18.08.404(d).

Appendix H
RMC 18.12.1901 – 1907
Drainageway Protection Standards

ARTICLE XIX: DRAINAGEWAY PROTECTION STANDARDS

Section 18.12.1901 Findings

The city finds that the protection of drainageways in the City of Reno is important to the public health, safety, and welfare and that their protection under this article implements the city's mandated policies to preserve major drainageways as open and recreational space, and to save and improve these public resource areas for future generations.

Section 18.12.1902 Purpose

The specific purposes of this article are to establish standards for the review of development proposals within major drainageways to:

- (a) Ensure the safety of people and property by providing for drainage of storm waters;
- (b) Maintain, preserve, or enhance the quality of the water in both the Truckee River and Stead basins;
- (c) Maintain or improve wildlife habitats, native vegetation, and natural terrain;
- (d) Reduce the need for the expenditure of public funds to remedy or avoid flood hazards, erosion, or other situations caused by inappropriate alterations of natural watercourses;
- (e) Provide open space land, especially in environmentally sensitive areas, with development where high densities require new approaches and attention to open space needs;
- (f) Improve or enhance wildlife corridors in urban areas to maintain the quality of life and the ecological balance of the community; and
- (g) Assure that drainageways are used for public access and recreational facilities, where determined appropriate.

Section 18.12.1903 Applicability/Delineation

The drainageway protection standards in this Article XIX shall apply to all new development that is located within a major drainageway. For purposes of this article, a "major drainageway" is a drainageway that drains a land area of 100 acres or more. Some of these are shown on the Major Drainageways Plan Map. Other major drainageways may exist that are not shown on this map (i.e. in recently annexed areas). Within "major drainageways" there are three types of drainageways:

- (a) "Natural" - drainageways which have not been or should not be altered by man or which have significant vegetation or which by their nature provide for filtration or impoundment of storm waters.
- (b) "Disturbed" - drainageways which have been or will be significantly graded, filled or otherwise altered by man.
- (c) "Landscaped" - drainageways which have been or will be improved with landscaping and may include turf or non-native plant species. These drainageways are generally part of a park or planned unit development and are designed to address aesthetics, and should also include water quality, stormwater management and recreation functions where appropriate.

Section 18.12.1904 Generally Applicable Protection Standards

- (a) Unless otherwise specified though the approval of a special use permit in accordance with section 18.06.405, all drainageways shall be the width of the 100-year floodplain with a minimum 15-foot wide area on each side.
- (b) Maintenance of the drainageways shall be performed by the property owner including but not limited to, removal of trash, clearing of sediments and debris, and clearing of weeds.

- (c) Soils, grading spoils, rubbish, abandoned autos and auto bodies, etc., which impair the usefulness or capacity of the drainageway as a water storage and transport area, shall not be introduced into the drainageway. In cases of severe destruction (cannot be remedied by general maintenance) of the drainageway's vegetation and capacity as a water storage and transport area, the property owner or the person determined to have disrupted the channel will be required to rehabilitate the drainageway back into a stable condition comparable to pre-disturbance capacity.
- (d) There shall be no net loss of wetlands, stream environments, playas, stream fed riparian and non-404 wetlands in terms of both acreage and value. See Article XVIII above for applicable wetland and stream environment protection standards.
- (e) Drainageways will not be piped and/or filled in unless there are no alternatives (i.e. re-route or bridge).
- (f) Engineered improvements to the drainageway shall emphasize reducing erosion, improving water quality, and controlling velocities.

Section 18.12.1905 Additional Standards for Natural Drainageways

- (a) All natural drainage courses within project sites that are shown on the major drainageway plan or the wetland and stream environment policy must be preserved as open space.
- (b) All natural drainageways shall remain undisturbed except for enhancements to existing vegetation.
- (c) No grading shall occur within a natural drainageway except for that which is required for the construction of bicycle/pedestrian paths or necessary roadway or utility crossings.
- (d) Whenever development comes in contact with a natural drainageway, the drainageway shall be marked and restricted as a non-construction area during construction (i.e. no stock piling of materials, no parking of equipment, no dumping of refuse, soils, or rocks, and no construction roads). Sediment fencing or other suitable treatment shall be employed to protect the channel from sediment loaded runoff into the drainageway.
- (e) The fencing of properties adjacent to the natural drainageway shall be no more than 6 feet in height and shall be black, green, or brown chain link, wooden split-rail, ornamental iron or an acceptable alternative. Such alterative treatment shall be described in detail at the time the project is presented to the planning staff. Slats will not be allowed in the chain link fence; however vegetative screening is permissible. Solid wooden fences are strongly discouraged adjacent to drainageways. Any development adjacent to a drainageway shall submit a detailed fencing plan for approval by the administrator or decision-making body.
- (f) Native and drought-tolerant or riparian vegetation, whichever is deemed most appropriate, shall be used in the natural drainageway.
- (g) If channelization of a natural drainage course is deemed necessary by the city, natural materials must be utilized.

Section 18.12.1906 Reserved

Section 18.12.1907 Additional Standards for Disturbed Drainageways

- (a) Native and drought-tolerant or riparian vegetation, whichever is deemed most appropriate, shall be used in the disturbed drainageway.
- (b) In the event that a drainageway is disturbed during development activity, (e.g. stripping of natural vegetation), the developer will be required to:
 - (1) Perform analysis of soils including pH texture, depth, type, and compaction;
 - (2) Identify the direction of exposure (i.e. southern) of all surfaces and slopes of the drainageway;
 - (3) Prepare discussion of the characteristic behavior of water and moisture in the drainageway;
 - (4) Except for drainageways designated to be "landscaped", prepare listing of diversified plant communities, with an emphasis on shrubs and forbs and consideration of wildlife needs, proposed for planting in the drainageway and the methods for irrigation;
 - (5) Submit above with any other information explaining process by which the drainageway will be enhanced or the natural condition reestablished for review and approval by planning staff;
 - (6) If the rehabilitation or modification is deemed acceptable, the owner/developer shall deposit a bond or letter of credit in the amount determined by the city to assure that plantings within the natural drainageway will be permanently established. The security shall remain in effect until the city determines that plantings have been permanently established, or for a period of not more than four years; and
 - (7) In the event the city determines that rehabilitation and plantings have not been permanently established within the four-year period following construction, the city will determine the cost to replace and permanently establish such plantings. Such costs shall be deducted from the security and retained by the city for rehabilitating the drainageway. Any remaining security will be returned to the owner/developer.

(Ord. No. 5189, § 1, 9-26-00)

Appendix I
RMC 18.12.1601 – 1614
Hillside Development

ARTICLE XVI: HILLSIDE DEVELOPMENT

Section 18.12.1601 Purpose

The purpose of regulations regarding hillside development is to:

- (a) Acknowledge that as slope increases so does the potential for environmental degradation including slope failure, increased erosion, sedimentation, and stormwater run-off.
- (b) Preserve and enhance the beauty of the landscape by encouraging retention of natural topographic features, including but not limited to prominent ridgelines, major drainageways, and significant rock outcrops.
- (c) Encourage innovative grading practices which are more appropriate in hillsides, and hide from public view unsightly scarring.
- (d) Take into account that hillside development sites have unique topographic, landscape, and geotechnical settings and thus require site-specific design solutions.
- (e) Promote the preservation of significant topographic features by retaining portions of development sites as undisturbed open space.

Section 18.12.1602 Applicability and Exemptions

- (a) Hillside development regulations apply to developments that have an average slope, as calculated below, equal to or greater than 10 percent or slopes that exceed 15 percent on 25 percent or more of the site.
- (b) Hillside developments shall be subject to the approval of a special use permit according to Section 18.06.405 of this title.
- (c) Development of one single-family house and permitted accessory structures, activities typically associated with and accessory to legally established uses, and trails shall be exempt from this article's regulations.
- (d) Utility box/well house, back-up generator, and pumping or booster station uses shall be exempt from the special use permit process requirement as long as structures total no more than 2,000 square feet in size on the subject parcel. Compliance with this section shall be verified during building permit review for such facilities.

Section 18.12.1603 Computation of Slope

- (a) Slope shall be computed on the existing slope of the land before any grading for the proposed development has commenced, as determined from a topographic map having a scale of not less than one inch equals 60 feet, and a contour interval of not more than two feet. Average slope of a development and slope cell sizes shall not be derived from lower resolution topographic data.
- (b) Percent slope for cells shall be computed by dividing the contour interval by the horizontal distance between contour intervals then multiplying by 100%, or by a comparable digital slope analysis.
- (c) For purposes of determining the applicability of a project to this article's standards, the average slope formula below or a comparable digital slope analysis shall be used.

$$S = \frac{(0.0023)(I)(L)}{A}$$

Where: S = Average percent slope
I = Contour interval in feet

L = Summation of length of contours in scale feet
A = Area in acres of parcel being considered

Section 18.12.1604 Required Plans

- (a) Plans for a hillside development shall depict existing contours, proposed finish contours, representative cross sections showing existing and proposed conditions, ridgelines and their proposed treatment, proposed erosion control and slope stabilization techniques, structure siting criteria, building envelopes, any height limitations, any solar orientation considerations, grading treatments necessary to provide access to building envelopes, vehicular circulation routes, and pedestrian circulation routes. Locations of all six (6) inch caliper or larger trees proposed to be maintained or removed with development shall also be noted on aerial photographs or site plans.
- (b) Additional grading plans and site improvement plans shall be superimposed over a color slope cell map that groups pre-grading slopes into categories identified in Table 18.12-19 (Hillside Density Calculation).
- (c) All projects proposing development on hills or mountains, as shown on the "visually prominent ridgeline and related landforms" map (adopted by reference and available for inspection or purchase at the administrator's office), shall provide additional application material indicating how mapped ridgelines and other visually prominent portions of the project are proposed to be treated. Application material may include photosimulations, sight-line analyses, 3-dimensional models, 3-dimensional computer generated images, or similar representations of the proposed project.
- (d) All required plans shall be wet stamped, signed and certified accurate by a civil engineer licensed in the State of Nevada.

Section 18.12.1605 Calculation of Density

To retain the natural features of hillsides, the maximum number of dwelling units shall be reduced as slope increases in accordance with Table 18.12-19 (Hillside Density Calculation), and the following standards:

- (a) Each property to be developed shall be divided into cells of similar slope, utilizing the slope ranges listed in Table 18.12-19.
- (b) The 100-year floodplain of major drainageways plus a 15 foot wide buffer on both sides shall be excluded from density calculations and shall not be allocated any development for purposes of hillside density calculations. (See Article XIX (Drainageway Protection Standards) for applicable major drainageway standards.) Notwithstanding the above, the area excluded from density calculations shall not exceed 80 feet in width along each major drainageway.
- (c) In zoning districts without residential base density standards, allowable development density shall be based on other applicable provisions of this Title 18.
- (d) The maximum number of dwelling units allowed by Table 18.12-19 may only be realized if the proposed development complies with all other applicable provisions of this article.

TABLE 18.12-19: HILLSIDE DENSITY CALCULATION (1)				
SLOPE RANGE	COLUMN A: DENSITY REDUCTION FACTOR	COLUMN B: BASE ZONING DENSITY (UNITS/ACRE) (2)(3)	COLUMN C: ACRES WITHIN SLOPE RANGE (3)	COLUMN D: DWELLING UNIT ALLOCATION (3) (4) (5) (6)
0–15%	1.0 (No Reduction)			
15.1–20%	0.6			
20.1–25%	0.2			
25.1–30%	0.1			
Greater than 30%	0 (No Density Allocation)			
				Sum of Column D Entries = Maximum Dwelling Units for the Project

Table 18.12-19 Notes:

(1) Allowable dwelling units are determined at the project level – the dwelling unit allocation for each slope range is for calculations purposes only.

(2) Base zoning density is identified in Table 18.12-1 of Section 18.12.102 for single-family residential zoning districts and in Table 18.12-2 of Section 18.12.103 for multi family residential zoning districts.

(3) Base zoning density, acres within each slope range, and the unit allocation for each slope range shall be rounded to two decimal points.

(4) For each row, columns A, B and C are multiplied to determine the number of dwelling units allocated to each slope range (column D).

(5) The sum of allowable units within each slope range represents the maximum number of dwelling units for each project.

(6) Maximum dwelling units for the project shall be rounded down to the next whole number.

Section 18.12.1606 Reserved

Section 18.12.1607 Required Open Space

(a) Open space shall be preserved in accordance with Table 18.12-20 (Required Open Space).

TABLE 18.12-20: REQUIRED OPEN SPACE IN HILLSIDE DEVELOPMENTS (1)			
SLOPE RANGE	COLUMN A: MINIMUM OPEN SPACE (%)	COLUMN B: ACRES WITHIN SLOPE RANGE (2)	COLUMN C: REQUIRED OPEN SPACE WITHIN EACH SLOPE RANGE (ACRES) (2) (3) (4)
0-15%	None		
15.1-20%	25%		
20.1-25%	50%		
25.1-30%	75%		
Greater than 30%	100%		
			Sum of Column C Entries: Open Space Required for the Project
Table 18.12-20 Notes:			
(1) Required open space determined at the project level – the open space required for each slope is for calculation purposes only.			
(2) Acres within each slope range and required open space shall be rounded to two decimal points.			
(3) For each row, columns A and B are multiplied together then divided by 100% to determine the required open space for each slope range in acres (column C).			
(4) The sum of allowable units within each slope range represents the minimum amount of open space required for the project.			

- (b) Open space required by other subsections of this article's hillside regulations shall be added to open space required by Table 18.12-20 and may be provided within any slope range.
- (c) Property that is zoned to open space in conjunction with a hillside development shall qualify towards open space required by Table 18.12-20.
- (d) Required open space areas shall be strategically located to include some of the site's environmental, recreational, or scenic areas. Environmental, recreational or scenic amenities include, but are not limited to, major drainageways, wetlands, riparian vegetation, high value groundwater recharge areas, visually prominent areas (including ridgelines on the "visually prominent ridgelines and related landforms" map), recreational amenities (including connections to off-site amenities), rock outcrops, and viewpoints.
- (e) Required open space shall be retained in a natural state without clearing, grading, or other construction-related disturbance, or shall be restored or improved with landscaping or recreational amenities.
- (f) At its sole discretion, the decision-making body may allow some or all of the required open space to be incorporated within private lot lines if the project site meets the following standards:
- (1) The site does not include a major drainageway;
 - (2) The site does not abut an existing or planned open space or public recreational area;
 - (3) Visual impacts in any sensitive viewshed area are mitigated using alternative means; and
 - (4) The alternative site layout is determined to be more compatible with nearby development.

Section 18.12.1608 Visually Prominent Ridgelines

Potential visual impacts of development containing ridgelines identified on the "visually prominent ridgelines and related landforms" map shall be mitigated with site design, structure locations, and/or architectural treatments. Techniques to mitigate visual impacts may include preserving ridgelines as open space, providing setbacks from ridgelines and other visually prominent areas, height limitations, structure colors consistent with the natural environment, architectural treatments, or similar

techniques. If mapped ridgelines are primarily developed on properties surrounding the proposed development, a similar development pattern may occur subject to design provisions of this section.

Section 18.12.1609 Development on 30 Percent and Greater Slopes

Development on natural slopes greater than 30 percent shall only be permitted in accordance with subsections (a) and (b) below.

- (a) The following developments may be allowed on 30 percent or greater slopes in accordance with other provisions of this Title 18:
 - (1) Communication facilities;
 - (2) Recreational facilities;
 - (3) Utilities;
 - (4) Agriculture;
 - (5) Forestry;
 - (6) Mining; and
 - (7) Residential development at a maximum density of one unit per 40 acres.
- (b) All other development on 30% or greater slopes shall comply with the requirements of this article, Title 18, and the following conditions:
 - (1) A 2:1 ratio of property with slopes under 30 percent shall be added to the project open space requirement for all encroachments of development into 30 percent or greater slopes; and
 - (2) Encroachments are determined to improve or not significantly impact the open space network, based on the standards in Section 18.12.1606 above.

Section 18.12.1610 Slope Treatment

- (a) Where possible, without significantly increasing the amount of cut and fill, angles at the edge of cut and fill slopes shall be rounded off in a natural manner.
- (b) Cut and fill slopes over ten (10) feet in height shall be designed with natural appearing variations in slope, aspect, and surface treatment to minimize the engineered appearance of these slopes.
- (c) Retaining walls with landscaping shall be incorporated into cut and fill slopes that require mechanical stabilization, are over ten feet in height, and are within or adjacent to areas with public access. Retaining walls shall be constructed with decorative materials such as natural rock, brick, stamped and tinted concrete, stucco-faced concrete, or similar materials.

Section 18.12.1611 Pedestrian Circulation

- (a) Sidewalks or walkways shall be provided in accordance with a total pedestrian circulation plan that addresses projected needs, including those of school children.
- (b) Safe pedestrian access shall be provided between occupied structures and recreational facilities on or adjacent to the site.
- (c) Sidewalk standards may be modified to minimize grading disturbances.
- (d) The pedestrian circulation plan shall be evaluated with respect to safety, accessibility and recreational value.

Section 18.12.1612 Reserved

Section 18.12.1613 Reduction of Street Width

On-street parking lanes may be omitted from streets when the result is a substantial decrease in cutting and/or filling. Off-street parking areas shall provide one (1) additional space for each dwelling unit that does not front an on-street parking lane. Local streets may be reduced to 20 feet in width for one-way travel, 24 feet in width for two-way travel (with no on-street parking), or 28 feet in width (with on-street parking on one side of the street).

Section 18.12.1614 Hillside Architecture

Hillside adaptive architectural features shall be strategically utilized to reduce grading disturbances in areas where standard construction methods would generate major grading disturbances and deviations from standard construction methods would not prevent effective utility and service delivery. Examples of major grading disturbances include but are not limited to cut or fill slopes that generally exceed 30 feet in height, cut or fill slopes that generally exceed 15 feet in height within or adjacent to areas with public access and fill depths that generally exceed ten feet at project edges and interfaces with major drainageways. Hillside adaptive architectural features include but are not limited to, multi-level foundations, height restrictions, view corridor provisions, construction of structures on the existing natural grade and similar techniques.

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Appendix J
RMC 18.12.301 – 305
Site and Building Design Standard

ARTICLE III: SITE AND BUILDING DESIGN STANDARDS

Section 18.12.301 Generally Applicable Site and Building Design Standards

(a) **BUILDING ARTICULATION.**

(1) **Applicability.**

All facades on buildings constructed in a multi-family, office, or commercial zoning district (MF14, MF21, MF30, GO, PO, NC, AC, or CC Districts), and any façade that faces an arterial road on a building in an industrial zoning district (I, IC, or IB Districts), shall meet the building articulation standards in this section (See Figure 18.12-3).

(Ord. No. 5821, § 1, 4-07-06)

(2) **Purpose.**

The purpose of these articulation standards is to discourage large blank building facades.

(3) **Requirements.**

All facades subject to this subsection shall meet the following minimum standards for articulation, as illustrated in Figure 18.12-3.

a. **Horizontal articulation.**

No plane of a building wall shall extend for a horizontal distance greater than 2 times the height of the wall without having an off-set of 15 percent of the wall's height, and that new wall plane shall extend for a distance equal to at least 25 percent of the maximum length of the first plane. In an industrial district, the wall may not extend greater than 3 times the height without having the off-set.

b. **Vertical articulation.**

No wall shall extend for a horizontal distance greater than 2 times the height of the wall without changing height by a minimum of 15 percent of the wall's height. In an industrial district, the wall may not extend for a distance greater than 3 times the height of the wall without changing height by a minimum of 15 percent of the wall's height.

c. **Exposed columns.**

Exposed structural support columns shall be constructed of, or clad in, the same material as the principal structure, unless the change in materials adds to the visual interest.

(b) **PARKING GARAGE FACADES.**

The facades of parking garages shall be compatible with the architecture of buildings within the area in which the garage is located. See Figure 18.12-4.

(c) **SHADING OF PARKS AND RESIDENCES.**

(1) **Residential shading.**

Structures, which exceed 35 feet in height, shall not cast a shadow on residentially zoned property between the hours of 10:00 a.m. and 2:00 p.m. on December 21.

(2) **Public parks and plaza shading.**

No structure may cast a shadow on public parks or plazas between the hours of 10:00 a.m. and 2:00 p.m. on December 21.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 5, 5-22-01; Ord. 5821, § 1, 4-07-06)

FIGURE 18.12-3: BUILDING ARTICULATION

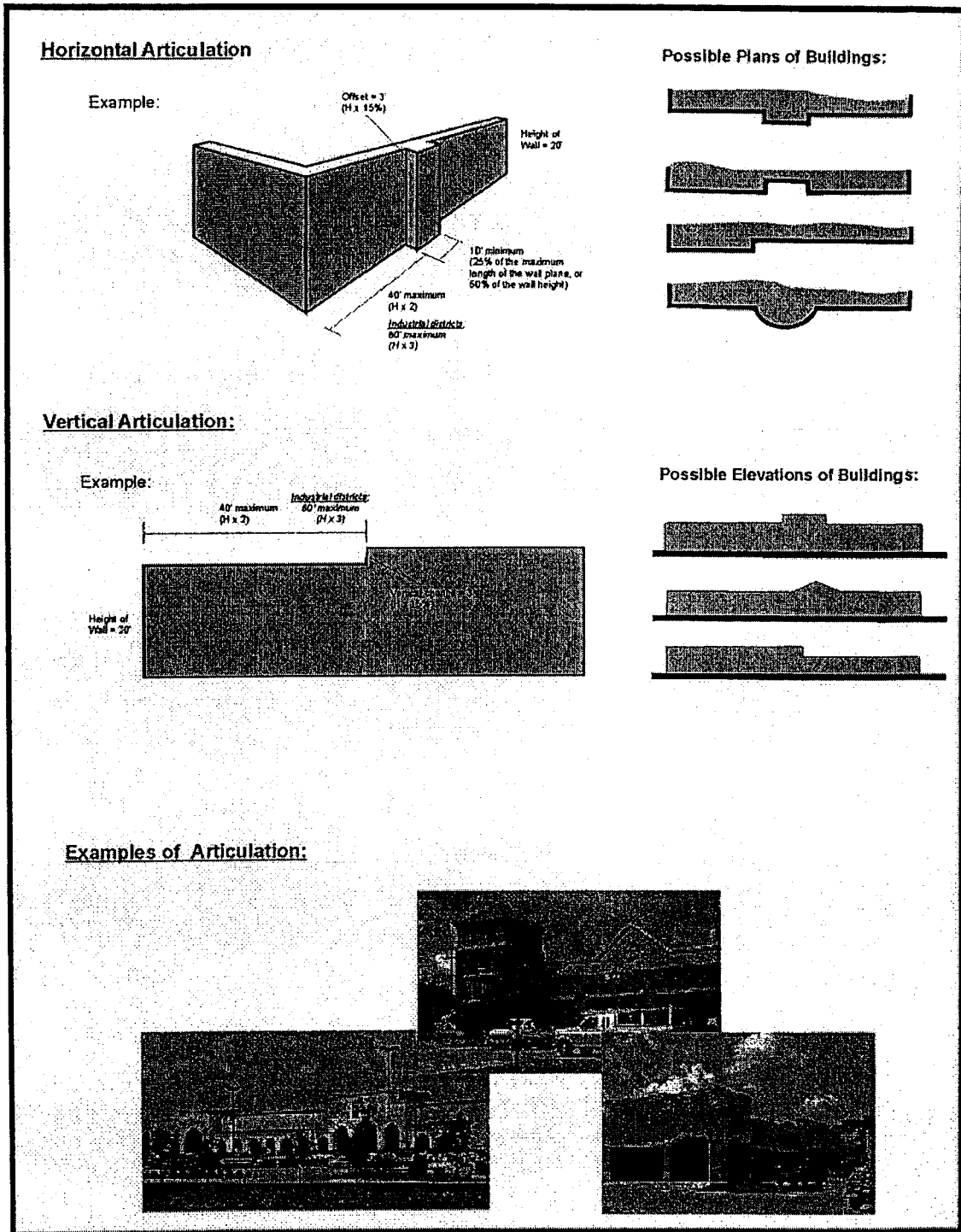
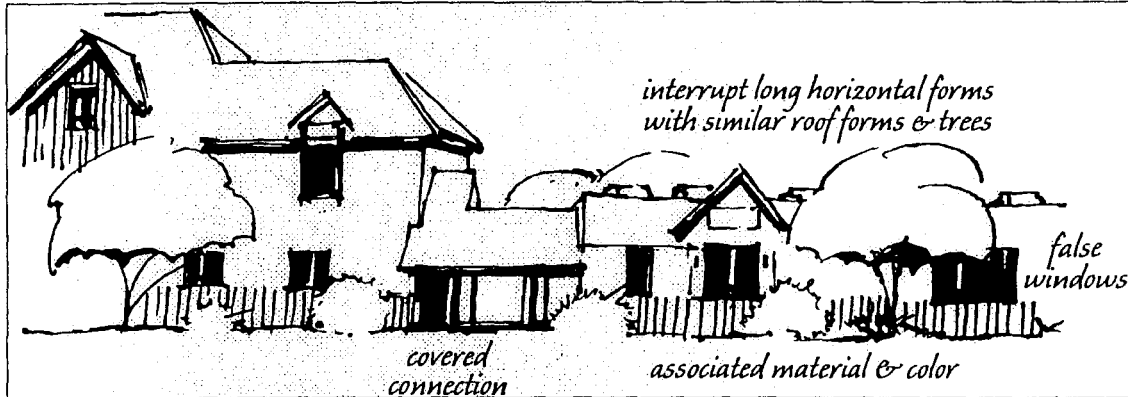


FIGURE 18.12-4: PARKING FACADES



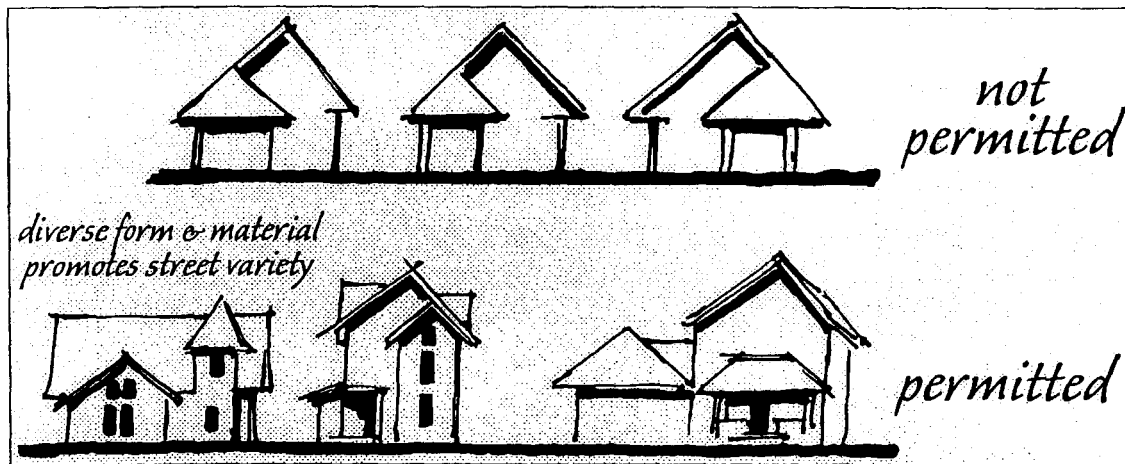
Section 18.12.302 Residential Site and Building Design Standards

(a) **REPETITION OF RESIDENTIAL FACADES.**

A detached single-family dwelling that has the same appearance or a mirrored reverse appearance as another detached single-family dwelling facing the same street may not be constructed adjacent to or across the street from that single-family dwelling. A different appearance for purposes of this section involves a different roof line and/or footprint. See Figure 18.12-5.

(Ord. No. 5408, § 1, 12-10-02)

FIGURE 18.12-5: REPETITION OF RESIDENTIAL FACADES



(b) GENERAL RESIDENTIAL DESIGN STANDARDS APPLICABLE TO SF4, SF6, AND SF9 ZONING DISTRICTS.

(1) Applicability.

The standards in this section shall apply to the SF4, SF6 and SF9 Districts. When not in direct conflict, all other provisions of this section and other city ordinances and policies shall apply. Required lot area and width may be modified or waived with a special use permit to those shown on Table 18.12-1 (Section 18.12.102) under "small lot."

(2) Sidewalks.

A minimum four-foot sidewalk shall be provided on at least one side of the street.

(3) Parkways.

A minimum five-foot wide landscape parkway shall be provided between the curb and sidewalk.

(Ord. No. 5408, § 1, 12-10-02; Ord. No. 5528, § 1, 12-17-03)

(c) SITE DESIGN STANDARDS FOR SINGLE-FAMILY RESIDENCES IN THE MF14 ZONING DISTRICT.

(1) If maximum building coverage is greater than 40 percent of the lot, common open space equal to 20 percent of the gross project area shall be provided.

(2) A minimum five (5) foot wide landscape parkway shall be provided between the curb and sidewalk.

(3) In a residential subdivision, street trees shall be planted on the average at least one 2.5 inch caliper tree for each 30 linear feet of street frontage.

(4) A minimum four-foot sidewalk shall be provided on at least one side of the street.

(Ord. No. 5408, § 2, 12-10-02)

(d) BUILDING DESIGN STANDARDS FOR SINGLE-FAMILY DEVELOPMENT IN MULTI-FAMILY ZONING DISTRICTS.

Single-family development in multi-family zoning districts shall be subject to the single-family site and building design standards stated in this section, including without limitation the street image standards in subsection (e) below.

(e) STREET IMAGE STANDARDS FOR NEW SINGLE-FAMILY RESIDENTIAL STRUCTURES.

(1) Applicability.

This subsection's street image standards shall apply to all new single-family (detached and attached) residential structures in all zoning districts.

(2) Standard street image features.

Unless alternative street image plans are approved in accordance with subsections (3) or (4) below, new single-family residential structures on lots 70 feet or wider shall utilize a minimum of three (3) of the following techniques, and new single-family residential structures on lots narrower than 70 feet shall utilize a minimum of two (2) of the following techniques to reduce the prominence of garages, promote pedestrian activity, and create visual diversity in single-family neighborhoods:

a. House forward.

Living areas shall extend a minimum of three (3) feet in front of the garage face. See Figure 18.12-9.

b. Front porches.

A 60 square foot or larger covered front porch shall be provided and shall extend a minimum of three feet in front of the living area. See Figure 18.12-6.

- c. **Courtyards.**
 A 60 square foot or larger front yard courtyard with a hard finished floor surface (concrete, wood, brick, pavers, etc.) and walls not exceeding three feet in height shall be provided and shall extend a minimum of three feet in front of the garage face.

- d. **Varied front setbacks.**
 Front setbacks of adjacent homes on the same side of the street shall vary by a minimum of three feet. See Figure 18.12-7.

- e. **Garage orientation.**
 Garage doors shall not face the street (i.e., provide side loaded garages) and front elevations of garages shall be architecturally consistent with the living area front elevation.

- f. **Reduced garage width.**
 Garages shall not exceed 40 percent of the front elevation.

- g. **Hillside adaptive architecture.**
 Within hillside developments and on properties with an average slope exceeding ten percent, homes shall be built on existing grade. This option may be used if the development requires minor grading for driveways, rear yards and other features but may not be used in projects that mass grade sites to provide flat foundations and yards. See Figure 18.12-8.

FIGURE 18.12-6 : FRONT PORCHES AND COURTYARDS

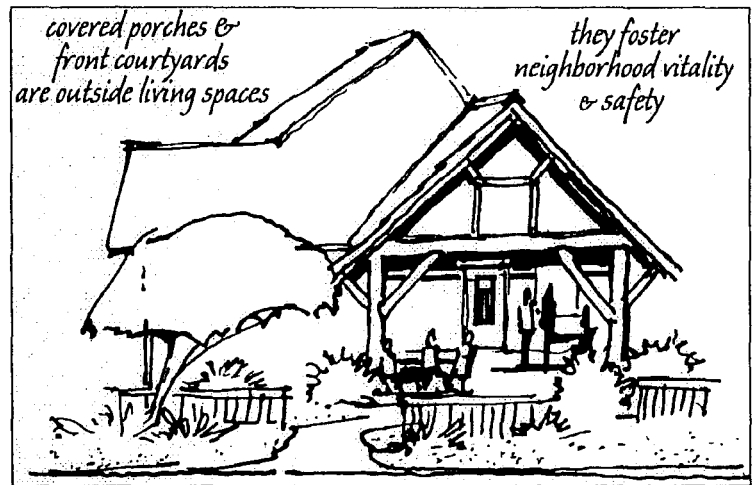


FIGURE 18.12-7: VARIED FRONT SETBACK

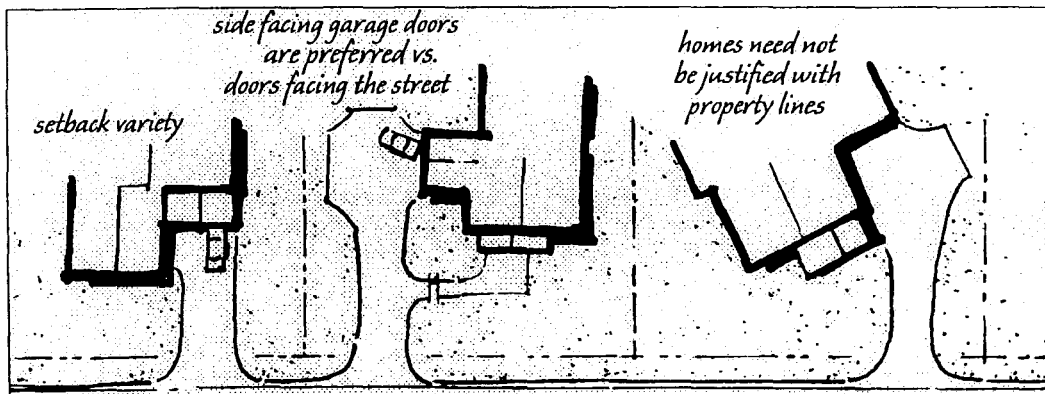
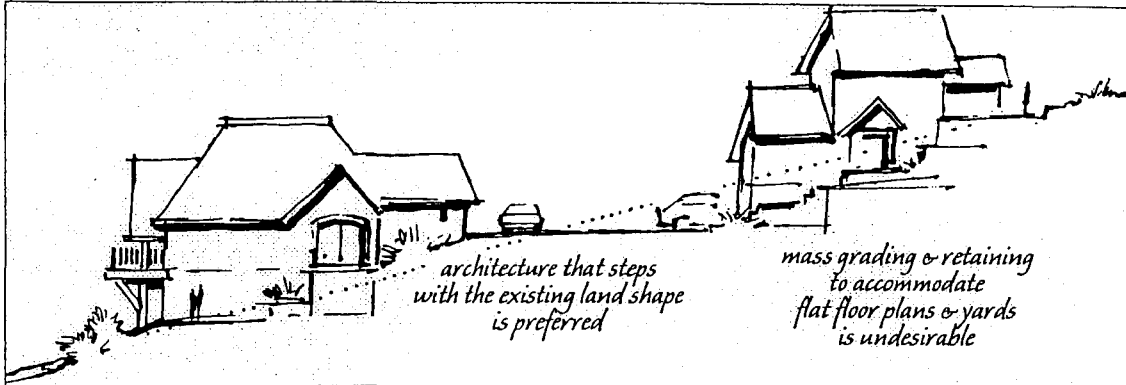


FIGURE 18.12-8: HILLSIDE ADAPTIVE ARCHITECTURE



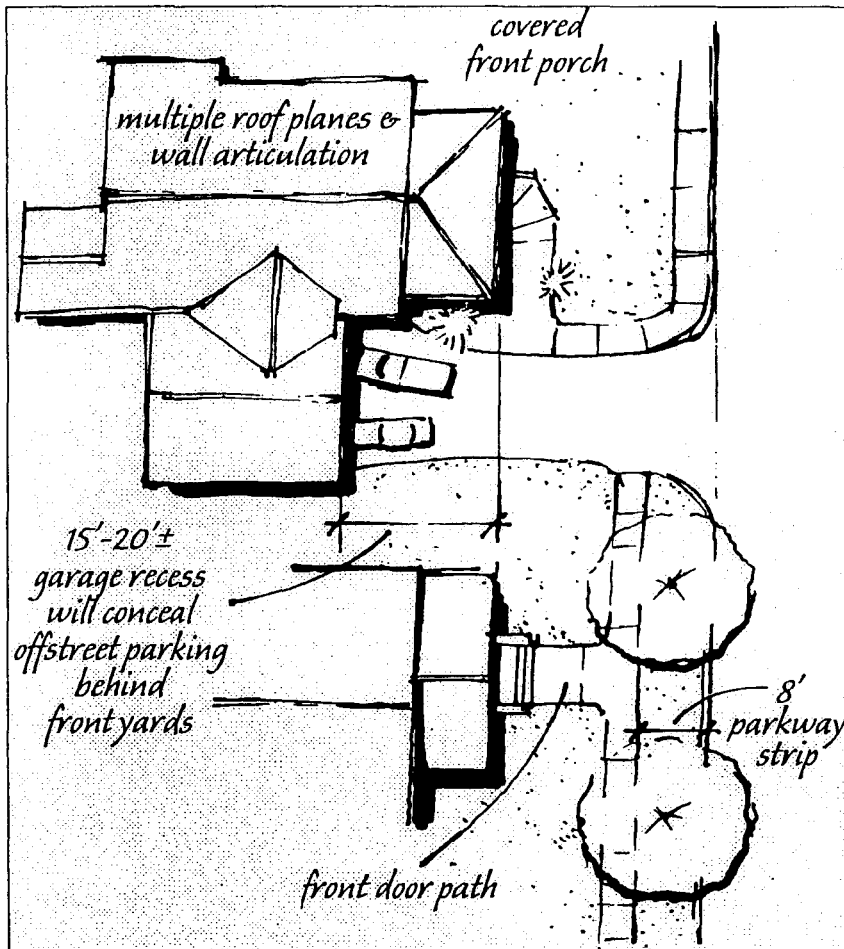
- h. Enhanced landscaping.**
On lots narrower than 70 feet, a minimum of one additional code size tree shall be provided in the front yard. On lots 70 feet or wider, a minimum of two additional code size tree shall be provided in the front yard. Where code provides tree size options, the larger option shall be required. In addition, the entire front yard area shall be landscaped and irrigated. A maximum of ten percent of the front yard landscaping may consist of empty shrub beds with landscape fabric and irrigation to provide homebuyers with landscaping options. Bare dirt shall be prohibited in front yards.
 - i. Wide parkway strips.**
Parkway strips between the street and sidewalk shall be increased to a minimum of eight feet in width.
 - j. Front door path.**
A three (3) foot or wider path that is physically separated from the driveway shall be provided from the sidewalk to the front door.
 - k. Structure articulation.**
A minimum of four (4) separate roof planes shall be incorporated within the front elevation and the front elevation shall contain a minimum of two wall planes that are offset by a minimum of three feet.
 - l. Architectural modification.**
Custom designed homes shall be utilized or a minimum of eight model homes shall be available to customers. Minor facade, material and roof style modifications shall not qualify as separate models.
- (3) Neotraditional design.**
If vehicular access is provided exclusively from rear yard alleys, street image requirements shall be satisfied. To promote neotraditional development and compensate for the otherwise developable land that is used for alleys, minimum lot sizes and dimensions may be reduced by 20 percent, maximum lot coverage may be increased to 50 percent, and garage setbacks from alleys may be reduced to zero feet if access is provided from exclusively from alleys.

(4) *Custom street image plans.*

Custom street image plans may be approved by special use permit. In order to approve a special use permit for custom street image plans, the planning commission shall make the standard special use permit findings and an additional finding that the proposed street image plan meets the intent of reducing the prominence of garages, promoting pedestrian activity and creating visual diversity in single-family neighborhoods.

(Ord. No. 5528, § 1, 12-17-03)

FIGURE 18.12-9: STREET IMAGE STANDARDS FOR SINGLE FAMILY NEW RESIDENTIAL STRUCTURES



Section 18.12.303 Residential Infill Development Standards

(a) **APPLICABILITY.**

The provisions of this section apply to residential site development or redevelopment where the original subdivision is over 30 years old, and where a majority of property within 600 feet has been developed.

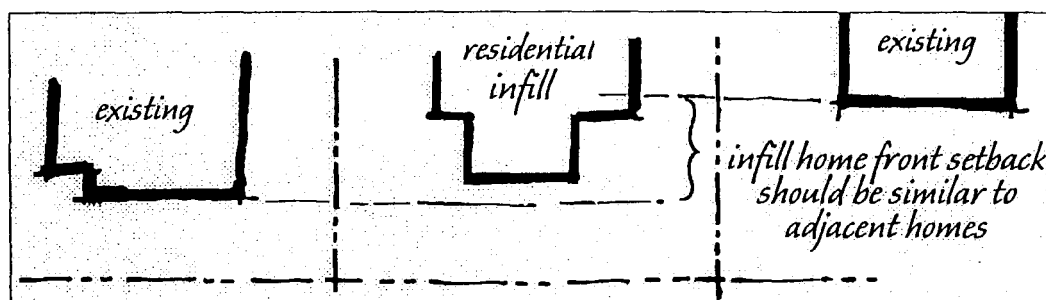
(b) **PURPOSE.**

It is the general intent to have new structures placed on the site so as to recreate and/or maintain the typical setback pattern and architecture established in the neighborhood.

(c) **FRONT YARD SETBACKS.**

The front yard setback of any principal structure for new construction should be equal to that front yard setback of the existing structures on either side of the proposed building site. If the principal structures on each of the abutting sites have two different front yard setbacks, then the new principal structure shall be preferably set back at the same setback as the abutting principal structure that is closest to the street; and the maximum setback for the new principal structure shall not exceed the setback of the largest setback of the abutting existing structure. See Figure 18.12-10.

FIGURE 18.12-10: INFILL FRONT SETBACK



(d) **COMPATIBILITY FINDINGS.**

In reviewing a building permit, the following findings must be made:

- (1) The proposed development fits within the established pattern of building height and setback for the area.
- (2) At least one of the following:
 - a. The building and roof style conform to the established style in the area; or
 - b. There is no particular established building and roof style in the area; or
 - c. The proposed development represents a creative opportunity to improve or contribute to the quality of the neighborhood.
- (3) The proposed development incorporates design features, architectural details, materials and building massing common to the area.

(e) **ALLOWED MODIFICATIONS.**

Variations shall not be required for modification of setbacks or accessory building placement or size if necessary to achieve compliance with this section.

(Ord. No. 5189, § 1, 9-26-00)

Section 18.12.304 Residential Adjacency Standards

(a) **APPLICABILITY AND EXEMPTIONS.**

- (1) This Section 18.12.304 applies to all development in nonresidential, mixed use, and multi-family Zoning Districts that abuts single-family zoned property (including property in the SF4, SF6, SF9, SF15, LLR.5, LLR1, LLR2.5, GFSF, UT5, UT10, and UT40 Zoning Districts), or are separated from the single-family zoned property by only a right-of-way or easement.

(Ord. No. 5821, § 1, 4-07-06)

(b) **BUILDING FACADES.**

Developments adjacent to single-family zoned property shall be constructed such that the facade design, including roof lines and roof treatments, is consistent on all sides of the building.

(c) **SIGNAGE ADJACENT TO RESIDENTIAL.**

- (1) No advertising signage shall be permitted on the rear of any building when the rear of the building is adjacent to single-family zoned property.
- (2) Internally illuminated wall signs are prohibited on the rear and sides of a building if the property abuts and the signs are visible from residentially zoned properties.

(Ord. No. 5189, § 1, 9-26-00)

(d) **BUILDING SETBACKS.**

(1) **Residential slope.**

All buildings subject to this section's residential adjacency standards shall be setback from rear or side yard property lines adjoining single-family zoned properties according to the following formula:

a. **Sites of two acres or less.**

The minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins single-family zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the side or rear setback line. See Figure 18.12-11.

b. **Sites over two acres.**

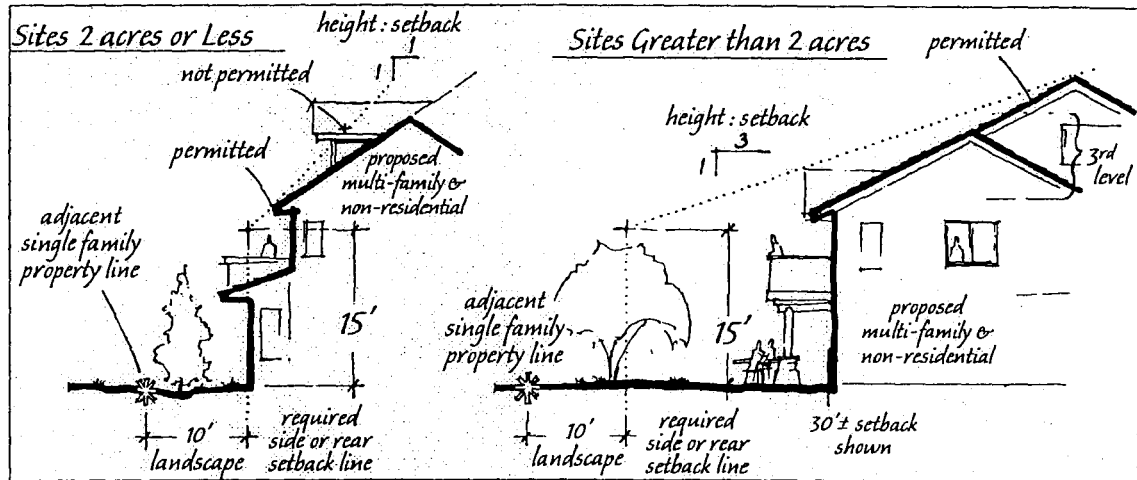
The minimum side and/or rear yard setbacks shall be determined by utilizing a 1:3 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins single-family zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the side or rear setback line. See Figure 18.12-11.

- c. Notwithstanding the above, a building up to 15 feet in height may be constructed to the setback line established in (d)(2) below.

(2) **Building setback.**

In addition to the required building setback line, no building setback shall be less than the building setback for the property zoned single-family where they share common boundaries, or where they are separated by an alley or utility easement.

FIGURE 18.12-11: SETBACKS ADJACENT TO RESIDENTIAL PROPERTY



(e) **SPILLOVER LIGHTING.**

(1) **Lighting standard.**

Lighting from a nonresidential property shall not create greater than 0.50 foot candle of spillover light at a single-family zoned residential property line.

(2) **Redirecting/screening of light sources.**

All sources of light, including security lighting, illuminated signs, vehicular headlights and other sources, shall be directed away from single-family zoned residential property or screened so that the light level stated in (e)(1) above is not exceeded.

(3) **Lighting near residential areas.**

Light fixtures and standards in or within 100 feet of any single-family residential zoning district shall not exceed 20 feet in height. The administrator may permit additional height provided such lights are a sharp cut-off lighting system.

(f) **EXCLUSIONS FOR HIGHER AMBIENT NOISE AND LIGHT LEVELS.**

Where existing ambient noise and light levels already exceed the standards as of the effective date of this section, the subject source may not increase existing levels.

(g) **NOISE AT RESIDENTIAL PROPERTY LINES.**

(1) **Measurement.**

Measurement of noise shall be made at the single-family property line with a sound level meter and octave band analyzer meeting the standards prescribed by the American Standards Association.

(2) **Permissible noise level.**

a. **Nighttime noise level.**

Noise levels shall not exceed 49 db leq or 49 db for a single event occurring on a re-occurring basis at a single-family zoned residential property line between 10:00 p.m. and 6:00 a.m.

b. **Daytime noise level.**

Noise levels shall not exceed 65 db leq or 65 db for a single event on a reoccurring basis at a single-family zoned residential property line.

c. Noise associated with temporary construction activity is exempt from the standards from 6:00 a.m. to 7:00 p.m.

d. Airport airplane operations are exempt from these standards.

(h) **TRAFFIC.**

Site plans shall be reviewed to avoid access locations that would encourage cut-through traffic through adjacent single-family zoned residential neighborhoods.

(i) **USE OF ALLEYS.**

Commercial truck and automobile traffic shall be prohibited on alleys that are shared with single-family zoned residential properties between the hours of 9:00 p.m. and 6:00 a.m. This includes, but is not limited to, deliveries, and commercial parking lot access. Garbage collection may occur during these hours.

(j) **LANDSCAPING AND SCREENING.**

Landscaping and Screening shall conform to Article XII (Landscape and Screening Standards).

(Ord. No. 5189, § 1, 9-26-00)

Section 18.12.305 Nonresidential and Mixed Use Site and Building Design Standards

(a) **NONRESIDENTIAL SITE DESIGN STANDARDS.**

(1) **Play structures.**

Exterior play structures associated with commercial activities in all nonresidential and mixed use zoning districts shall not be placed between the primary building and any adjacent road right-of-way. Child care centers/ facilities shall be exempt from this standard.

(2) **Industrial sites.**

The following standards shall apply to all new development in the I, IB and IC Zoning Districts:

a. **All activities on-site.**

Buildings and structures shall be designed and placed upon the property so that the loading and unloading of materials or supplies shall be entirely within the property lines of the lot.

b. **Loading and service areas.**

Loading docks, truck loading, storage, and refuse areas, platforms, and other such areas shall be located on the side(s) or rear of buildings where possible. Site design considerations should include the location of refuse disposal facilities so that they will be adequately screened from public view. Such facilities should be located to minimize noise and odor impacts on residential properties. Where docks and other service areas face the street, they should be obscured from view with landscape planting, walls, fences, grade changes, or a combination of these techniques. See Sections 18.12.1207 and 18.12.1208 for applicable service area screening requirements.

c. **Use of public streets.**

The use of the public street for parking and staging of trucks awaiting loading shall be prohibited. The site must accommodate all maneuvers necessary by trucks (no backing from street).

d. **Integration of utilities.**

Pad-mounted transformers and other utility services shall be integrated into the site plan wherever possible. The necessity for utility connections, meter boxes, or other such facilities, should be recognized and integrated within the architectural design of the buildings.

e. **Integration of architecture, signage and lighting.**

Buildings shall be considered as an integrated whole, including signage, addressing, and lighting. Exterior interest shall be provided on all street frontage elevations by

breaking the architectural plane or by using material textures, colors, shadow elements, or landscaping. The exterior treatment of the building shall integrate the use of these elements on every side of the building, which is visible from a street. See Section 18.12.301 for applicable building articulation standards in the industrial zoning districts.

f. Review by administrator.

The design standards above are subject to review and modification by the administrator for restrictions imposed upon a site due to physical constraints, or for conditions where existing facilities are being expanded and enforcement of these criteria would impose a hardship upon the applicant.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 7, 5-22-01; Ord. No. 5473, § 1, 7-16-03)

(b) NONRESIDENTIAL BUILDING DESIGN STANDARDS.

(1) Pad sites.

Structures constructed on pad sites within a shopping center development shall be architecturally compatible with the main structures within the shopping center.

(2) Architectural character in the PO and NC Districts.

In established areas, new construction shall be consistent in scale and architecturally compatible with other principal structures in the area.

(3) Blank walls in the MU Districts.

To avoid a monotonous pedestrian environment, blank walls at pedestrian level are prohibited. At least 50 percent of the width of a new or reconstructed first story building wall facing a street shall be devoted to pedestrian entrances, display window or windows affording views into retail, office, restaurant, or lobby space.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 7, 5-22-01; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5821, § 1, 4-07-06)

(c) MIXED USE DISTRICT SITE AND BUILDING DESIGN STANDARDS.

See Chapter 18.08, Section 18.08.302(a), for site and building design standards and other district-specific development standards applicable in the Mixed Use (MU) Zoning District.

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Appendix K

RMC 18.12.401 – 404

Limits on Grading, Erosion Prevention and Sedimentation Control

ARTICLE IV: LIMITS ON GRADING, EROSION PREVENTION, AND SEDIMENTATION CONTROL

Section 18.12.401 General—Compliance with City Standards

In addition to the grading, erosion prevention and sedimentation control provisions in this Article IV, all land disturbing activity, including without limitation grading or tree/vegetation clearance, shall comply with all applicable city standards, including without limitation, the Public Works Design Manual.

Section 18.12.402 Limits on Grading (Cut and Fill)

(a) **AUTHORITY.**

NRS 278.250 and Chapter 445A of NRS authorize the adoption of grading regulations.

(Ord. No. 5502, § 1, 9-24-03)

(b) **PURPOSE.**

The purpose of this section is to:

- (1) Minimize environmental damage associated with grading;
- (2) Encourage balancing the site and reduce importing and exporting soil;
- (3) Limit visual scarring; and
- (4) Limit unnecessary site disturbance.

(Ord. No. 5502, § 1, 9-24-03)

(c) **GRADING PERMIT REQUIRED.**

No person shall excavate, fill or otherwise alter the existing grade of any property without first obtaining a grading permit according to the procedures and criteria stated in Section 18.06.801.

(d) **SPECIAL USE PERMIT REQUIRED.**

An applicant shall obtain a special use permit:

- (1) In conjunction with obtaining any grading permit which includes cuts over twenty (20) feet or fills over ten (10) feet; and
- (2) When engaged in any grading on a hillside meeting the criteria in 18.12.1602, within a major drainage way meeting the criteria in 18.12.1903, or within the Open Space Zoning District, except for paths, public recreational amenities, or environmental restoration.

(Ord. No. 5502, § 1, 9-24-03)

(e) **GENERAL GRADING (CUT AND FILL) STANDARDS.**

(1) **Preservation of stable steep slopes.**

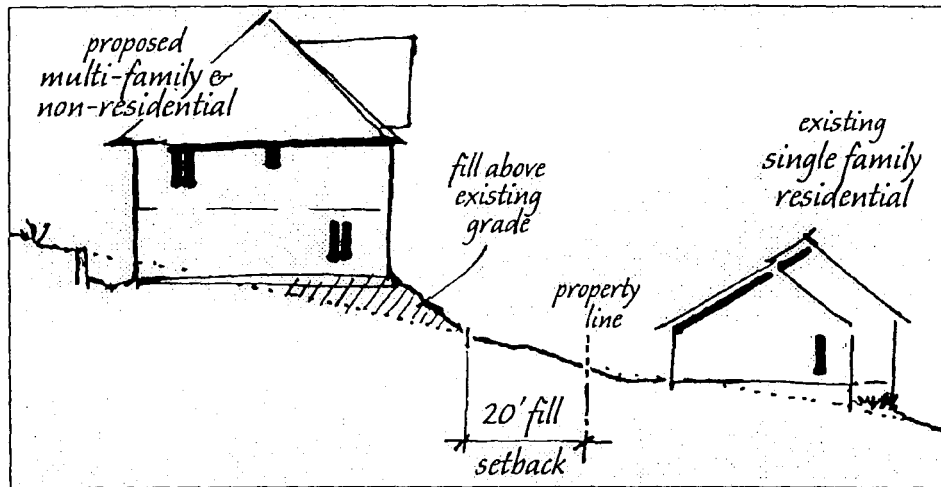
On all projects that include slopes steeper than three to one, existing stable slopes shall be preserved unless the city determines during subdivision or development review that cut and fill slopes are justified and necessary in the overall design of an otherwise acceptable development.

(2) **Fill slopes.**

Except for the development of single-family homes, grading for properties adjacent to existing single-family residences shall not include fill slopes which exceed the pad grades of the adjoining single-family residences within 20 feet of the property line of the single-family residence. See Figure 18.12-12.

(Ord. No. 5502, § 1, 9-24-03)

FIGURE 18.12-12: FILL SLOPES



(3) Re-vegetation required after final grading.

- a. Temporary stabilization shall be applied in accordance with the Truckee Meadows Construction Site Best Management Practices Handbook and in accordance with the State's General Permit.
- b. Re-vegetation shall commence the following late fall with bonding and temporary irrigation (if necessary) provided to ensure proper re-establishment of disturbed areas.
- c. All slopes disturbed by grading, including on site/in-lot slopes that are not necessary for construction staging, shall be reseeded with native shrubs, grasses, etc., consistent with existing on site native vegetation upon completion of final grading. These areas shall be bonded to ensure proper re-establishment of the vegetation, with temporary irrigation if deemed necessary, based on seed mix, and time of year.
- d. The re-vegetation plan shall include plans to stockpile existing topsoil and vegetative strippings and reapply the material to all disturbed areas that are not formally landscaped.
- e. Re-vegetation shall be a uniform perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the unpaved areas and areas not covered by permanent structures.
- f. Rocks used for rip-rap and retaining walls shall be of a color consistent with the site, or landscaping shall be installed sufficient to provide 20 percent coverage in three years.
- g. Establishment of coverage will be judged at the end of the second or third year of installation by community development staff in the form of an administrative decision, subject to appeal.
- h. The administrator shall monitor the re-vegetated areas to identify problems that could prevent or interfere with successful re-vegetation projects. Monitoring activities should react to problems which include: the establishment of invasive weeds, erosion (rilling) caused by sudden or steady runoff that can damage restored areas, failure or lack of vigor in introduced plants, unfavorable amounts of moisture (too little or too much) and damage resulting from human trespass.

(Ord. No. 5502, § 1, 9-24-03)

- (4) **No tracking of grading material onto streets or into storm drains.**
Material loosened by grading activity shall not be tracked onto adjacent streets or washed down storm drains. The drive apron onto the street shall be stabilized with pavement, gravel or other approved covering.
(Ord. No. 5502, § 1, 9-24-03)
- (5) **Site design.**
The site design shall conform buildings to natural site conditions unless justified to the satisfaction of the administrator. See Figures 18.12-14 and 18.12-15.
(Ord. No. 5502, § 1, 9-24-03)
- (6) **Tree protection.**
Applicants for a grading permit shall comply with the tree protection standards in Article V of this chapter, as applicable.
- (7) **Limits on grading near residential properties.**
Unless otherwise specified in a special use permit, or required by a public agency, grading may not occur between 7:00 p.m. and 6:00 a.m. within 600 feet of residentially zoned property developed with residences.
- (Editors Note: Prior to inclusion of Ord. No. 5502, Article IV derived from Ord. No. 5189, § 1, adopted Sept. 26, 2000. See the Code Comparative Table.)

Section 18.12.403 Erosion Prevention and Sedimentation Control

- (a) **STORAGE OF GOODS ON SITE.**
If stockpiling is to occur on a site which has no valid approval of a final map or special use permit, then the stockpiles must be in anticipation of, suitable for future development on site or removed within four months of the date the grading permit is issued, must not impair natural drainage patterns, and shall be protected against erosion per stockpile management as set forth in the BMP Manual.
(Ord. No. 5502, § 1, 9-24-03)

Section 18.12.404 Control of Construction Site Discharge

- (a) **ENABLING CLAUSE.**
The Nevada Department of Environmental Protection (NDEP) has issued a discharge permit to Reno, Sparks, Washoe County, and Nevada Department of Transportation requiring the development, implementation and enforcement of a regional storm water quality management program. The storm water discharge permit is a component of a national pollutant discharge elimination system (NPDES) established by the Clean Water Act Amendments of 1987. An element of the storm water quality management program is the reduction of pollution from construction sites to the maximum extent practicable in accordance with the NPDES permit issued by NDEP.
(Ord. No. 5466, § 1, 6-25-03)
- (b) **PURPOSE AND INTENT.**
The purpose and intent of this section is to:
- (1) Promote and protect the health, safety, and general welfare of the citizens of Reno and enhance and preserve the quality and value of our resources by regulating construction activities.

- (2) Provide for the protection of storm water, ground water, water bodies, watercourses, and wetlands pursuant to and consistent with the Clean Water Act, and NPDES permit granted to the City of Reno.
- (3) Manage and control the amount of pollutants in storm water discharges, soil erosion, sediment discharge, mud and dirt deposits on public roadways, and municipal storm sewer systems caused by or a result of construction activities.
- (4) Ensure adequate drainage, storm water management, and soil conservation measures are utilized at the site of any construction activity.

(Ord. No. 5466, § 1, 6-25-03)

(c) **APPLICABILITY.**

Off-site impacts of erosion and sedimentation from a construction site are prohibited and polluting substances such as construction materials and wastes shall be contained on the site where they cannot drain or be transported by storm water into a water body, channel or storm drain. Best Management Practices shall be implemented for all construction sites and are mandated for construction sites with a disturbed area of one acre or greater or one acre or less if in a sensitive area or part of a larger planned development according to the performance standards of the "Truckee Meadows Construction Site Best Management Practices Handbook" ("BMP Manual") together with such addendum, all of which are on deposit in the office of the City Clerk, are adopted by reference and incorporated here in and made a part hereof as if set forth in full.

(Ord. No. 5466, § 1, 6-25-03)

(d) **REGULATORY CONSISTENCY.**

This section shall be construed to assure consistency with state and federal laws, rules and regulations, including the Clean Water Act and all acts amendatory thereof or supplementary thereto; all NPDES permits issued to the City of Reno; and any other provisions of the Reno Municipal Code. No permit or approval issued pursuant to this section shall relieve a person of the responsibility to secure permits and approvals required for activities regulated by any other applicable rule, code, act, permit or ordinance. Compliance with this section does not exempt any person from complying with other applicable ordinances, rules, codes, acts, or permits.

(Ord. No. 5466, § 1, 6-25-03)

(e) **CONSTRUCTION SITE DISCHARGE REGULATIONS AND REQUIREMENTS.**

- (1) Construction permit submittal is required on all projects that may require a grading, site development, building, site drainage, or encroachment permits and will disturb one or more acres of land (including public works projects).
- (2) Prior to the issuance of a construction permit, the following must be submitted:
 - a. Construction permit submittal checklist;
 - b. Performance standards compliance checklist;
 - c. Copy of notice of intent;
 - d. Copy of receipt from NDEP or permit; and
 - e. Proof of the SWPPP.
- (3) The installation and maintenance of storm water controls are to be in accordance with the standards as set for in the BMP Manual.

Chapter 18.12 General Development and Design Standards
Article IV: Limits on Grading, Erosion Prevention, and Sedimentation Control
Section 18.12.404 Control of Construction Site Discharge

- (4) At the end of construction when the site has been finished and cleaned and permanent erosion controls are in place, a revegetation plan per Chapter 18.06 together with associated security may be required by the city to assure permanent establishment of installed measures.

(Ord. No. 5466, § 1, 6-25-03)

(f) ADMINISTRATIVE FEES.

- (1) The required permit fees are based on the nature or size of the permitted area and are for the purpose of providing administration, inspection and enforcement of the provisions of this section.
- (2) The city shall collect an administrative service charge for inspection of storm water quality controls, for inspection of appropriate maintenance, for inspection of the measures at the completion of work, and for inspection of measures at the start of each phase of work. The administrative service charge is as set forth in the current resolution and any amendments thereto which establishes the service charges and fees for the City of Reno.
- (3) The above listed fees shall be doubled if the construction activity is commenced prior to the issuance of the required permit and/or installation of storm water controls. Payment of the double fee shall not preclude the city from taking any other enforcement actions within its authority.

(Ord. No. 5466, § 1, 6-25-03)

(g) INSPECTION.

- (1) All construction activities which fall within this section shall be subject to the inspection provisions provided herein.
- (2) The city maintains the right to inspect any site of construction activity. The responsible person shall schedule inspection through community development. An inspection must be conducted prior to the initiation of construction to verify placement of storm water controls. Initial inspections must be requested a minimum of 24 hours prior to the desired time of inspection, excluding Saturdays, Sundays, and holidays. Follow up inspections will not be scheduled but will occur as follows:
- a. Prior to commencing construction when BMP's are in place.
 - b. At the end of construction when the site has been finished and cleaned and permanent erosion controls are in place.
 - c. Monthly for those sites with a combination of extreme factors including slopes greater than ten percent, proximity to floodplains and waterways, long project duration (in excess of six months), and environmental sensitivity.
 - d. Additional inspections may also occur as deemed necessary by community development.
 - e. For phased projects, the city shall inspect installed measures per the SWPPP prior to the commencement of each phase.
- (3) If an inspector determines the installed storm water controls are placing the city at risk of violating its NPDES permit, the inspector may order change to the storm water controls. If the change to the storm water controls is not acceptable or is not immediately implemented, enforcement action may be taken.
- (4) Emergency control measures may be ordered when pollutants are actually leaving the site.
- (5) A complaint of violation shall be promptly investigated by inspection.

(Ord. No. 5466, § 1, 6-25-03)

(h) ENFORCEMENT.

(1) Authority.

The administrator is hereby authorized and directed to enforce all the provisions of this article. For such purposes they shall have the powers of a law enforcement officer.

(2) Right of entry.

Whenever necessary to make an inspection to enforce any of the provisions of this code or any other lawful ordinance, the administrator or their authorized representative may enter the property at all reasonable times to inspect the same or to perform any duty imposed upon the administrator by this article, provided they shall first present proper credentials and request entry. If entry is refused, the administrator or their authorized representative shall have recourse to every remedy provided by law to secure entry.

(3) Notice of violation.

Whenever the administrator finds a violation of the provisions of this article, the administrator may issue a notice of violation in writing served on the responsible person. The notice of violation will provide a time period in which the corrective action must be completed.

(4) Stop orders.

If the notice of violation is not complied with within the time period provided therein, the administrator may order the work stopped by a written stop work order served on the responsible person, and any such persons shall forthwith stop such work until authorized by the administrator to proceed with the work.

(5) Penalty for violation.

In addition to any other remedies under this section, a person violating any of the provisions of this article may be subject to provisions of Chapter 1.05 of the Reno Municipal Code.

(6) Nevada Department of Environmental Protection.

The city may, at its discretion, contact the NDEP for further enforcement.

(7) Costs accrued by city.

Should the city be required to intercede in the installation, maintenance or removal of measures, said costs accrued by the city for time and material necessary to correct the defective installation, maintenance or removal of said measures, shall be levied against the property, and shall be paid in full prior to issuance of any final approval or certificate of occupancy associated with the permit, and prior to issuance of any subsequent permit or start of subsequent phase.

(Ord. No. 5466, § 1, 6-25-03)

(i) GRANDFATHER PROVISION.

Construction projects that are in progress as of the date of the enactment of this section and that are subject to this section will have until July 1, 2003, to come into compliance with this section.

(Ord. No. 5466, § 1, 6-25-03)

(j) DISCLAIMER OF LIABILITY.

The degree of protection required by this section is considered reasonable for regulatory purposes and is based on scientific, engineering, and other relevant technical considerations. The standards set forth herein are minimum standards and this section does not imply that compliance will ensure against all unauthorized discharge of pollutants. This section shall not create liability on the part of the city, any agent or employee thereof for any damages that result from reliance on this section or any administrative decision lawfully made there under.

(Ord. No. 5466, § 1, 6-25-03)

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Appendix L
RMC 18.12.701 – 2001
Circulation Infrastructure Standards

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ARTICLE VII: STREETS

Section 18.12.701 Street Design—General Standards

(a) **INCORPORATION OF THE CITY OF RENO PUBLIC WORKS DESIGN MANUAL.**

The City of Reno Public Works Design Manual (November 2000), as amended, is hereby incorporated by reference and made a part of this chapter as if set forth in full.

(b) **MINIMUM STREET DESIGN REQUIREMENTS.**

All street design shall conform to the Public Works Design Manual, city standards, application reports and documents, and the requirements in this article.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 4175, § 1, 1-14-92; Ord. No. 4189, § 1, 3-10-92; Ord. No. 5192, § 2, 10-10-00)

Section 18.12.702 Sound Barriers Required

Sound barriers are to be provided along arterial streets within a public improvement easement in residential areas when required by the administrator. Landscaping and variations in setback shall be to the satisfaction of the administrator or designee.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 4175, § 1, 1-14-92; Ord. No. 4189, § 1, 3-10-92; Ord. No. 5192, § 2, 10-10-00; Ord. No. 5548, '1, 3-10-04)

Section 18.12.703 Street/Intersection Spacing

Street spacing and intersection placement shall be as follows:

TABLE 18.12-6: STREET SPACING AND INTERSECTION PLACEMENT		
CLASSIFICATION	MINIMUM DISTANCE BETWEEN INTERSECTIONS	
	DOWNTOWN AREA OVERLAY DISTRICT	OUTSIDE DOWNTOWN
Major arterial	1/3 mile (1,760')	1/2 mile (2,640')
Minor arterial	1/4 mile (1,320')	1/3 mile (1,760')
Commercial collector	600 feet	800 feet
Residential collector	400 feet	400 feet
Local	200 feet	200 feet

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 4175, § 1, 1-14-92; Ord. No. 4189, § 1, 3-10-92; Ord. No. 5192, § 2, 10-10-00; Ord. No. 5548, '1, 3-10-04)

Section 18.12.704 Right-of-Way Dedications

(a) Dedication of right-of-way shall be mandatory when in accordance with the Regional Transportation Plan, City of Reno Master Plan - Street and Highway Plan, City of Reno Bikeways Plan or Public Works Design Manual.

(b) Dedications will be compensated in accordance with city policy and the regional road impact fee administrative manual.

(c) Dedication shall be completed prior to or concurrent with issuance of any building permit associated with a discretionary request or that is valued at over ten percent of the assessed value of the structure on the most recent tax roles.

(Ord. No. 5189, § 1, 9-26-00)

Section 18.12.705 Private Streets

(a) **APPLICABILITY.**

Developments may be developed with private streets instead of public streets if the development complies with the requirements of this section and the development has received a special use permit for a private street development. Variances to these requirements shall not be permitted.

(b) **DESIGN AND CONSTRUCTION STANDARDS.**

Private streets shall conform to the same standards regulating the design and construction of public streets. These standards shall include, but are not limited to the following:

- (1) Circulation chapter of the master plan;
- (2) Public streets ordinance;
- (3) Public works design manual and standard details for public works construction; and
- (4) Street naming and addressing policies.

(c) **STREETS EXCLUDED.**

Streets shown on the major street system map of the master plan shall not be used, maintained or constructed as private streets. The planning commission may deny the creation of any private street if in the planning commission's judgment the private street would:

- (1) Negatively affect traffic circulation on public streets;
- (2) Impair access to property either on site or off-site to the development;
- (3) Impair access to or from public facilities including schools, parks, and libraries; or
- (4) Delay the response time of emergency vehicles.

(d) **PROPERTY OWNERS' ASSOCIATIONS REQUIRED.**

(1) **Mandatory association.**

Developments with private streets shall have a mandatory property owners association which includes all property served by private streets. The association shall own and be responsible for the maintenance of private streets and appurtenances. Such documents shall be reviewed and approved by the city attorney to ensure conformance to this and other applicable city ordinances.

(2) **Association standards.**

The association documents shall be filed of record prior to the approval of the final map. Lot deeds must convey membership in the association and provide for the payment of dues and assessments required by the association. The association may not be dissolved without the prior written consent of the city. Nor may any portion of the association documents pertaining to assessments and the maintenance of the private streets be amended without the written consent of the city.

(e) **PRIVATE STREET LOT.**

Private streets must be constructed within a separate lot owned by the property owners' association. This lot must conform to the city's standards for public street right-of-way. An easement covering the street lot shall be granted to the city and utility companies providing unrestricted use of the property for utilities and utility maintenance. This right shall extend to all utility providers including telecable companies and emergency services operating within the city. The easement shall also provide the city with the right of access for any purpose related to the exercise of a governmental service or function, including, but not limited to, fire and police protection, inspection and code enforcement. The easement shall permit the city to remove any vehicle or obstacle within the street lot that impairs emergency access.

(f) CONSTRUCTION AND MAINTENANCE COST.

The city shall not pay for any portion of the cost of constructing or maintaining a private street including street signs and regulatory signage. Costs incurred for construction will not off-set any impact fee charges.

(g) UTILITIES.

Sewer, drainage facilities, and signs placed within the private street shall be installed to city standards. Dedication to the city shall occur prior to acceptance of the development and/or release of securities. All city regulations relating to infrastructure financing, developer cost participation and capital cost recovery shall apply to developments with private streets.

(h) PLANS AND INSPECTIONS.

Developments proposed with private streets must submit the same plans and engineering information required to construct public streets and utilities. Requirements pertaining to inspection and approval of improvements prior to final map approval shall apply. Fees charged for these services shall also apply. The city may periodically inspect private streets and require repairs necessary to insure emergency access. The city may take legal action to insure necessary repairs are made and/or perform the repairs and charge the owners actual costs.

(i) ACCESS RESTRICTIONS.

The entrances to all private streets shall be marked with a sign stating that it is a private street. Guard houses, access control gates and cross arms may be constructed. All restricted access entrances shall be manned 24 hours every day, or provide an alternative means of ensuring access to the development by the city and other utility service providers with appropriate identification. If the association fails to maintain reliable access as required to provide city services, the city may enter the development and remove any gate or device which is a barrier to access at the sole expense of the association. The association documents shall contain provisions in conformity with this paragraph which may not be amended without the written consent of the city.

(j) ACCESS RESTRICTED ENTRANCE DESIGN STANDARDS.

Any private street which has an access control gate or cross arm must have a minimum uninterrupted pavement width of 22 feet at the location of the access control device. If an overhead barrier is used, it must be a minimum of 14 feet in height above the road surface. All gates and cross arms must be of a break-away design. A turnaround space must be located in front of any restricted access entrance to allow vehicles denied access to safely exit onto public streets. The location and design of gates is subject to city approval.

(k) WAIVER OF SERVICES.

The subdivision final map or other final development plan or permit, property deeds and property owner association documents shall note that certain city services shall not be provided on private streets. All private traffic regulatory signs shall conform to the Manual of Uniform Traffic Control Devices. Depending on the characteristics of the proposed development, services may not be provided.

(I) **PETITION TO CONVERT TO PUBLIC STREETS.**

The property owner association documents shall allow the association to request the city to accept private streets and associated property as public streets and right-of-way upon written notice to all association members and the favorable vote of a majority of the membership. However, in no event shall the city be obligated to accept the streets as public. Should the city elect to accept the streets as public, the city may inspect the private streets and assess the lot owners for the expense of needed repairs concurrent with the city's acceptance of the streets. The city will be the sole judge of whether repairs are needed. The city may also require, at the association's expense, removal of guard houses, access control devices, landscaping or other aesthetic amenities located within the street lot. The association documents shall provide for the city's right to such assessment. Those portions of the association documents pertaining to the subject matter contained in this paragraph shall not be amended without the written consent of the city.

(Ord. No. 5189, § 1, 9-26-00)

ARTICLE VIII: NEW SIDEWALKS, CURBS, AND GUTTERS

Section 18.12.801 Required; Exceptions

- (a) Sidewalks, curbs and gutters shall be required on all lots or parcels of land which are hereafter improved or upon which any building or construction shall take place, with the exception that sidewalks, curbs and gutters are not required in the event of addition to existing structures consisting of 500 square feet or less. In new developments, sidewalk requirements shall be determined at time of map or parcel map approval, typically on both sides of all streets, public and private, unless another means of pedestrian access is approved, or if sidewalk is impractical or is unnecessary for pedestrian access purposes as determined by the administrator.
- (b) Upon application by a property owner and for cause shown, the administrator may waive the requirement for curb, gutter and/or sidewalk whenever it is determined that it is not practical to be installed at the time of building or construction due to negative impacts on future road construction or improvements, undesirable obstruction to drainage patterns or flow paths, or public safety. Also, the administrator may waive the sidewalk requirement only in the event of repair, remodeling or addition to existing improvements on all lots or parcels of land or for new construction of a single-family residence where sidewalks within 300 feet of the immediate area do not presently exist or where topographic constraints, walls, or landscape obstruction prevent continuous extension on this property or others. No requests for sidewalk waivers will be considered on any lots or parcels of land, except in IB and IC zones, which are located within one-quarter mile of any elementary school, or where traffic volumes are below 1,000 ADT, or where a pedestrian circulation plan has been adopted for an area that indicates no sidewalks are planned for a site. Sidewalks may not be required in I, IB, or IC zones, if approved by the administrator.
- (c) In order to have consideration for any provisions as hereinabove stated, the applicant must provide to the city a hold harmless agreement, subject to the approval of the city attorney. The applicant shall also waive any protest or objection pursuant to state statutes to any future assessment district which may be formed to incorporate sidewalk upon all the tracts in the district and such waiver of protest shall be recorded in the office of the county recorder and the provisions thereof complied with by any successor in interest.
- (d) The decision of the administration denying the applicant a waiver may be appealed in writing to the city council within ten days after notification of such denial.

(Code 1966, § 13.08.010; Ord. No. 2769, § 1, 9-10-79; Ord. No. 3997, § 1, 9-11-90; Ord. No. 4198, § 1, 3-24-92; Ord. No. 4220, § 1, 4-28-92; Ord. No. 5190, § 1, 10-10-00)

Section 18.12.802 Sidewalk Specifications

Except in I Zoning District, sidewalks shall be concrete walks not less than four feet in width constructed in accordance with applicable city standard specifications. In Zoning District, sidewalks shall be concrete walks or asphalt walks not less than four feet in width constructed in accordance with applicable city standard specifications.

(Code 1966, § 13.08.020)

Section 18.12.803 Curb and Gutter Specifications

The flow line of curb and gutter should have a minimum grade of four-tenths of one percent, and curbs and gutters shall be of 3,000 pound concrete with a five-inch type II gravel subbase. "L" type shall be used in all cases where a grade rate of less than six percent is encountered.

(Code 1966, § 13.08.030)

Section 18.12.804 Commencement and Completion of Construction

Construction of sidewalks, curbs and gutters shall be commenced within 30 days from the date of issuance of the permit for the work contemplated or the date of completion of the engineering required to establish the street grade, whichever is later, and shall be completed within 60 days from such date.

(Code 1966, § 13.08.040)

ARTICLE IX: VEHICLE ACCESS/CIRCULATION AND TRAFFIC ANALYSIS

Section 18.12.901 Site Access—Driveways and Curb-Cuts

(a) **DRIVEWAY STANDARDS.**

All driveways shall conform to the following standards unless otherwise approved by the administrator in accordance with NRS 278.319 and the following standards:

- (1) Every development site shall have unobstructed access to a public right-of-way. This access shall intersect the right-of-way at an angle of approximately 90 degrees.
- (2) All driveways must be paved and shall meet the driveway construction requirements specified in RMC Chapter 12.10 (Driveways and Curbs).
- (3) Driveway approaches shall comply with city standards and shall be a minimum of 14 feet in width for one-way traffic and 24 feet in width for two-way traffic.
- (4) Two-way access lanes shall be a minimum of 20 feet in width; one-way access lanes shall be a minimum of 14 feet in width or as approved by the fire chief.
- (5) Except in conjunction with a single-family or duplex residential use, no parking area shall require or encourage a vehicle to back over the property line into a public street right-of-way except that backing into an alley that provides secondary access only is permitted.
- (6) No driveway shall be less than 20 feet in length.
- (7) No driveway may be located closer than 235 feet from an intersection on major arterials, 150 feet from an intersection on minor arterials, or 50 feet from an intersection on commercial collectors (measured from the end of the corner radius of the pavement). However, where such spacing has been precluded in parcels created prior to adoption of this ordinance, curb-cuts shall be placed as far from the intersection as is possible and may be installed without a variance. See Figure 18.12-15.

(b) **CURB-CUTS.**

Where parking on any residential lot is accessible from the street, or access for motor vehicles is desired in business, commercial, or industrial use, provisions shall be made for a driveway. All driveway approaches shall enter properties via a standard curb-cut unless otherwise required or approved by the administrator.

(1) **Shared curb-cuts and driveways.**

On arterial streets in the mixed use and nonresidential zoning districts, shared driveways or curb-cuts may be required by the administrator along common lot lines as follows:

- a. Where existing abutting property is already developed, driveways and access aisles shall be interconnected unless the abutting property is already developed in such a manner that interconnection is physically impossible.
- b. Where abutting property is not developed and where the owner of the abutting property does not wish to develop concurrently, driveways shall be brought to the common property line so that future interconnection is possible. See Figure 18.12-16.

FIGURE 18.12-15: MEASURING FROM CURB RETURNS

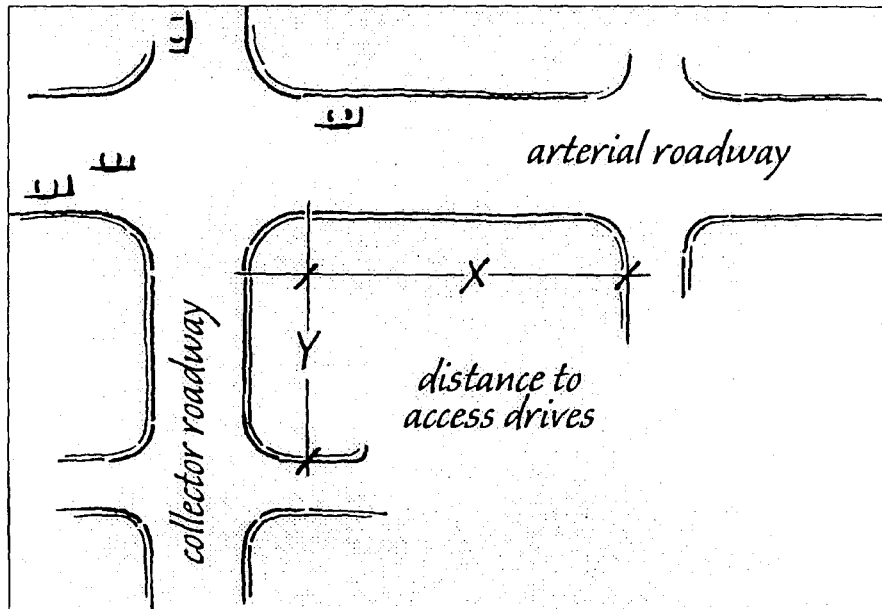
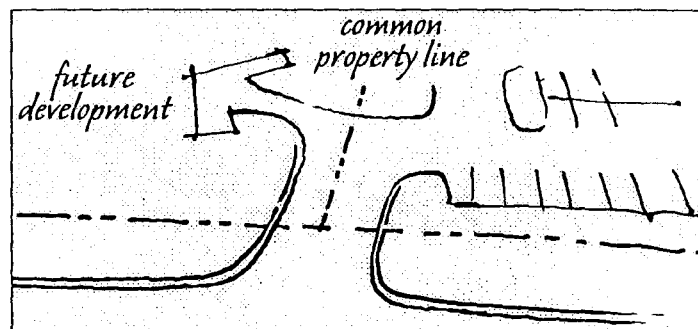


FIGURE 18.12-16: SHARED CURB-CUTS AND DRIVEWAYS



(2) **Maximum number of curb-cuts.**

The maximum number of curb-cuts from any project or property shall be as follows:

- a. One per street frontage for properties with 50 feet or less of frontage.
- b. Two per street frontage for properties with between 51 and 250 feet of frontage.
- c. Three per street frontage for properties with between 251 and 750 feet of frontage.
- d. Four per street frontage for properties with more than 750 feet of frontage.
- e. In consultation with the fire department, additional curb-cuts may be authorized only if the administrator determines that they are necessary to assure safe vehicular movements.
- f. Excess curb cuts shall be replaced with curb, gutter, and sidewalks when developed or redeveloped.

- (3) **Curb returns.**
Curb returns shall be provided with pedestrian ramps for the handicapped in accordance with city standards.
- (4) **Design and construction.**
Design and construction of driveways, driveway approaches, and curb-cuts shall be in accordance with city standards, including without limitation the standards stated in RMC, Chapter 12.10 (Driveways and Curbs).
- (5) **Separate access for service.**
The administrator may require that separate service access be provided to a development when doing so would result in a reduction in potential vehicular and pedestrian conflicts or improve traffic safety.
- (6) **Street reconstruction projects.**
Whenever a street reconstruction project includes curb and gutter improvements, existing curb-cuts in excess of the requirements of this section shall be removed.

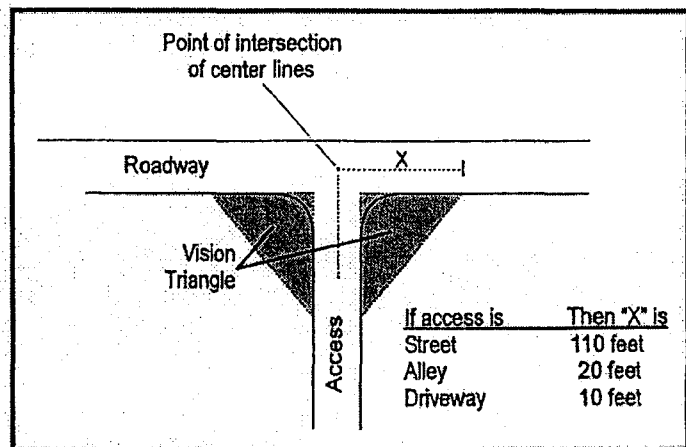
(Ord. No. 5189, § 1, 9-26-00)

Section 18.12.902 Vision Triangles

(a) **STREET VISION TRIANGLES.**

The street vision triangle is defined by the most recent edition of the American Association of State Highway and Transportation Officials Highways and Streets Policy and Design Manual, on file with the community development department. See Figure 18.12-17.

FIGURE 18.12-17: VISION TRIANGLES



(b) **ALLEY VISION TRIANGLES.**

The alley vision triangle is a triangular area formed by extending the two curb lines (or edges of pavement) a distance of 20 feet from their point of intersection, and connecting these points with an imaginary line, thereby creating a triangle.

(c) **DRIVEWAY VISION TRIANGLES.**

The driveway vision triangle is a triangular area formed by extending the two curb lines (or edges of pavement) a distance of ten feet from their point of intersection, and connecting these points with an imaginary line, thereby creating a triangle.

(d) **PROHIBITIONS.**

No fence, wall, screen, sign, structure, or foliage shall be erected, planted or maintained in such a manner as to obstruct or interfere with a clear line of sight for the drivers of approaching vehicles within the vision triangle between two and one-half feet and eight feet above the average grade of the curb. This shall not be interpreted to prohibit traffic sign posts, utility poles or tree trunks within the vision triangle area.

Section 18.12.903 Traffic Impact Analysis Requirements

(a) **GENERAL.**

(1) **Projects that may require a traffic report.**

- a. Applications for master plan amendment calculated generating 200 or more peak-hour trips or that proposes a change to roadways in the Regional Transportation Plan (RTP) for Washoe County or the Regional Road Impact Fee (RRIF) Network.
- b. Projects defined as "projects of regional significance" in Section 18.06.402.
- c. Projects that will be phased over a period of time exceeding ten years.
- d. Projects that may impact planned roadway projects, e.g., a proposal may require revised access or be located near an arterial intersection.
- e. Projects deemed to have impacts related to intersection capacity, safety, neighborhood, or other concerns as identified by the City of Reno or the State of Nevada Department of Transportation (NDOT).

(2) **When a traffic impact analysis (TIA) may be required.**

- a. A traffic impact analysis shall be submitted concurrently with the submission of an application for zoning map amendment, a special use permit, a building permit, a site plan review, a general plan amendment or a tentative map, if the site meets the criteria in (a)(1) above.
- b. If a TIA has been previously submitted for a particular site, a new study shall not be required. However, the administrator may require an update of the study if the study is more than one year old or if conditions on the site or in the general area of the site have changed substantially.
- c. In addition, the administrator may require a TIA of any proposed development if there is cause and concern that the development will conflict with existing traffic flows, may impact the traffic operation at intersections, may not provide adequate site access or will likely adversely impact neighborhoods.

(3) **Professionally prepared.**

All traffic studies must be prepared and sealed by a Nevada Registered Professional Engineer with experience in transportation planning and engineering.

(b) **PROJECTS THAT MAY REQUIRE A TRAFFIC ENTRY AND ACCESS STUDY.**

(1) **Trip threshold.**

All developments for which the estimated trip generation for all uses on the lot collectively is equal to or greater than 100 trips per peak hour, according to Table 18.12-7 shall be required to submit a traffic entry and access study:

TABLE 18.12-7: PEAK HOUR TRIP GENERATION	
ASSUMPTIONS FOR SPECIFIC PROJECTS	
TYPE OF USE	PEAK HOUR TRIP RATE
Residential	1 per dwelling unit
Lodging	.76 per guest room
Recreation	3 per net acre*
Institutional and Community Service	3 per 1,000 sq. ft.
Office	2 per 1,000 sq. ft.
Retail and Personal Service	5 per 1,000 sq. ft.
Restaurant	13 per 1,000 sq. ft.
Commercial and Business Service	2 per 1,000 sq. ft.
Industrial	1 per 1,000 sq. ft.
Wholesale, Distribution and Storage	.4 per 1,000 sq. ft.
*Net does not include roadways and facilities that do not have parking requirements.	

As an alternative to Table 18.12-7, the current edition of *Trip Generation* by the Institute of Transportation Engineers may be used to determine peak hour trip rates.

(c) PURPOSE OF TRAFFIC IMPACT ANALYSIS.

Traffic impact analysis and traffic entry studies are required to:

- (1) Ensure that public roadways in the city will continue to function at an acceptable level-of-service and in an acceptable manner for the city as a whole;
- (2) Reduce traffic conflicts and hazards, which may compromise safety of the traveling public; and
- (3) Help prevent commercial, industrial and other cut-through traffic from using local residential roadways.

(d) PROCESS.

(1) Pre-submittal conference.

Prior to commencing a required traffic study, the applicant's traffic engineer shall confer with the administrator, and discuss such items as:

- a. Definition of the study area;
- b. Level of background traffic;
- c. Directional distribution of traffic;
- d. Street and intersection capacity;
- e. Intersections requiring level-of-service analysis; and
- f. Methods for projecting build-out volume.

(2) Study format.

To facilitate review by other agencies and to promote region-wide uniform requirements for the content and preparation of traffic studies, the Traffic Impact Analysis Guidelines adopted by the regional transportation commission shall be used for formatting any TIA, unless otherwise approved by the city's traffic engineer.

(3) Preliminary traffic studies.

Where the proposed development is in the preliminary design stage, the city traffic engineer may only require a preliminary TIA, subject to a standard TIA being completed and submitted prior to, or concurrently with, the submission of an application for a development review, tentative map or building permit, whichever occurs first.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5474, § 1, 7-16-03)

ARTICLE X: PEDESTRIAN ACCESS AND CIRCULATION

Section 18.12.1001 Pedestrian Access Requirements

- (a) Provision of pedestrian access along rights-of-way, between rights-of-way and adjacent buildings, and between buildings shall be mandatory. Where access is clearly unnecessary, it may be waived.
- (b) Pedestrian access shall be provided concurrent with the certificate of occupancy of any building permit associated with a discretionary request or that is valued at over ten percent of the assessed value of the structure on the most recent tax roles.
- (c) All pedestrian access shall comply with the standards stated in Article VIII (New Sidewalks, Curbs and Gutters) of this chapter.

(Ord. No. 5189, § 1, 9-26-00)

Appendix M
RMC 18.12.1101 – 1108
Off-Street Parking and Loading

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ARTICLE XI: OFF-STREET PARKING AND LOADING

Section 18.12.1101 General Provisions and Applicability

(a) **APPLICABILITY.**

(1) ***New development.***

The off-street parking and loading standards in this Article XI shall apply to all new development after the effective date of this title, except as otherwise expressly allowed in this title.

(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 Section 18.12.1102 or the off-street loading requirements in Section 18.12.1107, 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 if screened by a 6-foot fence.

(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 6 inches in height and 3 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.**

Where a use or development would result in the need for public transit, the owner shall dedicate and construct bus turn-outs and shelters in accordance with city standards.

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 10 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.

Chapter 18.12 General Development and Design Standards
Article XI: Off-Street Parking and Loading
Section 18.12.1102 Off-Street Parking Requirements.

TABLE 18.12-8: OFF-STREET PARKING REQUIREMENT TABLE

USE CATEGORY AND SPECIFIC USE TYPE	MINIMUM CITY-WIDE REQUIREMENT (1), (2)	MINIMUM DOWNTOWN RENO REGIONAL CENTER REQUIREMENT AS DEFINED IN 18.08.101
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.	.9 per efficiency D/U; 2 per unit; plus 1 per 10 D/U guest parking.
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.	2 per unit plus 1 per 10 D/U guest 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.	1 per unit
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.	1 per unit
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.	

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Section 18.12.1102 Off-Street Parking Requirements.

TABLE 18.12-8: OFF-STREET PARKING REQUIREMENT TABLE

USE CATEGORY AND SPECIFIC USE TYPE	MINIMUM CITY-WIDE REQUIREMENT (1), (2)	MINIMUM DOWNTOWN RENO REGIONAL CENTER REQUIREMENT AS DEFINED IN 18.08.101
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.	1 per 275 sq. ft. (patio and outdoor cafes are excluded from gross floor area).
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.	1 per 385 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.	140 lineal feet of off-street stacking area (measured from the window).
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.	80 lineal feet of off-street stacking area (measured from the window).
Food and Beverage Service	1. Low-volume sit-down restaurant (customer turnover typically hourly or longer) 1 per 88 sq. ft.	none
	2. Lounge area--1 per each 110 sq. ft.	none
	3. High-volume restaurant (customer turnover typically less than hourly)--1 per 66 sq. ft.	none
Financial Institution	1 per 275 sq. ft.	1 per each 385 sq. ft.
Freestanding Automatic Teller Machine	4 spaces	
Office, Medical Professional	1 per 165 sq. ft.	
Office, Professional	1 per each 275 sq. ft.	1 per each 385 sq. ft.
Personal Service	1 per 220 sq. ft.	1 per 1100 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.	none
Service Station	1 per 275 sq. ft.	
RECREATION, ENTERTAINMENT & AMUSEMENT		
Bowling alleys	3.6 per lane	No parking required
Business/Vocational School	1 per student at full capacity	
Casino/gaming operation	1 per 550 sq. ft. of gaming and commercial area.	

Chapter 18.12 General Development and Design Standards
Article XI: Off-Street Parking and Loading
Section 18.12.1102 Off-Street Parking Requirements.

TABLE 18.12-8: OFF-STREET PARKING REQUIREMENT TABLE

USE CATEGORY AND SPECIFIC USE TYPE	MINIMUM CITY-WIDE REQUIREMENT (1), (2)	MINIMUM DOWNTOWN RENO REGIONAL CENTER REQUIREMENT AS DEFINED IN 18.08.101
Commercial Amusement/Recreation (Inside) other than listed	1 per 220 sq. ft.	1 per 330 sq. ft.
Commercial Amusement/Recreation (Outside) other than listed	1 per 660 sq. ft. of site area, exclusive of building.	1 per every 5.5 persons that the outdoor facility is designed to accommodate at maximum capacity.
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.	1 per 220 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.	1 per each 55 sq. ft. of public seating and waiting area, plus 1 per each 220 sq. ft. of the total remaining area.
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	1 per 5.5 seats
Skating rink/park	1 per 110 sq. ft.	1 per 220 sq. ft.
Tennis Courts	2.7 per court	1.8 per court
Theater	1 per each 3.3 seats	None
Video Arcade	1 per 220 sq. ft., plus 1 per 2.2 licensed game machines.	1 per 220 sq. ft.
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.	.68/room plus 1 per 550 sq. ft. of casino and 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 & Overnight Care	1 per 1.65 beds	
Library	1 per 330 sq. ft.	1 per 440 sq. ft.
Art Gallery or Museum	1 per 330 sq. ft.	None
Post Office	1 per 500 sq. ft.	
Prison, Custodial Institution	1 for each employee, plus one space per 28 inmates	

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Section 18.12.1102 Off-Street Parking Requirements.

TABLE 18.12-8: OFF-STREET PARKING REQUIREMENT TABLE		
USE CATEGORY AND SPECIFIC USE TYPE	MINIMUM CITY-WIDE REQUIREMENT (1), (2)	MINIMUM DOWNTOWN RENO REGIONAL CENTER REQUIREMENT AS DEFINED IN 18.08.101
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	5 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.	1 per 2200 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 in the I, IC, and IB Districts	The parking requirement shall be determined by the parking ratio for primary office uses at 1 per 275 sq. ft.	The parking requirement shall be determined by the parking ratio for primary office uses at 1 per 385 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.	
SPECIAL REGULATIONS FOR THE I/C DISTRICT (3)		
Bus Parking	The applicant must address the need for bus parking to serve the facility and provide an adequate area to accommodate bus parking.	
	The operator of the hotel/casino will assure that buses on or adjacent to the premises are not permitted to run their engines except while in transit or while loading or unloading passengers.	
Casino	1 per 550 sq. ft. of gaming and commercial area. The required parking must be available for use by casino employees.	
General services	1 per 550 sq. ft., plus 1 per each service or delivery vehicle.	1 per 2000 sq. ft., plus 1 per each service or delivery vehicle.
Hotels	.72 per room plus parking as required elsewhere in this table.	.68 per room plus 1 per 550 sq. ft. of casino and commercial area.

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TABLE 18.12-8: OFF-STREET PARKING REQUIREMENT TABLE		
USE CATEGORY AND SPECIFIC USE TYPE	MINIMUM CITY-WIDE REQUIREMENT (1), (2)	MINIMUM DOWNTOWN RENO REGIONAL CENTER REQUIREMENT AS DEFINED IN 18.08.101
Notes to Table 18.12-9: (1) All areas are in gross square feet of building area. (2) "sq. ft." = square feet (3) The special regulations for the HC District shall apply for the uses listed instead of the off-street parking standards stated in the remainder of the table.		

(Ord No. 5767, § 3, 11-18-05; Ord. No. 5821, § 1, 4-07-06)

(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 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 (5) feet which may be placed between two accessible spaces so as to serve both spaces.

Van accessible spaces shall be a minimum of eight (8) wide, with an adjacent access aisle which is a minimum of eight (8) 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 eleven (11) feet wide with an adjacent access aisle with a minimum width of five (5) 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

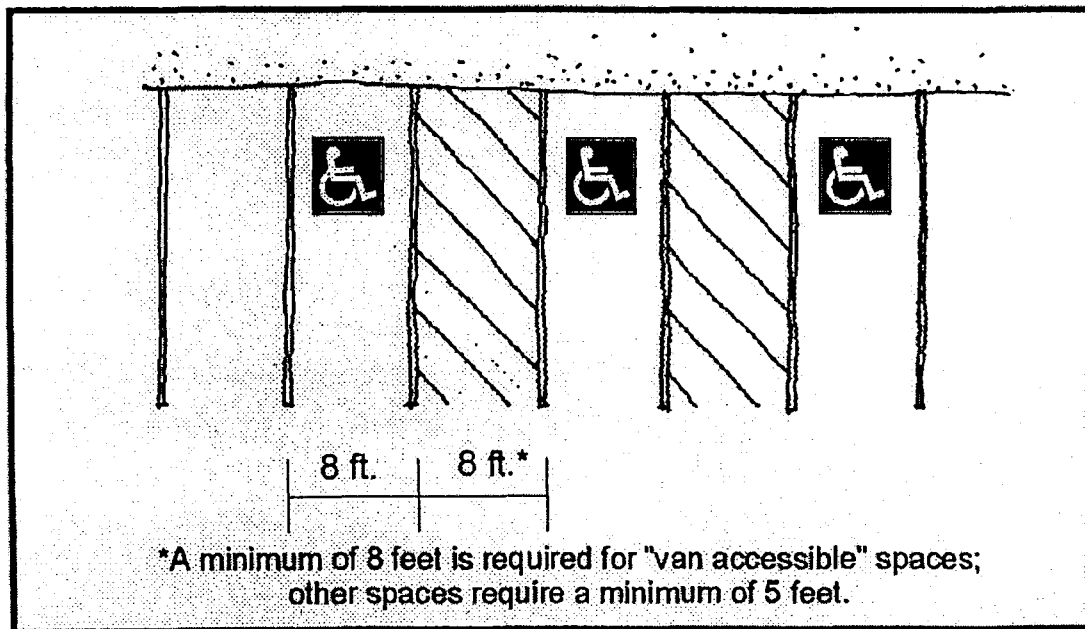
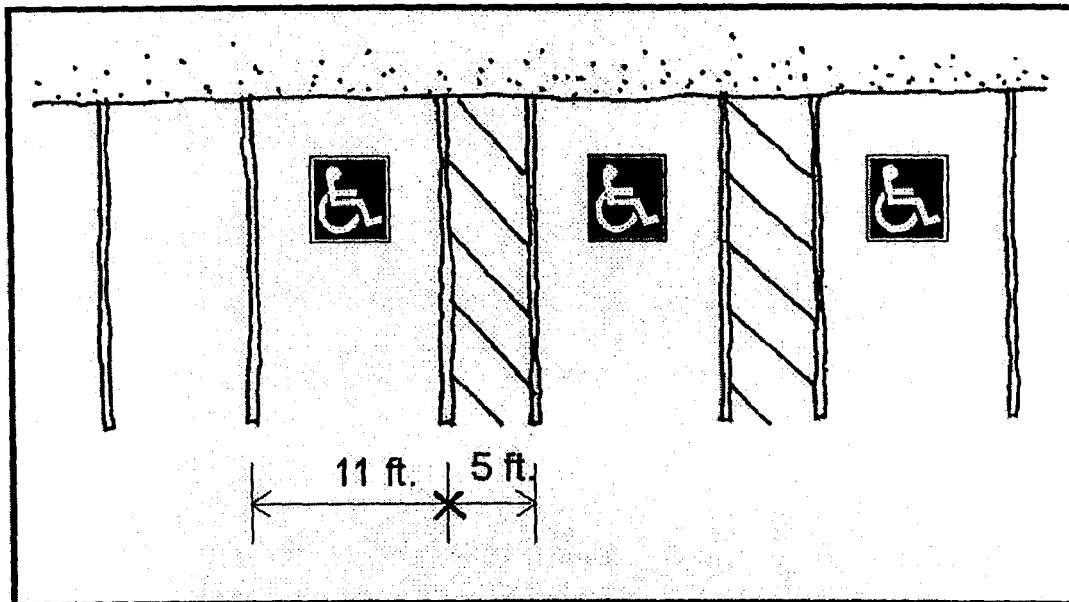


FIGURE 18.12-19: VAN ACCESSIBLE PARKING - OPTION 2



- 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 (8) feet, two (2) 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 DISTRICT.

(1) Downtown Parking District defined.

The Downtown Parking District consists of those properties shown within the Downtown Reno Regional Center Overlay District as outlined in Section 18.08.101(i)(1).

(2) Off-site parking allowed.

Off-street parking required by this section in the Downtown Reno Regional Center Overlay District shall be located on-premise or on properties no further than 1,000 feet from the subject premises, as measured by the most direct walking distance.

(Ord. No. 5821, § 1, 4-07-06)

(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. A General Transit Corridor Overlay District or General Regional Center District as designated in Chapter 18.08;
2. An adopted specific regional center or transit corridor overlay zoning district as designated in Chapter 18.08;
3. An area defined as infill, where infill development is encouraged; or
4. 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.

(Ord. No. 5821, § 1, 04-07-06)

(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.**
 No more than 30 percent of the parking shall be reduced at any one center.

Section 18.12.1104 Parking Lot Design and Construction

- (a) **RESIDENTIAL PARKING AT REAR OF LOTS.**
 In all residential zoning districts, 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.**
 Any development which includes 600 or more parking spaces shall either:
 - (1) Place a minimum of 70 percent of the spaces in excess of 600 within a parking garage; or
 - (2) Provide enhanced landscaping as required in Section 18.12.1205(e) (Parking Area Landscaping and Screening Requirements).
- (d) **EXCESS PARKING REQUIREMENTS.**
 If more than 110 percent of the required parking is provided, additional landscaping is required (See Section 18.12.1205(e) (Parking Area Landscaping and Screening Requirements)). In lieu of providing the required excess landscaping, a contribution may be made to the city parkway and

boulevards landscaping fund. The contribution shall be based on the cost of the additional landscaping which is required.

(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.**

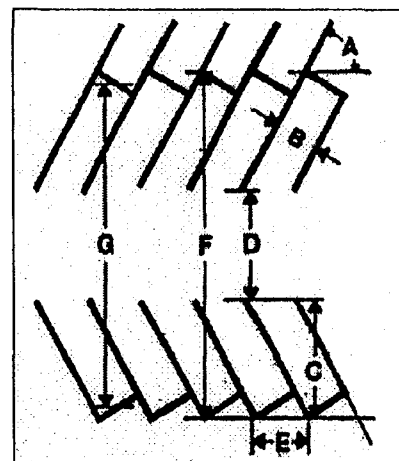
Wheel stops or other measures which meet the objectives of wheel stops approved by the administrator shall be provided adjacent to landscaped areas. A two-foot vehicle overhang may be permitted where parking abuts a sidewalk or landscaping with a minimum width of six feet.

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 Section 18.12.1104 Parking Lot Design and Construction

FIGURE 18.12-21: OFF-STREET PARKING STANDARD

	A	B	C	D	E	F	G
10'		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	26.9	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	45.2	37.3
		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	10.2	60.0	56.5
		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	18.0	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	9.6	64.5	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.

Whenever more than ten percent of an existing parking area is repaved or reconstructed, excluding top seal or restriping, the parking area shall be brought into conformance with landscaping requirements for parking lots. Whenever the requirements of this section and the landscaping requirements are in conflict, this section shall prevail with the exception of the requirement for five feet of landscaping adjacent to public rights-of-way.

(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 Article XIII (Exterior Lighting) of this chapter. 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.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5325, § 1, 4-23-02; Ord. No. 5474, § 1, 7-16-03)

Section 18.12.1106 Reserved

Section 18.12.1107 Off-Street Loading and Service Standards

(Ord. No. 5189, § 1, 9-26-00)

(a) **MINIMUM LOADING AND SERVICE STANDARDS.**

(1) **Minimum building size.**

Off-street loading areas shall be provided for all nonresidential developments of 30,000 square feet or more in gross floor area.

(2) **Minimum loading space.**

Each off-street loading area shall consist of at least one space, ten feet by 45 feet, with a 14-foot height clearance for each 30,000 square feet of gross floor area. These off-street loading areas shall not conflict with pedestrian or vehicular circulation.

(b) **INDUSTRIAL DISTRICTS.**

(1) **Location and screening.**

Loading docks, truck loading, storage and refuse areas, platforms or other such areas shall be located on the side(s) or rear of buildings where possible. Where loading docks and other service areas face the street, they should be obscured from view with landscape planting, walls, fences, grade changes, or a combination of these techniques. The objective

is to make the project as attractive as possible from arterial streets and to keep traffic flowing. See Section 18.12.1208 for applicable screening standards.

(2) Use of public street prohibited.

The use of the public street for parking and staging of trucks awaiting loading shall be prohibited. The site must accommodate all truck maneuvers. Backing onto the site from the street shall be prohibited.

(c) LOADING AND SERVICE AREAS IN COMMERCIAL AND MIXED USE DISTRICTS.

Loading and service areas in commercial and mixed use districts shall be located at the side or rear of buildings where possible, and a minimum ten-foot solid screening wall shall be required to screen views from any public right-of-way. Screening materials shall match the primary materials on the front facade. See Section 18.12.1208 for applicable screening standards.

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.

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Appendix N
RMC 18.12.1201– 1213
Landscaping and Screening

ARTICLE XII: LANDSCAPING AND SCREENING

(Ord. No. 5189, § 1, 9-26-00)

Section 18.12.1201 Purpose

The purpose of this section is to establish requirements and standards for landscape and screening to:

- (a) Enhance the aesthetics of the community, including the visual appearance of city streets in all areas of the city;
- (b) Promote the use of xeriscape design principles utilizing drought-tolerant or native plants and the efficient use of water;
- (c) Provide for the health and comfort of the public by using landscaping to aid in reducing dust and erosion, promote psychological benefits and natural diversity in the environment, and reduce the effects of heat and cold on buildings, public areas and parking lots;
- (d) Reduce visual pollution which might otherwise occur within an urbanized area;
- (e) Encourage groundwater recharge, wetland preservation, and associated environmental benefits from open spaces;
- (f) Integrate significant natural features of the city into a landscape that fosters their preservation and enjoyment;
- (g) Promote screening of surface parking lots from public view; and
- (h) Encourage landscaped parkways on all streets.

Section 18.12.1202 Applicability

(a) **NEW DEVELOPMENT.**

The landscaping and screening standards of this article shall apply to all new development unless expressly exempted by this article or title.

(b) **EXISTING USES.**

(1) **Expansion of an existing use.**

When an existing site or use that does not comply with this article's landscaping or screening standards section is expanded, landscaping shall be provided in an amount that is proportionate to such expansion. Preference shall be given to placing landscaping along public streets and other high-visibility areas. An example is provided below to illustrate this requirement:

EXAMPLE:

Existing Building = 10,000 sq. ft.
Expansion = 1,000 sq. ft. or 10 percent increase:

(1) Zoning = GO District; 20 percent of site required to be landscaped. $.10 \times .20 = .020$ or 2.0 percent of the site is to be landscaped.

(2) Zoning = I District; total required front yard must be landscaped; site has a 20 foot required front yard setback and the lot width is 100 feet, providing a total of $20 \times 100 = 2000$ sq. ft. of required landscaped area. $.10 \times 2000$ sq. ft. = 200 sq. ft. of new landscaped area that must be added.

(2) **Major improvements to an existing use.**

When an existing site or use does not comply with this article's landscaping or screening standards, and such site or use is expanded, remodeled, or otherwise improved, and the

value of such improvements over a 24-month period is valued at over 40 percent of the assessed value of the structure on the most recent tax roles (before depreciation), the entire site or use shall be brought into compliance with all landscape and screening requirements unless physically impossible. In determining compliance, the combined value of all buildings on the lot shall be used.

(3) Improvements to existing parking areas.

When more than ten (10) percent of an existing parking area is repaved, reconstructed, or expanded, excluding top seal or restriping, the parking area shall be brought into compliance with this article's landscaping and screening requirements for parking lots to the extent that the required minimum amount of parking spaces can still be provided. The first priority for newly installed landscaping shall be a five-foot minimum planter along street rights-of-way.

Section 18.12.1203 Landscape Plan Requirements

(a) LANDSCAPE PLAN REQUIRED.

(1) Preliminary landscape plans shall be filed with the administrator for the following:

- a. Any tentative map which includes common area;
- b. Applications for special use permit and site plan review.

The plan shall, at a minimum, identify all areas to be landscaped and include area and tree calculations, water regime, and general types of landscaping proposed for the areas.

(2) A final approved landscape plan meeting the requirements of this section shall be submitted and approved prior to the issuance of a building permit to erect or construct any industrial or commercial use, or a model home in a subdivision where the approved tentative map contains 30 lots or more.

(3) Landscape plans may be combined on the same drawing with required site development plans.

(b) EXEMPTIONS.

The following are exempted from submitting a landscape plan:

- (1)** Single-family homes and duplexes.
- (2)** Building permits for interior remodeling which does not involve a change of use from residential to nonresidential or from single-family to duplex or multi-family use.
- (3)** Permits such as, but not limited to, re-roofing, siding, temporary power, change of electrical service, change of furnace, mobile home set up, addition of interior plumbing, addition of interior electrical, fencing, on-premises and off-premises signs, and encroachment.
- (4)** Development projects where the existing vegetation to be retained meets or exceeds the requirements of this section.

(c) LANDSCAPE PLANS—GENERAL PROVISIONS.

(1) Meet standards.

All required landscape plans shall meet or exceed the minimum standards established in this article.

(2) Professional preparation.

A final landscape plan shall be prepared and sealed by a Nevada registered landscape architect. Plans for office conversions or buildings of 4,000 square feet or less do not require a signature by a registered landscape architect.

(3) Submittal requirements.

The administrator shall publish submittal requirements for landscape plans.

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Section 18.12.1203 Landscape Plan Requirements

(d) **LANDSCAPE PLAN SUBMITTAL REQUIREMENTS.**

The landscape plan shall, at a minimum, identify all areas to be landscaped and include area and tree calculations, water regime, and general types of landscaping proposed for the areas.

(1) *Preliminary landscape plan submittal requirements.*

TABLE 18.12-12: PRELIMINARY LANDSCAPE PLAN SUBMITTAL REQUIREMENTS	
1.	Identification of all areas to be landscaped
2.	Area and tree calculations
3.	Water regime
4.	General types of landscaping proposed for the area

(2) *Final landscape plan submittal requirements.*

TABLE 18.12-13: FINAL LANDSCAPE PLAN SUBMITTAL REQUIREMENTS	
1.	All of the following items shall appear on the plan:
	• scale
	• north arrow
	• location of adjacent streets
	• property lines
	• easements
	• sidewalks
	• drives
	• paved areas
	• buildings
	• existing trees (including street trees)
	• any other natural or manmade site features influencing the use of the site
2.	Construction details including shrub and tree planting details that are pertinent to installation of the landscape in accordance with city standards, including:
	• soil type
	• method of soil preparation
	• chemicals to be added at the time of planting
	• area to be excavated before planting
	• manner of root exposure
	• tree staking details
3.	A note or calculation sheet with all landscape calculations relevant to the application of this chapter, including:
	• the site area, site front yard, and parking area;
	• the amount of landscape area (total and as shown as a percentage of the site);
	• the number of trees per square feet of landscape area;
	• the number of trees and amount of landscaped area as percentage of surface parking area;
	• the number of shrubs per parking space in a parking structure;
	• the type and extent of living and non-living ground cover within the landscape area;
	• the type and amount (if any) of decorative paving materials, and percentage of each to be used in the landscape area.
4.	A Plant List in legend form on the plan (a key number shall correspond to the legend for each plant type). The plant list shall include both the common and botanical plant names, the size of the plant, its spacing and the quantity to be used.

(3) *Sample plant list.*

TABLE 18.12-14: SAMPLE PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	QTY
ACE RUB	Acer rubrum	Red Maple	2.5" caliper	30' o.c.	9
CYT PRA	Cytisus praecox	Warminster Broom	1 gallon	3' o.c.	27
BUD DAV	Buddleia davidii	Butterfly Bush	5 gallon	5' o.c.	7
HEM SPP	Hemerocallis fulva	Daylily	4" pots	12" o.c.	50

(e) **APPROVAL PROCEDURES.**

(1) **Approval.**

Landscape plans shall be submitted to and approved by the administrator before an applicable building permit is issued or final map is approved.

(2) **Changes to approved plan.**

Any changes to the approved plan which affect plant species or irrigation component coverage must be approved by the administrator.

Section 18.12.1204 Installation of Landscape

(a) **INSTALLATION REQUIRED.**

The approved landscape plan must be implemented before a certificate of occupancy, or final inspection for unoccupied structures, is issued. However, in the event of a declared drought or during the winter season (October 1--April 30), a good and sufficient surety bond, cash or a letter of credit may, with the approval of the administrator, be filed with the city, and a temporary certificate of occupancy may be issued. The surety bond shall be written by a surety company authorized to do business in Nevada. The letter of credit shall be issued by a bank as defined by NRS 657.010, which is authorized under the provisions of NRS Chapter 659 to do business. The bond, cash deposit, or letter of credit shall be in an amount determined by the administrator based on cost estimates provided by the applicant plus a 20 percent contingency.

(b) **INSTALLATION FOR SINGLE-FAMILY AND DUPLEX RESIDENCES.**

The required front yard of a single-family or duplex residence must be landscaped within one year of the issuance of a certificate of occupancy. No landscape plan is required for a single-family residence.

(c) **INSPECTION.**

Upon installation of landscaping and irrigation systems, the owner shall submit a letter from the landscape architect or architect stating that the installation is in conformance with the approved plans.

Section 18.12.1205 Required Landscape Areas

(a) **CONFLICTING REGULATIONS.**

Where the required landscape area standards in this Section 18.12.1205 conflict with a landscaping standard stated elsewhere in this chapter or this title, the most restrictive standard shall apply unless otherwise expressly allowed.

(b) **RESIDENTIAL LANDSCAPING REQUIREMENTS.**

(1) **General—minimum landscape area.**

The minimum portion of a site to be permanently landscaped except within the Downtown Area Overlay District shall be:

a. **Residential zoning districts.**

20 percent of the site for all permitted uses with or without a special use permit, except single-family dwellings.

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Section 18.12.1205 Required Landscape Areas

- b. **Single-family and duplex dwellings.**
The required front yard, excluding driveways and sidewalks.
- c. **Reduction allowed.**
Reductions in the required landscape area may be approved by the administrator in accordance with Section 18.06.411 (Minor Deviations) and NRS 278.319. In no case shall the required number of street trees or parking lot trees be reduced.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5473, § 1, 7-16-03)

(c) **NONRESIDENTIAL LANDSCAPING REQUIREMENTS.**

(1) **Nonresidential zoning districts.**

The minimum portion of a site to be permanently landscaped except within the Downtown Area Overlay District shall be:

ZONING DISTRICT	MINIMUM LANDSCAPE AREA (% OF GROSS AREA OF SITE)	OTHER REQUIREMENTS
PO District	20%	The minimum front yard setback, not including driveways and sidewalks, shall be comprised entirely of landscaping, which shall be credited toward compliance with the % required landscape area in this table.
GO District	20%	
PF District	20%	
NC District	20%	
AC District	15%	
CC District	15%	
MU District	5% for residential development with a density greater than 30 units per acre; 5% for nonresidential and mixed use development with a floor area ratio over 1.5; 20% for all other development.	

(2) **Industrial districts.**

- a. The minimum area required to be landscaped in industrial zoning districts shall be the entire required front yard (not including driveways) unless the site is 20 acres in size or greater; in which case, a minimum fully landscaped front yard area with a minimum width of 20 feet is required in the "I" Industrial Zone and 30 feet in the "IC" Industrial Commercial and "IB" Industrial Business Districts.
- b. If the building exceeds 35 feet in height, the additional setback required shall be fully landscaped.
- c. If loading docks, delivery areas or areas used predominantly for truck parking are placed in the front yard, the additional setback required shall be fully landscaped in front of those features.
- d. Required front yard landscaping may be placed in the public right-of-way to back of curb when the administrator determines that the pavement width will not need to be increased and sidewalks are not necessary.
- e. The landscaping required in this subsection is in addition to any screening requirements that may otherwise be required by this article.

(3) **Hotel Casino (HC) District.**

- a. The minimum area devoted to landscaping and recreational uses shall be equal to 20 percent of the gross land area.
- b. A minimum of 15 percent of the gross land area is to be landscaped in such a manner as to soften the appearance of the project from the street; break up the parking lot(s);

and buffer adjoining land uses. Landscaping may be comprised of ground cover, shrubs, trees, or enhanced paving.

- c. The minimum area devoted to recreational uses shall be equal to five percent of the net gross land area. Recreational uses shall include putting greens, jogging paths, fitness centers, video arcades, tennis courts, outdoor picnic areas, court games, swimming pools, playgrounds, theaters, bowling alleys, ice skating rinks, and other similar facilities.

(4) Historic or Landmark (HL) Overlay District.

If the entire site cannot be brought into compliance with the requirements in this section, the administrator may approve landscaping only the front yard area.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5821, § 1, 4-07-06)

(d) CREDITS TOWARD LANDSCAPING REQUIREMENTS.

(1) Landscape on parking structures and in detention areas.

Landscaping on parking structures and within retention or detention areas for stormwater shall be counted toward compliance with this subsection.

(2) Undeveloped land.

Land that will remain undeveloped and undisturbed may be deleted from the total acreage used for the purpose of calculating the landscape requirement, if the administrator determines that this exclusion meets the statement of purpose for this section.

(3) Wetlands/stream environments.

Areas designated on the "wetlands, stream environment and regionally significant resources map" which are preserved and/or enhanced may qualify as a portion of the landscaping required by this section in accordance with the administrative manual for implementation of the wetland and stream environment policy.

In an established wetland or stream environment, existing *Ulmus*, *Populus* and *Salix* will be allowed. Any enhancement of the area may not include new plantings of *Ulmus*, *Populus* and *Salix* without the approval of the urban forester in accordance with RMC Section 8.32.080 Trees and Shrubs. In no case may the retention of wetlands qualify for more than 50 percent of the required landscaping.

(4) Significant natural features.

Areas having unique site characteristics, such as significant rock outcroppings or sensitive species which are to be retained for the public benefit, may be eligible for a reduction in the overall landscaping requirement as provided in Section 18.06.411 (Minor Deviations) or Section 18.06.408 (Variances).

(5) Common areas.

The administrator may give credit for common area landscaping. This credit may only be given once, and must be proportionally equivalent to the required amount of landscaping. It must also be retained in perpetuity.

(6) Placement of required landscaping.

Required landscaping may be placed within adjacent parkways and medians when maintained by the adjoining property owner(s), homeowners, special assessment district, landscape lighting district or other means approved by the city. Required landscaping may also be placed in adjacent right-of-way when the administrator determines that the pavement will not be widened and sidewalks will not be needed.

(7) Credit for preserving trees.

Preservation of existing, mature, healthy trees on a site may be credited toward compliance with the minimum tree planting requirements stated in Section 18.12.1209. Tree credits

must be approved by the administrator according to the provisions stated in Article V (Tree Protection) of this chapter.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5473, § 1, 7-16-03)

(e) **PARKING AREA LANDSCAPING AND SCREENING REQUIREMENTS.**

(1) **Applicability.**

This section's parking area landscaping and screening standards shall apply to all off-street parking areas in all zoning districts, except for off-street parking areas accessory to a single-family or duplex dwelling, or unless superseded by the terms and conditions of an approved Planned Unit Development District or Specific Plan District.

(2) **Surface parking lot landscaping.**

a. **Landscape areas required.**

1. **Defining parking lots.**

Landscaping should separate parking lots into a maximum of 350 parking spaces in each defined lot.

2. **Amount of landscape area.**

i. Surface parking lots shall incorporate a minimum of 25 square feet of landscaped area for each required off-street parking space.

ii. The amount of surface parking lot landscaping required by this subsection shall be credited toward the minimum landscape area requirements for the subject zoning district stated in Section 18.12.1205 above.

iii. In no event shall the landscaping provided in surface parking lots be less than 15 percent of the total area of the surface parking lot.

3. **Additional requirements for parking lots with 600 or more spaces.**

Surface parking lots with 600 or more spaces visible from the public right-of-way shall meet the following additional requirements:

i. A 15-foot wide landscape area, which includes a two-foot high berm, wall or hedge shall be placed around the perimeter of the parking area. Where there is a five foot or greater grade change between the parking area and the site perimeter, the berm may be waived.

ii. An additional ten square feet of landscape area for each parking space in excess of 600 shall be placed in the interior of the parking area.

4. **Additional requirements for excess parking in surface lots.**

For any surface parking lot with more than 20 parking spaces, and which provides more than 110 percent of the required parking under Section 18.12.1102 (Off-Street Parking Requirements), the following additional landscaping requirements shall apply:

i. A 15-foot wide landscape area, which includes a two-foot high berm, wall or hedge shall be placed around the perimeter of the parking area. Where there is a five foot or greater grade change between the parking area and site perimeter, the berm may be waived.

ii. An additional ten square feet of landscape area for each parking space in excess of 110 percent of the required parking shall be placed in the interior of the parking area. One tree per every three parking spaces which are in excess of 110 percent of the required parking shall be provided within the required landscape areas.

iii. In lieu of providing the additional landscaping required with excess parking, a contribution may be made to the city parkway and boulevards landscaping

fund. The contribution shall be based on the cost of the additional landscaping which is required.

5. *Parking lot edge.*

- i. A parking lot edge shall surround each parking lot, and be a minimum of five feet wide excluding any curbing, unless a larger parking edge or perimeter buffer is required by this article. The parking lot edge may overlap any parking setback line. When other provisions of this chapter require a fully landscaped front, side, or rear yard/setback, and such setback area is larger than five feet and is located in the same place as a required parking lot edge, this provision for a landscaped parking edge shall not apply where the landscaped yard/setback is provided.
- ii. When separating two parking lots, the parking lot edge shall be a minimum of ten feet wide (including any curbing) and shall contain an average minimum three-foot high hedge or two-foot berm. Parking lot edges may facilitate the grading and terracing of parking lots on a site or may be used for pedestrian access.

6. *Location of required parking lot landscape.*

Required landscape areas shall occur entirely within the parking lot and parking lot edge boundaries.

b. Minimum requirements for required landscape areas.

1. *General requirements.*

Required landscape areas may take the form of "parking lot edges" or interior "islands" depending on site design and the preservation of natural site features. All landscape areas within parking areas shall:

- i. Be planted with living plant materials according to this article; and
- ii. Allow for pedestrian walking surfaces across them to provide improved pedestrian circulation across the parking area. Said walking surfaces count towards meeting the landscape area requirement up to a total of 25 percent of the requirement; and
- iii. Have a minimum of one tree for each island with the remaining area in shrubs, ground cover, grasses or seasonal color; and
- iv. Have a minimum of one tree planted at a ratio of 30 feet on center along any street frontage.

2. *Tree placement and density.*

In meeting the requirement for a minimum number of trees per required landscape area stated in Section 18.12.1209 below, there shall be placed a minimum of one tree for each ten parking spaces in all surface parking areas. These trees may be planted in the interior of each parking area (e.g., in an island) or within the parking lot edge area. Placement of these trees shall be accomplished such that no parking space shall be further than 75 feet from a tree. See Figure 18.12-26.

3. *Tree size.*

There shall be a minimum of 70 percent large trees with the remainder being small trees. Tree sizes and measurements shall otherwise conform to Section 18.12.1209, Materials and Specifications for Required Landscape Areas.

4. *Islands.*

An island containing at least one tree shall be located within a maximum of 75 feet of each parking space. The distance is measured from the nearest curb line of the island to the nearest point on the edge of the parking stall. Islands shall be a

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minimum of 126 square feet in area and ten feet wide, with a tree placed at least four and one-half feet from the back face of any curb. The location of parking lot islands shall recognize convenient pedestrian circulation routes and walks within the island shall be planned accordingly. Parking stalls immediately adjacent to a 30-foot wide landscape buffer strip may be located more than 75 feet from a parking lot island. See Figures 18.12-22 and 18.12-23.

5. *Existing trees and natural features.*

Notwithstanding the above, the location of landscaped islands should be adjusted to accommodate existing trees or other natural features, provided that the total landscape area requirements are met.

EXAMPLE Calculation:

• 350 parking spaces with one tree required for each 10 spaces = 35 trees required.

• 25 square feet of permeable green space required per space = 8,750 square feet of landscape area.

FIGURE 18.12-22: PARKING LOT ISLANDS MINIMUM STANDARDS

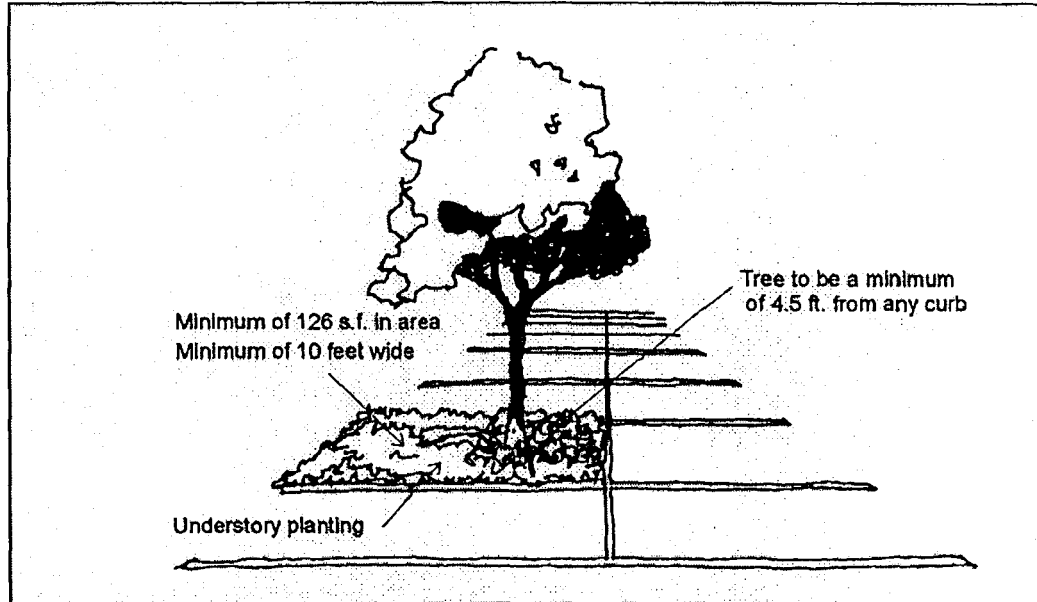
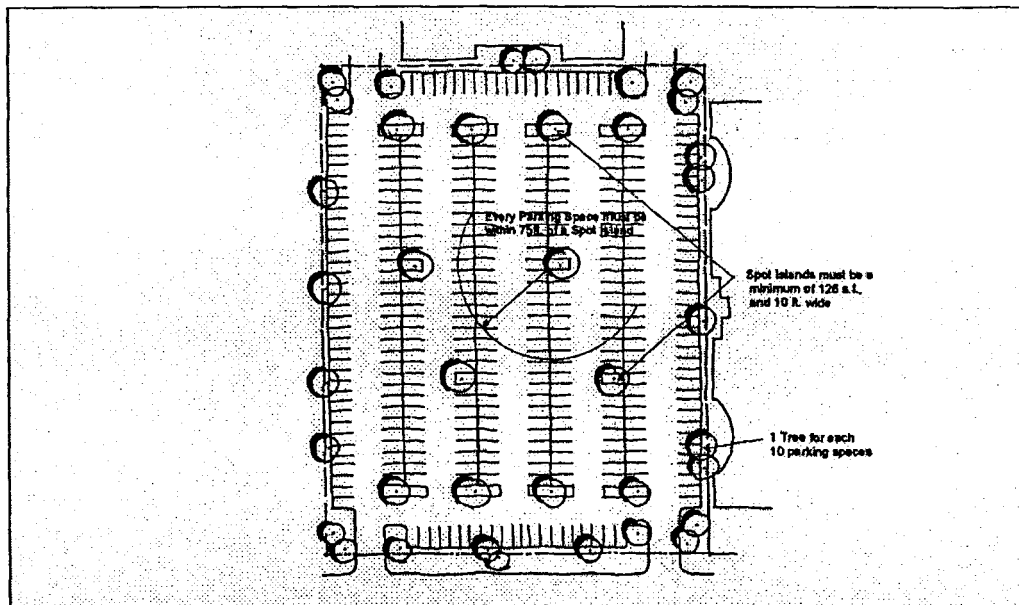


FIGURE 18.12-23: PARKING LOT LANDSCAPING EXAMPLE



(3) **Screening of parking from public areas.**

a. **General.**

All parking areas shall be screened from view of public roadways. The screen shall be a minimum of 36 inches in height, and be achieved with street trees and one of the following methods:

1. A berm;
2. A planting screen, including shrubs;
3. A decorative wall; or
4. A combination of the above, or as shown on the approved detailed site plan.

See Figures 18.12-24, 18.12-25, and 18.12-26.

b. **Parking lot edge.**

Screening shall generally be placed within the parking lot edge zone as defined in Section 18.12.1205(e)(2), above.

c. **Screening waiver.**

The screening requirement in this subsection shall be waived when the surface of the entire lot is more than 36 inches below the grade of the street.

FIGURE 18.12-24: OFF-STREET PARKING SCREENING METHODS –A. PLANTING

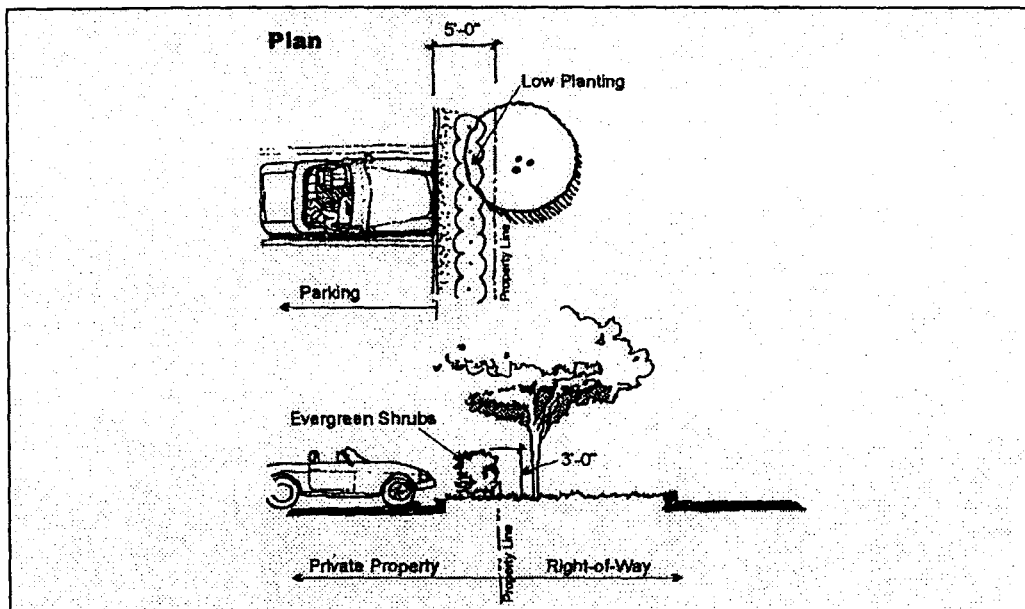


FIGURE 18.12-25: OFF-STREET PARKING SCREENING METHODS –B. WALL OR FENCE

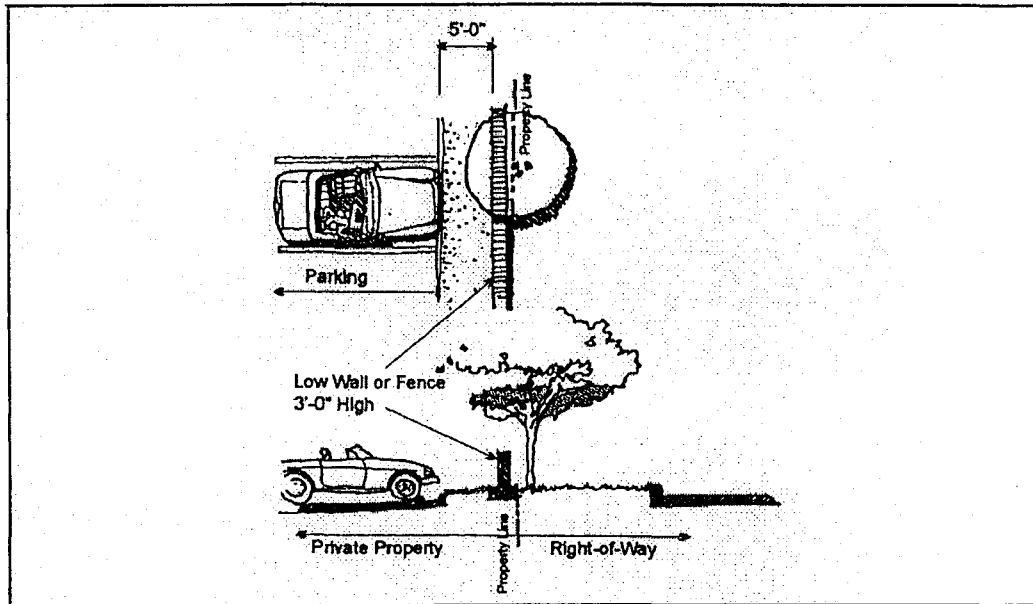
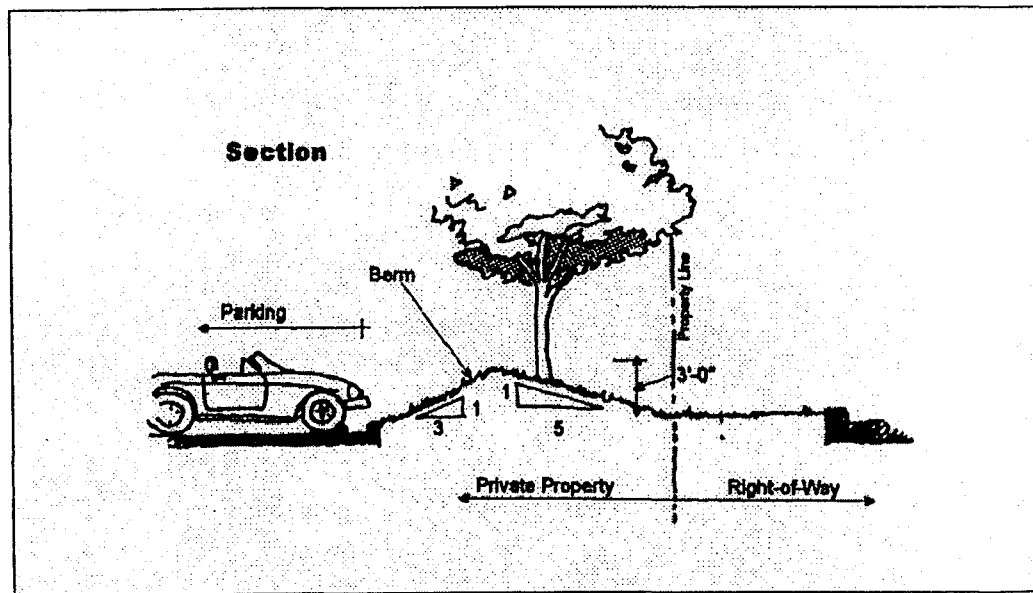


FIGURE 18.12-26: OFF-STREET PARKING SCREENING METHODS –C. BERM



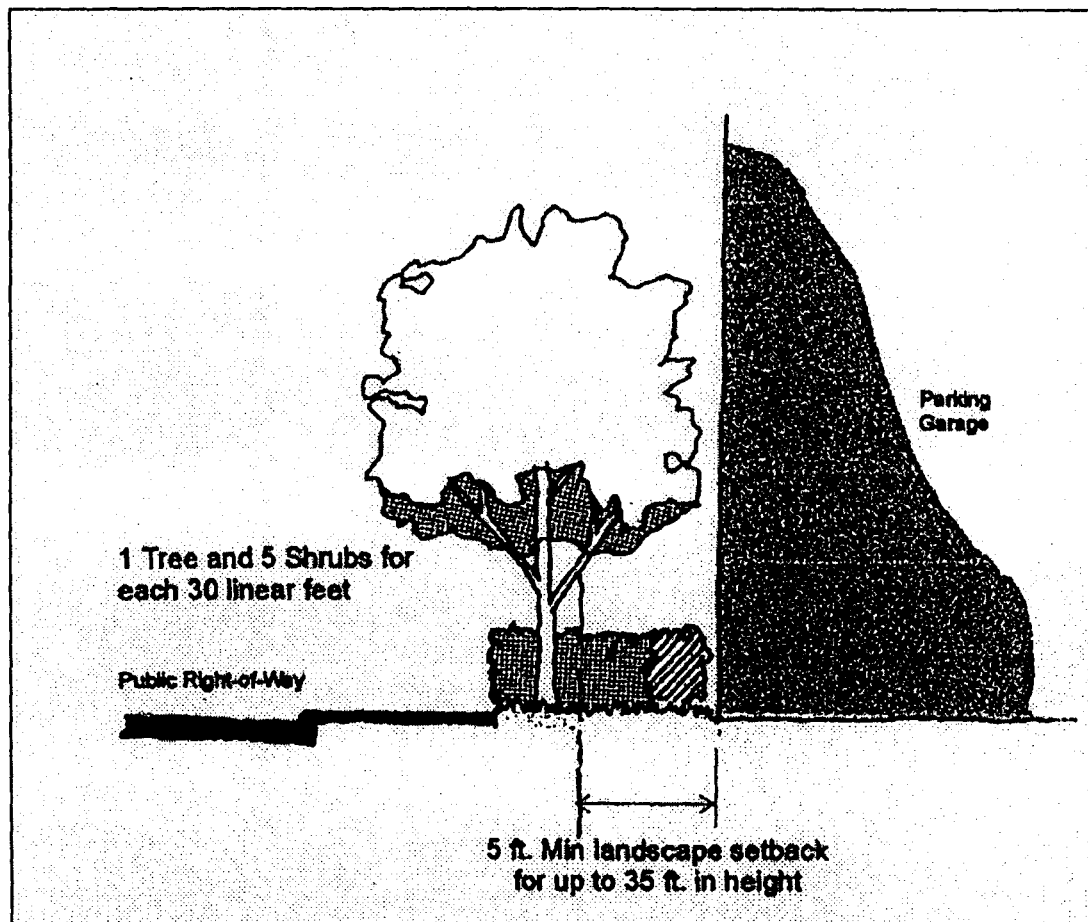
(4) Landscaping of parking structures.

Unless incorporated into a main building, all parking garages shall comply with the following:

- a. Parking garages that are 35 feet or less in height shall have a minimum five-foot wide landscape area adjacent to all public rights-of-way (excluding alleys) which shall include at least one tree and five shrubs for each 30 feet of length. Required landscaping may occur in a parkway adjacent to the public right-of-way. See Figure 18.12.27.
- b. Parking garages of more than 35 feet in height shall, in addition to the requirements in a., above, provide a building inset of five feet in width at each additional 35-foot level or provide other setbacks and/or structure treatments as approved by the administrator in accordance with NRS 278.319. This additional inset or other treatment shall be provided adjacent to all public rights-of-ways (excluding alleys). These areas must contain landscaping in accordance with an approved landscape plan.

(Ord. No. 5189, § 1, 9-26-00)

FIGURE 18.12-27: PARKING GARAGE LANDSCAPING



(f) STREET TREE REQUIREMENTS.

(1) Trees required.

a. Arterials.

On arterial and collector streets outside of the Downtown Reno Regional Center Overlay District, tree shall be planted adjacent to the right-of-way at a rate of one tree for every 30 feet of street frontage.

b. Residential streets.

1. Trees shall be planted for each lot up to 50 feet in width and at a rate of one tree for every 30 feet of frontage over 50 feet. The tree shall be a minimum 2.5 inch caliper tree from the city's permitted street tree list as stated in this subsection.
2. The city prefers that all residential street trees be planted in the parkway, if one exists. However, the administrator may approve the planting of these trees anywhere between the curb line and the building setback line, but all trees not planted in a parkway shall be setback at least 2.5 feet from the curb line and from the building foundation.

c. Downtown Reno Regional Center Overlay District requirements.

1. Sub-area requirements.

Street trees shall be planted as follows. See the City of Reno Redevelopment District Streetscape Master Plan for a delineation of the sub-districts.

i. Entertainment core.

Trees shall be planted at a rate of one for every 30 feet of frontage.

ii. Major arterials.

Trees shall be planted at a rate of one for every 30 feet of frontage. A minimum nine-foot wide planted median is required with medians planted with deciduous trees at a rate of one for every 20 linear feet and with evergreen shrubs not exceeding three feet in height and mulched with river cobble.

iii. Urban transition standard.

Trees shall be planted at a rate of one for every 30 feet of frontage.

iv. Neighborhood standard.

Trees shall be planted at a rate of one for every 30 feet of frontage.

v. River corridor standard.

Trees shall be planted at a rate of one for every 40 feet of frontage.

vi. Railroad corridor standard.

A minimum five-foot wide planter between the parking edge treatment or pathway shall be provided. Turf and plantings shall be provided along the pedestrian path.

2. Planting standards.

i. Tree standard.

Street trees shall be deciduous and a minimum 2.5 inch caliper (measured six inches above ground) at the time of planting.

ii. Tree quality.

Trees shall conform to the Reno Urban Forester's standards for acceptable quality.

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iii. *Species list.*

Notwithstanding the list of permitted street tree species in Section 18.12.1205(f)(5) below, the following tree species are the only street trees permitted in the Downtown Reno Regional Center Overlay District:

- Pyrus calleryana - Flowering pear
- Quercus robur 'Fastigiata' - Columnar English Oak
- Acer griseum - Paperbark Maple
- Zelkova serrata 'Green Vase' - Green Vase Zelkova
- Platanus acerifolia 'Bloodgood' - London Plane

iv. *Tree consistency.*

Trees shall be planted consistently in one species type for each particular standard.

- Entertainment Core Standard - London Plane
- Major Arterial Standard - Flowering Pear
- Neighborhood Standard - Green Vase Zelkova
- Railroad Corridor Standard - Columnar English Oak

v. *Modification of species list.*

Conditions may vary within each area, necessitating modifications to the species list. However, consistency in the giant palette along the street scene is the goal. To prevent the possibility of death among all trees of a particular species, the urban forester may recommend subtle variety changes.

(2) *Planting schedule.*

Trees shall be planted prior to the issuance of a certificate of occupancy. The administrator may allow the planting to occur within the next growing season if the certificate of occupancy is issued outside of the growing season and the required landscaping is bonded or guaranteed as described in Section 18.12.1204.

(3) *Modification of standards.*

The administrator may approve a modification of the tree species, tree spacing or planting standard according to the procedures and criteria stated in Section 18.06.411 (Minor Deviations), provided that the overall objectives of creating an attractive streetscape are achieved and the approved modification meets the intent of this section. The applicant shall incorporate all modifications approved by the administrator in the a revised landscape plan and submit the revised plan for the administrator's review and approval within 30 days of the administrator's modification decision.

(4) *Trees in the public right-of-way.*

a. *Work permit required.*

Trees planted or removed from the public right-of-way are subject to the issuance of a tree work permit. Placement, species, and type of tree well covering are subject to city approval prior to the issuance of the tree work permit (See RMC Chapter 8.32, Trees and Shrubs).

b. *Maintenance.*

Trees planted in the parkways shall be maintained by adjacent property owners, neighborhood associations, special assessment district or maintenance district formed under NRS 278.4787.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5821, § 1, 4-07-06)

(5) **Approved street tree species.**

Species diversity is encouraged. The use of only one or two species on a street or on the same block greatly increases the likelihood of epidemic disease and/or insect infestations. Table 18.12-16 below provides the list of approved street tree species in the city.

TABLE 18.12-16: APPROVED STREET TREE SPECIES	
COMMON NAME	SCIENTIFIC NAME
MINOR TREES (LESS THAN 30 FEET AT MATURITY)	
Trident Maple	Acer buergeranum
Hedge Maple	A. campestre
Amur Maple	A. ginnala
Western Hackberry	Celtis reticulata
Chitalpa	Chilopsis linearis
Thornless Hawthorn	Crataegus spp.
Ginko (male trees only)	Ginkgo biloba
Golden Raintree	Koelreuteria paniculata
Crabapple (non-bearing)	Malus spp.
Hophornbeam	Ostrya virginiana
Amur Cork	Phellodendron amurense
Flowering Cherry (non-bearing)	Prunus spp.
Purple Plum (non-bearing)	Prunus spp.
Canada Red chokecherry	Prunus virginiana 'Canada Red'
Callery Pear	Pyrus calleryana
Japanese Tree Lilac	Syringa reticulata
Blackhaw	Viburnum prunifolium
INTERMEDIATE TREES (30 TO 50 FEET AT MATURITY)	
Norway Maple	Acer platanoides
Sycamore Maple	A. pseudoplatanus
European Hornbeam	Carpinus betulus
Western Catalpa	Catalpa speciosa
Common Hackberry	Celtis occidentalis
Turkish Filbert	Corylus colurna
Flowering Ash	Fraxinus ornus
'Urbanite' Ash	F. pennsylvanica 'Urbanite'
Blue Ash	F. quadrangulata
Kentucky Coffeetree	Gymnocladus dioica
Chinese Pistache	Pistachia chinensis
Blue Oak	Quercus douglasii
Gambel Oak	Q. gambelii
Chinkapin Oak	Q. muehlenbergii
Columnar English Oak	Q. robur 'fastigiata'
Idaho Locust	Robinia 'Idahoensis'
Zelkova	Zelkova serrata
MAJOR TREES (GREATER THAN 50 FEET AT MATURITY)	
Sensation Box Elder	Acer negundo 'Sensation'
Autumn Purple Ash	Fraxinus americana 'Autumn Purple'
Honey Locust (thornless, green leaved only)	Gleditsia triacanthos inermis
London Plane	Platanus acerifolia 'Bloodgood'
Swamp white oak	Quercus bicolor
Valley Oak	Q. lobata
Bur Oak	Q. macrocarpa
English Oak	Q. robur
Northern Red Oak	Q. rubra
Black Locust	Robinia pseudoacacia

(Ord. No. 5189, § 1, 9-26-00)

Section 18.12.1206 Reserved

Section 18.12.1207 Screening Between Land Uses

(a) CONFLICTING REGULATIONS.

In case of conflict between the screening standards in this Section 18.12.1207 and any screening standards stated in a different chapter, article, or section of this title, the most restrictive screening standard shall apply.

(b) REQUIRED SCREENING.

Screening shall be required of new development ("new land use") that abuts developed property as shown in Table 18.12-17 below.

TABLE 18.12-17: REQUIRED LAND USE SCREENING					
SF = Single family residential zoning district MF = Multi-family residential zoning district C = Commercial or mixed use zoning district I = Industrial zoning district PF = Public facility zoning district					
EXISTING ZONING DISTRICT ►	SF	MF	C	I	PF
NEW ZONING DISTRICT ▼					
SF	NA	Solid*	Solid*	Solid*	Solid*
MF	Wall or Fence	NA	Solid	Solid	Semi/ Solid**
C	Wall	Semi	NA	NA	Semi
I	Wall	Solid	NA	NA	Solid
PF	Wall	Semi/ Solid**	Semi/ Solid**	Semi/ Solid**	NA
Notes to Table 18.12-17:					
* See Section 18.12.304 Residential Adjacency Standards					
** It is the intent of screening to protect against new land uses being a nuisance onto adjoining properties. There are instances where open view fencing such as tubular steel and wrought iron may be more appropriate for security and may be approved by the administrator.					

(1) Installation.

Required screening shall be installed by new development which is adjacent to previously developed property.

(2) Substitution of screening.

Where a semi-opaque screen is required, a solid screen may be installed. In no case, other than may be specified in particular PUD or SPD zones, may a semi-opaque screen be installed where a solid screen is required.

(3) Maintenance of screening.

All screening between land uses installed according to this section shall be maintained for the life of the installing use in good repair and condition sufficient to remain effective for the intended screening purpose.

(c) LAND USE SCREENING TYPES.

The following types of screening shall be used to screen between land uses (see Figures 18.12-28, 18.12-29, and 18.12-30):

(1) Solid.

A six-foot high solid masonry or wood fence with 5 feet of landscaping adjacent to it with a minimum of one evergreen tree planted every 30 linear feet and a minimum 3 shrubs planted per tree.

(2) *Semi-opaque.*

- a. An eight-foot wide landscape area that consists of trees which achieve at least 20 feet in height at maturity and are planted at a rate of every 30 feet with a three-foot high masonry wall.
- b. A 15-foot wide landscape area which consists of trees that achieve at least 20 feet in height at maturity, and are planted at a rate of one for every 30 feet on top of a two-foot high berm interspersed with shrubs to achieve a screening effect.
- c. A 30-foot wide landscape area which consists of trees planted at a rate of one for every 30 feet.

(d) **MODIFICATION OF SCREENING REQUIREMENTS.**

The administrator may approve minor deviations to screening requirements if the applicant can demonstrate to the satisfaction of the administrator that strict interpretation of this section would be inappropriate and not in the public interest due to topographic conditions, adjacent land uses, land uses as shown on an approved master plan, or other special circumstances. Deviations shall be reviewed and approved according to the minor deviation provisions in Section 18.06.411 of this title.

(Ord. No. 5189, § 1, 9-26-00)

FIGURE 18.12-28: SCREENING ALTERNATIVES –ALTERNATIVE 1: SOLID SCREENING

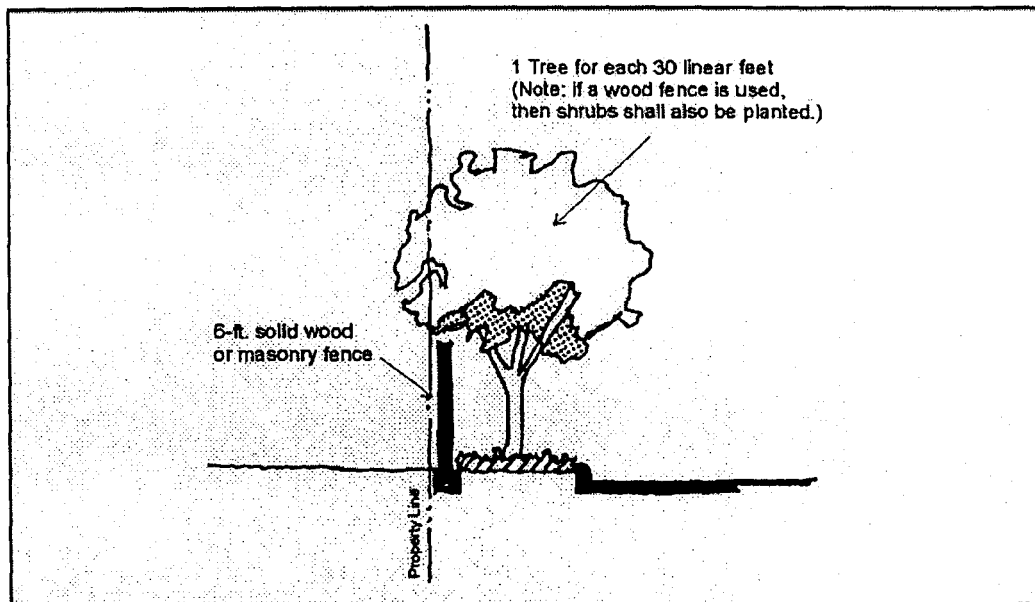


FIGURE 18.12-29: SCREENING ALTERNATIVES –ALTERNATIVE 2: SEMI-OPAQUE SCREENING

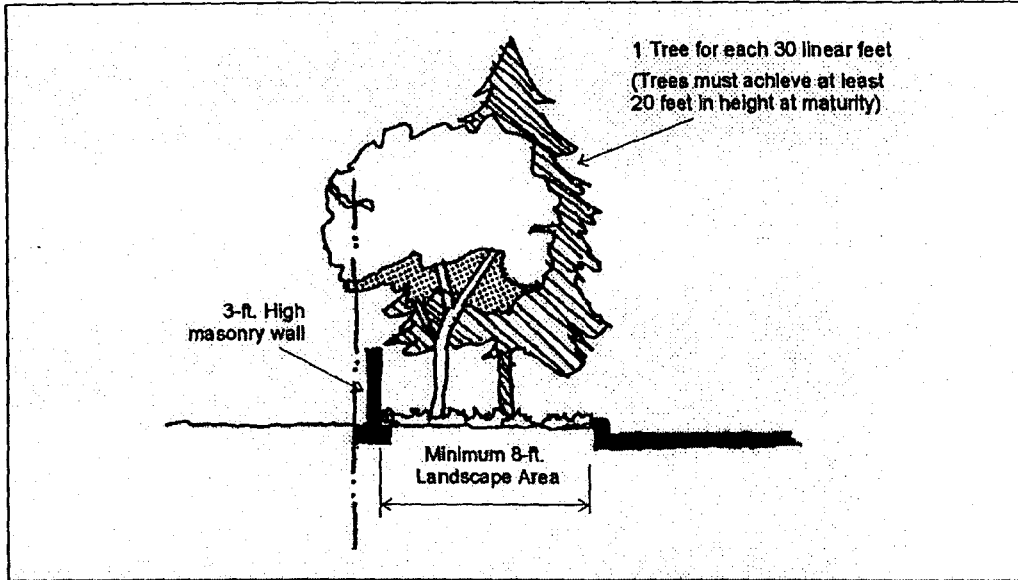
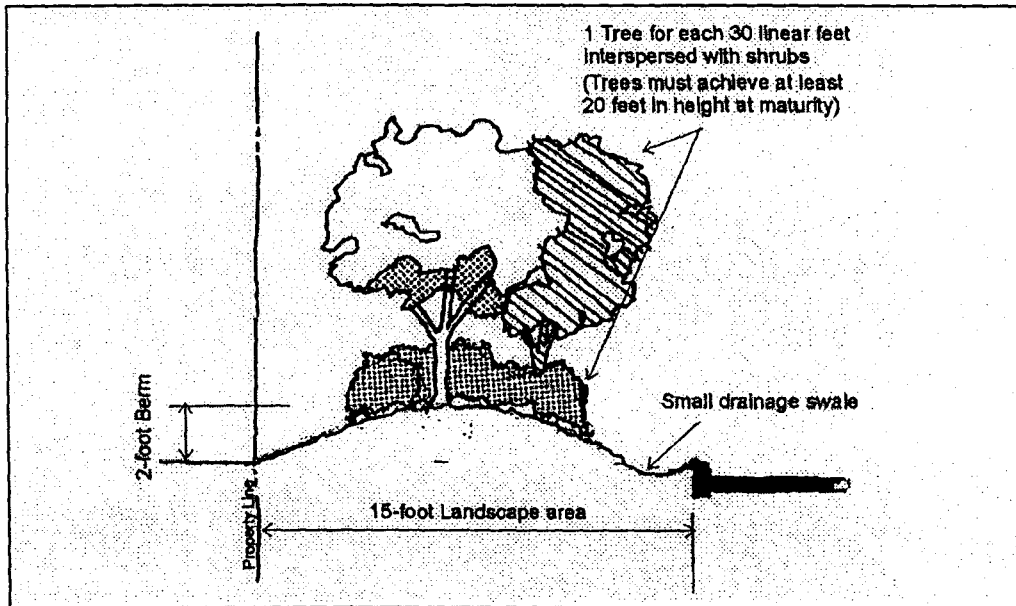


FIGURE 18.12-30: SCREENING ALTERNATIVES –ALTERNATIVE 3: SEMI-OPAQUE SCREENING



Section 18.12.1208 Screening of Outdoor Service Areas, Utilities, and Equipment

(a) **CONFLICTING REGULATIONS.**

In case of conflict between the screening standards in this Section 18.12.1208 and any screening standards stated in a different chapter, article, or section of this title, the most restrictive screening standard shall apply.

(b) **TRASH RECEPTACLES—ENCLOSURE REQUIRED.**

(1) **Standard enclosure required—applicability.**

In order to screen trash receptacles, enclosures shall be constructed with any commercial, office, public building, multi-family building with more than four units, or industrial development, unless otherwise exempted by this section, to the standards identified in Figure 18.12-31.

(2) **Additional/oversized enclosures.**

Developments generating ten or more yards of trash per receptacle within any pickup cycle shall expand the size of the enclosure shown in Figure 18.12-31 to accommodate demand, or shall construct an additional enclosure.

(3) **Location of trash receptacles.**

a. **Location on nonresidential properties.**

1. **General.**

On all nonresidential properties, trash receptacles shall be located outside building setback lines and buffer yards, and to the side or rear of the principal building. Where the trash receptacle(s) is interior to the site and not visible from any public right-of-way or residence, enclosure may be waived. Trash receptacles may be located on a property line that is adjacent to an alley. See Figure 18.12-32.

2. **Adjacent to residential properties.**

Trash receptacles on nonresidential properties shall be screened and odor controlled, and trash pick up shall be scheduled to minimize any impact on neighboring residential uses. In addition, they shall be located a minimum of 25 feet from any residential property line, or as far away from the residential property line as possible.

(Ord. No. 5189, § 1, 9-26-00)

b. **Location on residential lots.**

Trash storage on all residential lots may be located on a property line that is immediately adjacent to an alley.

c. **Include location on plans.**

Trash enclosure locations shall be indicated on the plans accompanying any application and the plans submitted for building permit approval.

(c) **STORAGE, LOADING AREA AND UTILITY SCREENING.**

(1) **Required screening.**

a. **Outdoor storage.**

1. Where permitted, outdoor storage shall be located to the side or rear of the primary building, and screened from roadways, parks and residential areas by a six-foot solid fence or combination of fence and vegetation. If needed for screening, the administrator may require the fence to be taller than six feet.

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2. Fencing required by a.1. above shall not be placed closer to the right-of-way than the building setback line and must be separated from the right-of-way by landscaping.

b. Mechanical equipment.

1. All mechanical equipment, including, but not limited to, air conditioners, electric meters and heating units, shall be screened from view of streets and residential areas at all times. This shall apply to mechanical equipment located on rooftops, at ground level and at any other position upon the structure with the exception of single-family or duplex dwellings and window or wall mounted air conditioners in residential uses.
2. Screening shall be architecturally compatible with the structure, and window mounted air conditioners/heaters in residential buildings shall be considered screened if such equipment consists of a color and material which blends with the rest of the structure, and if the equipment does not extend greater than six inches beyond the plane of the building.
3. Backflow preventers shall be screened from view of public streets and adjoining properties by low vegetation, walls, covers, or fencing, or other means acceptable to the administrator.

c. Loading areas.

Loading docks shall be located at the side or rear of the building in non-industrial zoning districts, and screened from view of public rights-of-way, single-family or duplex zoned lots, parks and other public areas by a screen which is tall enough to screen vehicles and service areas.

(2) Types of screening.

The following types of screening shall be used to screen outdoor storage, ground mounted mechanical equipment including backflow preventers, and loading areas (See Figures 18.12-33 and 18.12-34):

- a. Dense evergreen hedge that will screen views from the ground up to the required height within two years.
- b. Solid wall constructed of the building's primary surface material or masonry.
- c. A combination of a berm with a maximum 3:1 slope with dense evergreen shrub planting that will provide a solid screen to the required height.
- d. Ground mounted mechanical equipment may be screened with a cover or box integrated into landscaping.

(Ord. No. 5189, § 1, 9-26-00)

FIGURE 18.12-31: TRASH ENCLOSURE

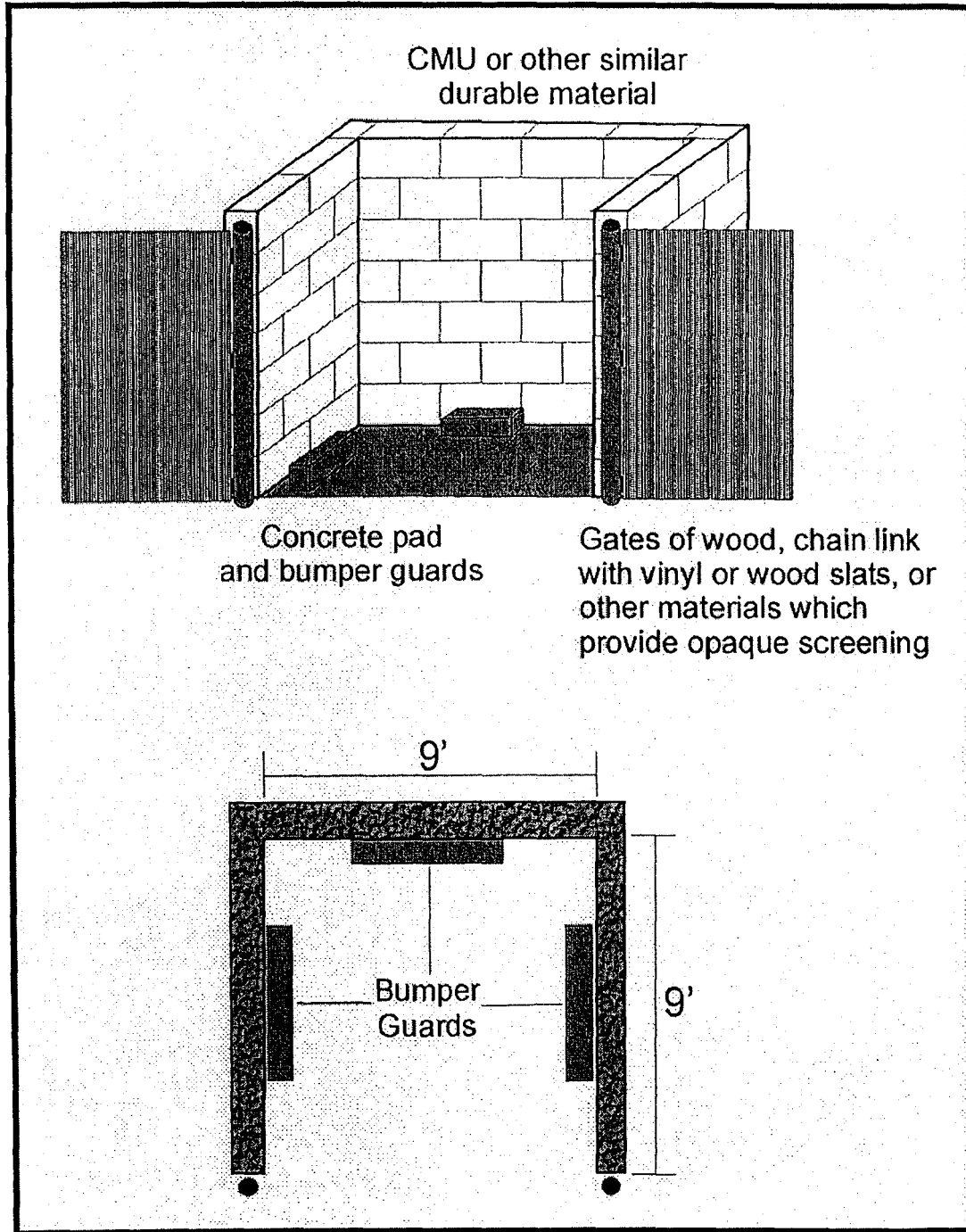


FIGURE 18.12-32: TRASH RECEPTACLE SCREENING LOCATION

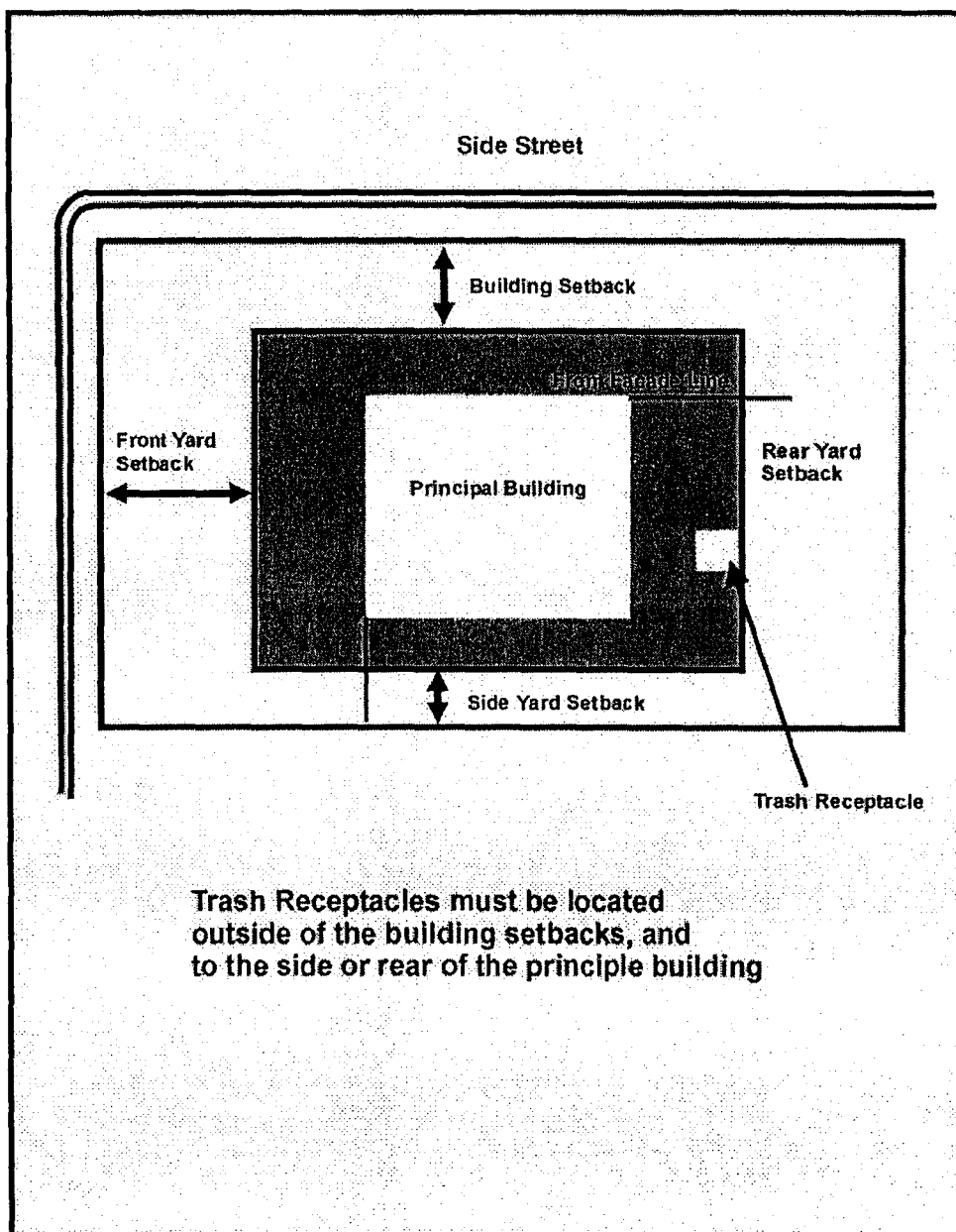


FIGURE 18.12-33: STORAGE, LOADING AREA AND UTILITY SCREENING

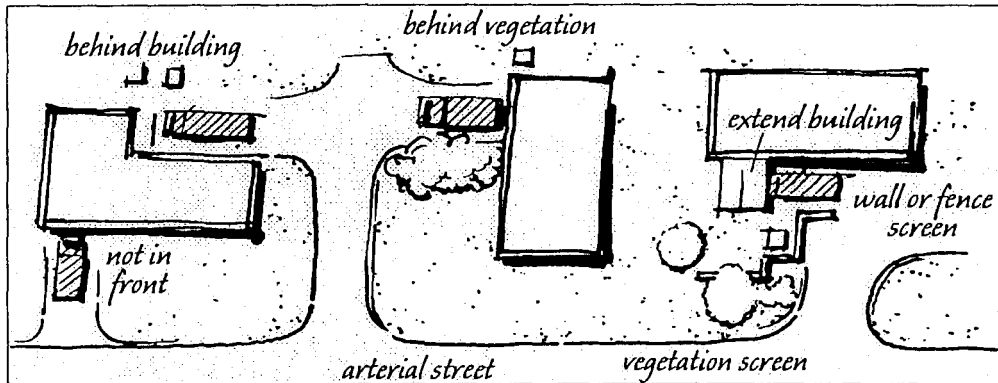
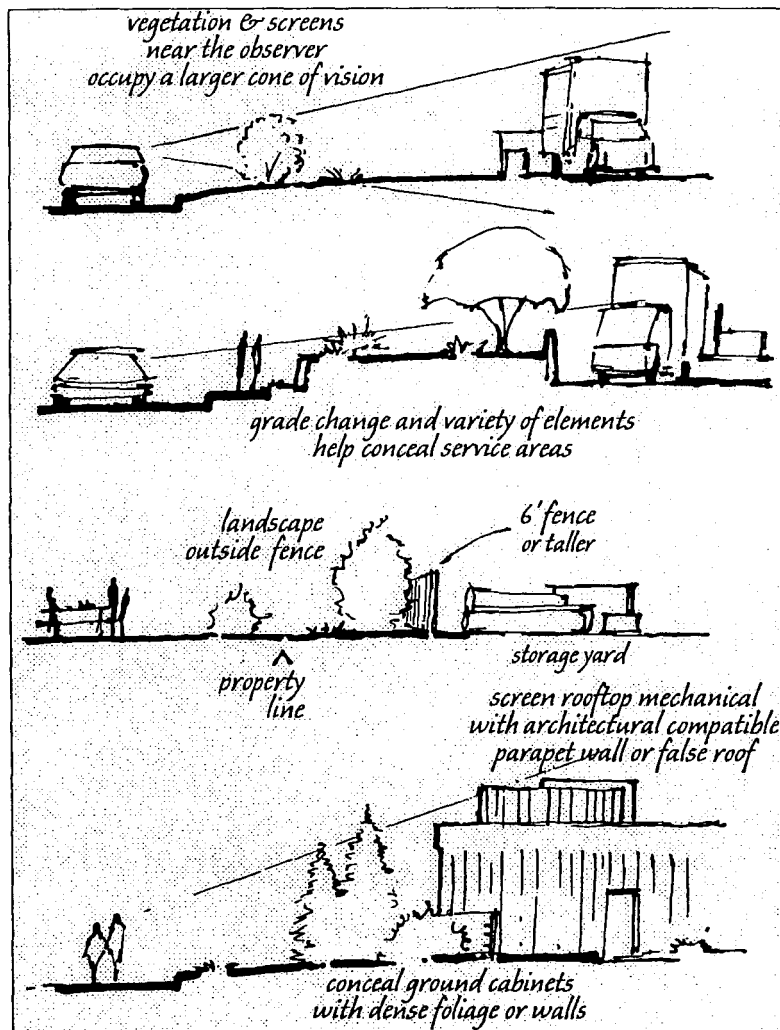


FIGURE 18.12-34: STORAGE AND MECHANICAL SCREENS



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) **All zoning districts except industrial districts.**

One tree and six shrubs shall be provided for every 300 square feet of required landscaped area, plus one tree for every 10 off-street parking spaces as required by this article, except in the industrial zoning districts.

(2) **Industrial districts.**

One tree for every 300 square feet of required front yard landscaping plus one tree for every ten parking spaces is required. At least 50% of the required trees shall be evergreen. If any additional screening is required because the industrial site is adjoining residentially or public facility zoned property, those requirements are in addition to the minimums stated in this subsection.

(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 × 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 2.5 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 3 trunks and the smallest trunk shall have a minimum caliper of $\frac{3}{4}$ inch.

b. Required mix of tree sizes.

Seventy (70) 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 the Truckee River or in other 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

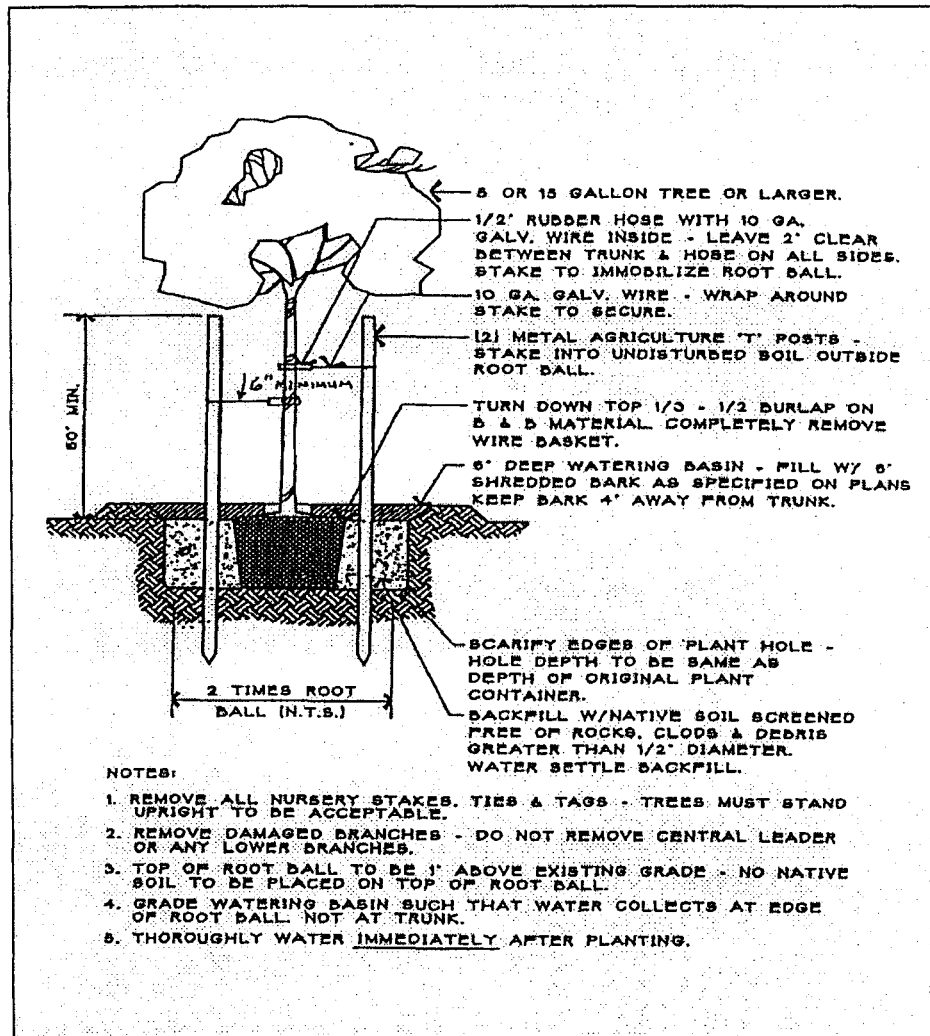
Chapter 18.12 General Development and Design Standards
 Article XII: Landscaping and Screening
 Section 18.12.1209 Materials and Specifications for Required Landscape Areas

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 4-inch pot container size.

c. *Vines.*

Vines must be a minimum of a 5-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.

(Ord. No. 5189, § 1, 9-26-00)

(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.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5473, § 1, 7-16-03)

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.

(Ord. No. 5189, § 1, 9-26-00)

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.

(Ord. No. 5189, § 1, 9-26-00)

Section 18.12.1212 Reserved

Section 18.12.1213 Maintenance

(a) **MAINTENANCE.**

All landscape areas and plant materials must be maintained in a vigorous and healthy condition, free of weeds and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other needed maintenance, in accordance with generally accepted horticultural practices. This shall including using pruning standards accepted by the International Society of Arboriculture and/or the National Arborist Association.

(b) REPAIR AND REPLACEMENT.

Any damaged or dead plant must be replaced or repaired within 30 days. If the season of the year makes such repair or replacement impractical, the property owner shall schedule an appropriate time for the accomplishment of this work with the administrator.

(c) VIOLATION.

If the repair or replacement is not accomplished in a timely fashion as described in item (b) above, the administrator may initiate proceedings to revoke the special use permit or business license for the subject property, or use the remedies and fines associated with violations under Title 1.

(Ord. No. 5189, § 1, 9-26-00)

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Appendix O
RMC 18.12.1301– 1304
Exterior Lighting

ARTICLE XIII: EXTERIOR LIGHTING

Section 18.12.1301 Related Regulations

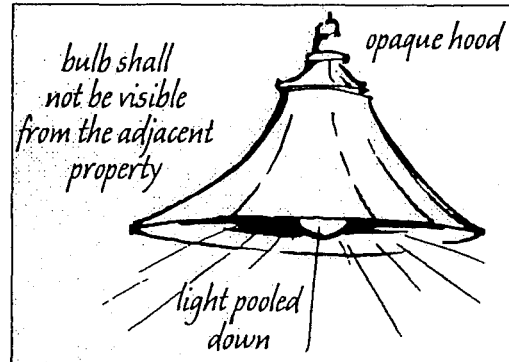
See also Section 18.12.304 for additional exterior lighting standards applicable to development subject to residential adjacency standards.

Section 18.12.1302 Lighting Fixtures

Any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures, and lamps must not extend below the bottom of the cover when the light will be visible from residences or public rights-of-way. See Figure 18.12-36.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 5, 5-22-01)

FIGURE 18.12-36: LIGHTING FIXTURES



Section 18.12.1303 Searchlights

No rotating searchlights shall be permitted in any district, except that the administrator may issue a temporary permit for such searchlights for a period not to exceed three days. No more than three such permits may be issued for the same location within a one year period.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 5, 5-22-01)

Section 18.12.1304 Flashing or Animated Lights

- (a) Outside of the Downtown Reno Regional Center Overlay District as identified in Section 18.08.101(i)(1), no flashing or animated lighting is permitted on a structure above 35 feet except for Federal Aviation Administration (FAA) required lighting. Stationary floodlighting of the structure is permissible so long as nothing else is floodlighted and the lighting is screened in a manner that is architecturally compatible with the structure.
- (b) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at the airport, other than an FAA approved navigational signal light or visual approach slope indicator is prohibited without FAA approval.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 5, 5-22-01; Ord. No. 5821, § 1, 4-07-06)

Appendix P
RMC 18.12.1401
General Standards for Fences and Wall

ARTICLE XIV: FENCES AND WALLS

Section 18.12.1401 General Standards for Fences and Walls

(a) *GENERALLY APPLICABLE FENCE AND WALL STANDARDS.*

The following fence and wall standards shall apply in all zoning districts.

- (1)** For purposes of this article, on through lots, the front yard shall be the yard adjacent to the street on which the property is addressed and the rear yard shall be the yard opposite the front yard, and walls or fences six feet or less in height may be erected on the rear lot line, except as provided in Section 6.06.090 of the Reno Municipal Code.

- (2) Except as provided in Section 6.06.090 of the Reno Municipal Code and in the residential street image standards in Section 18.12.302, on a lot where there are two or more required front yards, any wall or fence erected in the yard shall not exceed four and one-half feet.
 - (3) Walls or fences shall not exceed four and one-half (4½) feet in height within 20 feet of each side of a primary driveway
 - (4) Public utilities in any zone may be enclosed by a fence six feet in height with barbed wire used above it as long as the total height thereof does not exceed nine feet. Arms carrying barbed wire must extend inward or straight up.
 - (5) Where a fence or wall is constructed on top of a retaining wall, the height of such fence or wall shall be measured from the top of the retaining wall.
 - (6) Use of razor ribbon or razor tape fencing is prohibited, except in conjunction with a jail or other public detention or correctional facility.
- (b) **FENCES AND WALLS IN ALL ZONING DISTRICTS EXCEPT INDUSTRIAL DISTRICTS.**
The following fence and wall standards shall apply in all zoning districts except the industrial zoning districts.
- (1) Walls or fences six (6) feet or less in height may be erected on lot lines in any zone except in required front yards.
 - (2) Walls or fences four and one-half (4½) feet or less in height may be erected in the required front yard area in any zone, except as provided in Section 6.06.090 of the Reno Municipal Code. Walls or fences in excess of four and one-half feet may be erected on lots with more than one front yard subject to the residential street image standards in Section 18.12.302.
 - (3) In residential zoning districts, fence posts may extend up to two feet higher than the fence itself, as long as the posts are at least six feet apart.
 - (4) Where residential uses abut an arterial, expressway, or freeway as classified in the master plan of the city, or any part thereof, fences or walls exceeding six feet in height may be constructed on the property line between the residential use and the arterial, expressway or freeway, except as provided in Section 6.06.090 of the Reno Municipal Code.
- (c) **FENCES AND WALLS IN THE INDUSTRIAL ZONE DISTRICTS.**
The following fence and wall standards shall apply in the industrial zoning districts only.
- (1) In industrial zones, walls or fences six feet in height or less may be erected in the required front yard, except as provided in Section 6.06.090 of the Reno Municipal Code.
 - (2) In industrial zones, barbwire may be used above any conventional six-foot fence as long as the total height thereof does not exceed nine (9) feet. Arms carrying barb wine must extend inward or straight up.

(Code 1966, § 11.52.010; Ord. No. 3133, § 1 10-10-83)

(Code 1966, § 11.08.120; Ord. No. 3133, § 1, 10-10-83; Ord. No. 5545, § 2, 3-10-04)

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Appendix Q
May 2007 Draft City of Denver Climate Action Plan

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CITY OF DENVER CLIMATE ACTION PLAN

RECOMMENDATIONS TO MAYOR HICKENLOOPER



DENVER
THE MILE HIGH CITY

Draft for Public Input





For online review and to comment by blog,
please visit www.greenprintdenver.org.

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May 2007

Dear Mayor Hickenlooper:

Since its inception, Denver has distinguished itself by its willingness to embrace a progressive civic agenda. Today, we are faced with a global set of energy and climate-based challenges — challenges whose solutions will depend on localized leadership and actions. Greenprint Denver represents the city's acknowledgement of its responsibility within this global effort, and sets forth an aggressive set of goals and a realistic action plan for achieving these goals.

A year ago you invited our group of three dozen business, civic, and community leaders to advise you on the ongoing development of the city's Greenprint Denver action agenda. In this short time, the sense of broader possibilities and forward momentum for sustainable practices within the city have grown significantly. The city has laid a strong foundation and led by example within the community. In September of 2006, our Council agreed to spend several months studying ways to engage the entire community: residents, neighborhood and community groups, business and industry, and youth — in considering what steps can be taken by the city and its citizens to address the threat posed by global warming. As you have said, if even a small percentage of 95 percent of the climate scientists are correct in their assessment of future climate trends, the implications for Denver and the region are significant — and doing nothing is a risk we cannot afford to take with our future. We agree with your assessment and believe that major actions are required to reduce our carbon emissions to the levels that are called for under the US Mayors Climate Protection Agreement.

Our diverse membership has conducted its deliberations in a collaborative manner and minimized our collective carbon footprint with our own sustainable group practices. Our recommendations reflect a common and abiding faith in our community's ability to rise to meet the significant challenges. Rarely have contemporary political, scientific, and economic dynamics been more conducive to decisive action.

With excellent support from city staff and experts from the University of Colorado at Denver, we have studied the problem of global warming and the possible remedies available at the local level, listened to a variety of experts with concerns and interests in this matter, and have formulated the recommendations contained in this report for your further consideration. These recommendations are but a subset of the thousands of ideas and policies available. While our evaluation criteria involved technical, economic, and political considerations, this report represents a consensus belief that Denver's approach to climate change must be effective, measurable, and capable of attracting the widest possible public support.

Many of our recommendations are challenging and will require serious commitments on the part of both the leadership as well as the residents of our community. This is a draft for public input and our next steps involve soliciting feedback for your consideration.

On behalf of the entire Greenprint Denver Advisory Council,



Benita Duran
Co-chair



Daniel Yohannes
Co-chair

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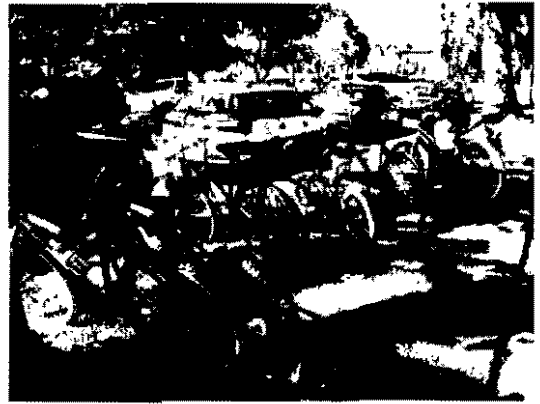
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Executive Summary

Global climate change will very likely be the defining issue of the 21st Century. At its dawn, we face the knowledge that industrialization, and its historic reliance on the combustion of fossil fuels like coal, natural gas, and oil, has significantly increased the amount of carbon dioxide and other greenhouse gases in our atmosphere. We also are beginning to understand some of the implications of these greenhouse gas emissions for our planet: namely, warmer days and nights; more intense storms; more severe droughts; melting glaciers; and rising oceans. The impacts of these physical changes on the Earth's inhabitants are less well understood; however, scientists, politicians, and business leaders around the world have sounded the alarm with an ever-increasing sense of urgency, identifying a range of concerns, including compromised freshwater supplies; reduced agricultural production; significant risks to coastal communities and major population centers from rising sea levels and stronger hurricanes; and the increased likelihood of extinction for many species.

Here in Colorado we face the danger of reduced annual snow packs, affecting both water supply and tourism, and secondary impacts of warming, such as pine beetle infestations and changing agricultural economics.

Under the leadership of Mayor John Hickenlooper, Denver is poised to join the ranks of the world's leading cities in taking decisive steps to reduce local contributions to the greenhouse gas problem — and at the same time, to position Denver as a leader in establishing a diversified economy based on the combined use of traditional and alternative sources of energy. Although there will be up-front costs associated with some of these mitigation efforts, they will ultimately save many energy dollars and, more important, will pale in comparison to the likely costs of inaction resulting from global warming and its related impacts.

In 2005, Mayor Hickenlooper established Denver's initial greenhouse gas reduction goal: by 2012 Denver will reduce its contribution to greenhouse gases by 10 percent per capita relative to 1990 levels. Since that time, Mayor Hickenlooper's Greenprint Council — an advisory group of civic and business leaders, joined by managers of several city departments — has worked with scientists and policy makers to understand the issues and opportunities faced by the city as it grapples with this challenge.

Denver's Carbon Footprint

A greenhouse gas inventory of Denver reveals that the sources of our greenhouse gas emissions come from three main sectors: 1) Transportation, 2) Residential-Commercial-Industrial Energy Use, and 3) Use of Key Urban Materials. The greenhouse gases produced from these activities are related in large part to the source of power generation — in the case of transportation, petroleum, and in the case of buildings and commercial/industrial activities, electricity generated from coal- and natural gas-powered plants along with natural gas used for the heating of buildings. Key materials (such as concrete, water, and food) require energy of various types to manufacture items without which city life would not be possible.

Denver has a rich history as a center of energy development. In our challenge to reduce emissions and their related environmental, health, and economic costs, we have an opportunity to lead the country—indeed, the world—in developing new technologies to improve traditional energy sources, improve energy efficiency, and create new energy sources.

Denver's Goals

The Denver region has experienced significant population growth over the past decade, and emissions have increased in almost direct proportion to that growth, although the **per capita greenhouse gas emissions have remained nearly constant at about 25 metric tons of carbon dioxide equivalents (mtCO₂e) per person per year from 1990 to 2005.**^{*} Our original goal of a 10 percent per capita reduction in greenhouse gases from 1990 levels by the year 2012 appears to be attainable, and corresponds to reducing Denver's annual total community-wide greenhouse gas emissions by 1.8 million metric tons of CO₂ equivalents from the business-as-usual projections. However, reaching this goal also means that absolute, or total, emissions will have increased significantly since 1990 due to population growth (see Figure ES-1). Indeed, based on population projections, **a 10 percent per capita reduction by 2012 will still result in a 16 percent increase in Denver's total contribution of greenhouse gases to our global atmosphere over 1990 levels**, with annual emissions of 13.7 million metric tons in 2012 compared with 11.8 million metric tons in 1990. To begin to stabilize and then reduce our greenhouse gas emissions, we must commit to more ambitious goals over the long term. Based on an understanding of what is at stake for the city and the region in the context of global warming, and the time-sensitivity of reducing our emissions, **we recommend that the city adopt an absolute reduction target of 25 percent — to get the entire Denver community below 1990 levels — by 2020.** This corresponds to mitigating 4.4 million metric tons of CO₂ equivalents annually by 2020 from the business-as-usual projections.

^{*} The average individual uses ~15 mtCO₂e per year

How much is a "metric ton of CO₂ e"?

One ton of carbon dioxide gas would fill a 30-foot diameter balloon. In one year, the average U.S. family produces enough CO₂ to fill about 25 of these balloons, enough to stretch from goal line to goal line of a football field two and one-half times! Another way to imagine the carbon in the greenhouse gas emissions of the average individual is to imagine producing an 8-foot-square block of coal for every man, woman, and child in the city.

The Mayor's Greenprint Council recommends that in addition to the 2012 goal, Denver adopt a Year 2020 goal as described below.

2012 Goal: Reduce Denver's **per capita** greenhouse gas emissions by 10 percent below 1990 levels, reducing community-wide emissions by 1.8 million metric tons of CO₂e annually, by 2012. This is equivalent to eliminating a small [250 megawatt (MW)] coal-fired power plant, or taking almost 260,000 cars off the road.

2020 Goal: Decrease **total** community-wide emissions to below 1990 levels, which equals a community-wide reduction of 4.4 million metric tons of CO₂e annually. This is equivalent to eliminating 2 small coal-fired power plants, or taking almost 500,000 cars off the road.

Note: Throughout this report, when discussing "coal-fired power plants", we are referring to conventional plants using pulverized coal as the fuel source.

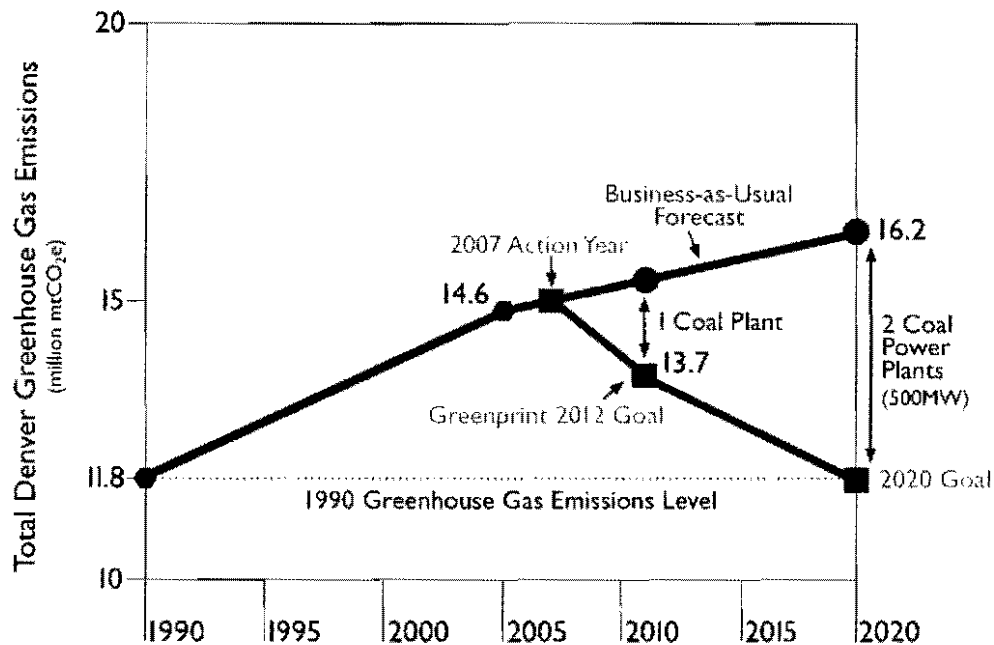


Figure ES-1
Denver's community-wide greenhouse gas projections with and without recommended actions.

Emissions are shown in million metric tons of CO₂ equivalents (CO₂e) (The business as usual scenario incorporates population growth with assumed steady per capita emissions of 25 mtCO₂e. The 2012 goal will eliminate 1.8 million mtCO₂e annually equivalent to eliminating the need for 1 coal-fired power plant. The 2020 goal will mitigate 4.4 million mtCO₂e annually equivalent to removing 2 coal fired power plants.)

If we can begin to reduce our electricity consumption and make our transportation system more efficient, we can avoid building new coal-fired power plants and reduce our crude oil consumption, thus preventing a significant increase in our greenhouse gas emissions, along with other air pollutants.

Recommended Climate Action Strategies

After more than seven months of study, the Greenprint Council has developed a series of recommendations designed to help Denver meet its short-term climate goals. These recommendations are in the form of specific actions that can be taken by individuals, businesses, and the City and County of Denver, in service of a larger, overarching objective: **to avoid the construction of new coal-fired power plants intended to serve Denver's growing population and energy demands.**

These priority strategies have been evaluated in terms of cost-effectiveness, impact, and their potential to engage the public, and they are distributed across the sectors most responsible for greenhouse gas emissions. Detailed summaries of each are found in Section 3 of this report.

If adopted, the following ten recommendations will fully achieve our 2012 goal, resulting in total annual emissions reductions of 1.8 million metric tons of CO₂ equivalents.

1. Corporate and Residential Climate Challenges (28 percent toward 2012 goal) — Develop major business and residential outreach campaigns supporting the adoption of best practices related to energy conservation, purchase of renewable energy, support for multi-modal transportation, and waste reduction in the commercial and residential sectors.

2. Incentivize Energy Conservation (25 – 40 percent toward 2012 goal) — Introduce a proposal to apply a tiered rate structure to electrical and natural gas usage. Similar to water-use rate charges, such electrical and natural gas tiered rates would impose a premium charge for excessive electrical and natural gas usage. Voter approval should be sought for this measure. Funds generated would be used to support energy conservation and greenhouse gas reduction programs, especially for lower income neighborhoods.



3. Voluntary Travel Offset Program (20 percent toward 2012 goal) — Provide the opportunity to pay a small voluntary fee, at the time of air ticket purchase or motor vehicle registration, to offset the carbon emissions related to travel. Funds would be used for carbon-absorbing or carbon-reducing activities. Explore potential partnership with the Governor's Energy Office to develop local offset investment opportunities.

4. City Leading by Example (9 percent toward 2012 goal) — In addition to the 5-year goals for city practice improvements outlined in the 2006 Greenprint Denver Action Agenda, aggressively pursue opportunities for energy efficiency and renewable energy at Denver International Airport, work to develop "carbon neutral" city buildings through application of energy efficiency savings to the purchase of Windsource, and make additional city fleet improvements.

5. Incentivize Recycling (2 – 40 percent toward 2012 goal) — Introduce a market incentive for recycling and waste avoidance by charging for non-recyclable trash, by volume or weight disposed. Funds collected may be leveraged for community-wide energy efficiency projects to yield the maximum impact. Similar programs exist in Austin, TX; Ft. Collins, CO; Seattle, WA; San Jose, CA; Grand Rapids, MI.



6. Energy Efficiency Standards for New Buildings and Remodels (4 percent toward 2012 goal; long-term impact up to 12 percent) — Adopt a set of mandatory building standards for commercial buildings and building codes for new homes and some remodels that incorporate energy efficiency standards and renewable energy requirements.

7. Time-of-Sale Energy Conservation Ordinance (1–4 percent toward 2012 goal; up to 10 percent toward long-term goal) – Require basic energy efficiency measures at the time of sale of residential property as a way to improve the energy efficiency of older housing stock (consider minimum threshold for adoption). Incentives to plant shade trees and install smart meters enhances the effectiveness of this program. Attention must be given to equity in impacts across income levels.

8. Community-wide High-performing Green Concrete Policy (3 percent toward 2012 goal) — Require, through city policies, the use of "green" concrete, consisting of at least 20 percent fly ash, in all public and private construction projects. Pilot projects are recommended using both fly ash and recycled aggregates, in public and private projects to evaluate the feasibility of large-scale implementation.

9. Compact Growth Boundary with Incentives for Density in Urban Areas (2 percent towards 2012 goal; greater than 10 percent long term) – Support maintenance of the existing DRCOG growth boundary and support additional population growth around transit in the metro area to promote denser, walk-able, and transit-friendly neighborhoods that will reduce the demand for motorized personal transport.



10. City Facilitation of Market Mechanisms in the Transportation Sector (~2 percent toward 2012 goal) – Develop various city policies that promote the transition over time to the use of alternatively fueled vehicles, including parking subsidies for car-share, hybrid-, and alternatively fueled vehicles, or possible "front-of-the-line" status for hybrid taxis at Denver International Airport.

Taken together, these city-based actions described above will result in the mitigation of 1.8 million metric tons of climate-changing greenhouse gases annually by 2012, decreasing Denver's per capita greenhouse gas footprint by more than 10 percent relative to 1990 levels.

By employing all of these measures, with the will of the citizens of Denver, we can reach our goal: **to eliminate the need for the equivalent of one coal-fired power plant by 2012 and a second one by 2020.**

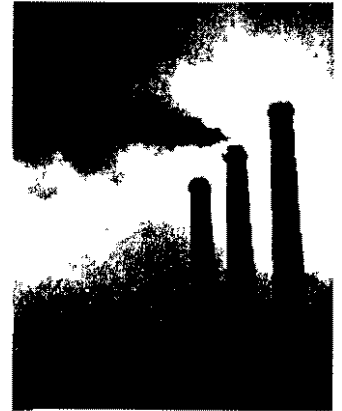
Section I: Introduction

In July of 2006, Denver Mayor John Hickenlooper launched Greenprint Denver, an ambitious sustainability program, at his 3rd annual State of the City address. The Action Agenda he unveiled focused primarily on integrating sustainability as a key principle within city operations, and further adopted a set of ambitious goals to help the city lead by example over the coming five years. A city and community advisory group, the Mayor's Greenprint Council, was formed prior to his announcement, to support and guide the effort.

Following the release of the Action Agenda, the Mayor's Office received calls and inquiries from citizens and businesses wanting to know how they could support the goals and values represented by Greenprint Denver. In September of 2006, the Mayor's Greenprint Council, working closely with city staff and faculty and students from the University of Colorado at Denver's Urban Sustainable Infrastructure Engineering Project, embarked on an ambitious 7-month planning process to consider how to engage the broader community in Greenprint Denver generally, and specifically how to accomplish the city's commitment under the US Mayors Climate Protection Agreement: **to reduce city-wide per capita emissions by 10 percent relative to 1990 levels by 2012.**

Denver's Climate Action Plan follows in the footsteps of cities such as London (UK), Portland (OR), San Francisco (CA), and Seattle (WA), all of which — through aggressive greenhouse gas reduction programs and policies — have seen real greenhouse gas reduction and have also realized significant economic benefits from their greening efforts. Greenprint Denver is also providing a model and template for many other cities throughout the state and nation. Mayor Hickenlooper's leadership on this issue is made possible by support from regional mayors, the Denver business community, and Denver's neighborhood groups. Positioning Denver as a sustainability leader nationally will reap both economic and environmental benefits for the future of the city.

In this report, we address the relevance of global climate change issues to the Denver community, describe the Greenprint Council's planning process, provide an overview of the greenhouse gas inventory developed for the city by scientists at the University of Colorado at Denver, and lay out our priority recommendations to the Mayor for the city to achieve its greenhouse gas reduction goals.



Our recommendations will help Denver to . . .

- . . . reduce our energy consumption without sacrificing our quality of life.
- . . . promote new and "clean" businesses that provide high-quality jobs.
- . . . improve our health and well-being.
- . . . eliminate the need for one coal-fired power plant (equivalent to taking 260,000 cars off the road).
- . . . reduce emissions equal to half a million cars off our roads by 2020.

The recommendations in this report focus on reducing or mitigating greenhouse gas emissions. Many scientific projections now assert that, even with an aggressive and successful greenhouse gas reduction program, climates on Earth will be affected by the increase in greenhouse gases that has already occurred. Thus, Denver must also consider approaches to adaptation and mitigation, in order to lessen the adverse impacts of climate change in our region.

Adaptive responses (that is, measures taken that respond to the local effects resulting from global warming) are an important complement to climate action plans. As such, the Greenprint Council commends the Mayor's Million Trees Campaign ("Tree by Tree — The Mile High Million") as an important step in alleviating some of the impacts of global warming. Using trees to shade the city during the heat of the summer and to create cooler micro-climates within the urban environment will help to reduce energy demand and will make Denver a more comfortable place to live. Although beyond the scope of this report, the Greenprint Council recommends that Denver study additional measures to prepare the city for the possible local impacts of climate change.

IMPROVING OUR ENVIRONMENT — TREE BY TREE

TREES HELP TO TONK DOWN WARMING BY ABSORBING CARBON DIOXIDE (A GREENHOUSE GAS). AS PART OF THE WOSMITH PLAN, TREES ALSO PROVIDE OTHER BENEFITS: THE NEED FOR ENERGY TO BE GENERATED TO COOL STRUCTURES (ENERGY IS USUALLY DERIVED FROM THE BURNING OF COAL — WHICH RELEASES CARBON DIOXIDE).

IN JULY 2006, MAYOR HOENES ANNOUNCED AN AMBITIOUS TREE-PLANTING INITIATIVE. THE GOAL OF TREE BY TREE — THE MILE HIGH MILLION IS TO PLANT 1 MILLION TREES COLORADO-WIDE BY 2025. THE INITIATIVE GOALS INCREASE ENERGY EFFICIENCY AND SUSTAINABILITY. STUDIES SHOW THAT TREES MITIGATE ENVIRONMENTAL AND ECONOMIC PROBLEMS INCLUDING AIR POLLUTION AND AIR QUALITY CONTROL, PHOTOCHEMICAL AIR POLLUTION, PROPERTY DAMAGE AND SOCIAL INEQUITIES SUCH AS REDUCED TREE AND LIGHT TINT STREETS. TREES ALSO CONTRIBUTE TO OUR AIR QUALITY.

TREE BY TREE PROGRAM IS A HIGHLY PARTICIPATORY COLLABORATION OF GREENPRINT DENVER. WHILE OTHER ELEMENTS OF GREENPRINT DENVER ARE FOCUSED ON CITY OPERATIONS AND PUBLIC POLICY, TREE BY TREE TAKES THE GREENPRINT MESSAGE TO THE STREETS. IT ENGAGES THE ENTIRE COMMUNITY, RESULTING IN SUSTAINABILITY IN THE BROADEST SENSE — IN SOCIAL, ECONOMIC AND ENVIRONMENTAL BENEFITS.

Global Challenges and Local Opportunities

There is widespread scientific consensus that societal emissions of greenhouse gases are impacting the Earth's climate system, threatening the productivity and even the survival of our natural and economic systems. Societal emissions of the three dominant greenhouse gases — carbon dioxide (CO₂), methane (CH₄) and nitrogen oxides (NO_x) — come almost entirely from the burning of fossil fuels such as coal, natural gas, gasoline, and diesel. The supply of cheap fossil fuels is on the decline and the United States is highly dependent on vulnerable foreign supplies to meet its demand for fossil fuels. Clean and stable energy supplies are one of the most important challenges to the sustainability of our society.

Adverse public health impacts from the burning of fossil fuels, particularly gasoline and coal, have long been understood and are becoming increasingly evident. Fine particulate matter generated can lodge in the lungs and cause irritation and other pulmonary difficulties. The elderly, the young, and asthmatics are particularly susceptible. Nitrogen oxides and unburned fuels (containing volatile organic compounds or VOCs) combine with sunlight to form ozone which results in ground-level smog — an issue of special concern in Denver's high-altitude environment. Indirect health impacts from climate change are beginning to occur as well. Summer heat waves and extreme weather events are increasing in duration and intensity, leading to distress and fatalities.

As our climate continues to change, we are likely to see disruption of certain sectors of the economy. Scientists forecast dramatic changes in agricultural output due to unpredictable weather patterns and water production, which is also likely to be reflected at the local level, where semi-arid, dry-land farming is a challenge in much of the region. Many winter sports, including the skiing and snowmobiling industries, are dependent upon cold temperatures and adequate snowfall to thrive. With reductions in cold weather and potential disruptions in precipitation, these industries would be negatively impacted. Significant reductions in total snow pack, related river flows and water supply would also have major implications for both growth and tourism statewide.

With a better understanding of the real and potential environmental, public health, and security impacts associated with traditional energy sources, there has been a dramatic increase in recent years in cleaner and more efficient energy sources and technologies. Many of these new industries and programs bring with them exciting new technologies and strong economic growth opportunities. As a leader in both traditional energy sources and emerging technologies, Colorado stands poised to become a leader in the transition from extractive to renewable resources; and Denver to become the nexus of this effort.

Recent news stories suggest there is growing economic activity around this transition:

- New wind energy farms have recently been announced by BP and Florida Power & Light in eastern Colorado.
- Ground has been broken for a major solar electricity generating station developed by Sun Edison in the San Luis Valley.
- Vestas, a major wind energy producer from Denmark, has announced a wind turbine blade manufacturing plant for northern Colorado.
- Biodiesel and ethanol fuels production facilities in the Denver area have seen substantial growth, along with crop producers that support these fuels.
- The number of service providers associated with energy efficiency projects is showing strong growth.
- Markets for recycled materials continue to expand, as well as enhanced recycling programs.
- Local agricultural producers are supporting an emerging "Buy Local" ethic.
- New technologies for clean coal and natural gas are under active development.

Greenprint Council Statement of Values

The recommendations we provide are but a subset of the thousands of ideas and policies available. While our evaluation criteria involved technical, economic, and political considerations, this report represents a consensus belief that **Denver's approach to climate change must be effective, measurable, and capable of attracting the widest possible public support.**

We recognize that regulations may in some circumstances be necessary; however, a solely regulatory approach to greenhouse gas reduction has typically fallen short of achieving meaningful goals. Rather, we believe the solutions to these issues need to be tightly integrated with market-based incentives, fully engaging of our diverse communities and inspiring to Denver's citizens and businesses. This will allow our City to reach for the positive economic potential of sustainable change.

Inherent in our deliberations was a desire to establish Denver as a recognized model of civic commitment to sustainability. Meeting this threshold will require bold and substantive leadership. The tough choices around fiscal commitments, policy decisions, and transformative change in municipal practices will not be easy, nor will they occur quickly or without dissent. Yet these issues represent the defining challenge of our times.



With the above in mind, the Greenprint Council agreed on the following goals and guiding principles:

Goals

1. Establish quantitative greenhouse gas emissions goals and committed deadlines.
2. Establish our community as a national leader in sustainability practices.
3. Position Denver's municipal government to provide leadership by example.

Guiding Principles

1. Think big — the challenges are significant and reaching meaningful goals requires big ideas and a commitment to practical, attainable solutions.
2. Address all aspects of the challenge: supply side, demand side, efficiency gains, and public engagement.
3. Harness the power of the marketplace: solutions should foster a business climate that encourages broad adoption. Regulations should be prudent and reflect extensive input from the voices of economic development.
4. Embrace the opportunity to foster a whole new cycle of innovation and economic development around sustainability and renewable energy.

Greenprint Council Planning Process

Working with staff from the city and faculty and students from the University of Colorado at Denver's Urban Sustainable Infrastructure Engineering Project, the Mayor's Greenprint Council met intensively over a 7-month period to:

- inventory the makeup of Denver's greenhouse gas emissions,
- study the successes and failures of other similar city efforts,
- evaluate a range of proposed actions, and
- develop a set of recommendations to the Mayor.

Over this period, the Mayor's Greenprint Council studied an inventory of sources of greenhouse gas emissions from the major sectors in Denver (transportation, buildings, and materials/waste), and identified a range of potential strategies to reduce emissions. A variety of expert presenters, both local and national, shared best practices learned from other cities to reduce greenhouse gas emissions and ways to engage citizens in sustainability practices.

The Mayor's Greenprint Council recognized, early in their deliberations, that any successful strategies required an understanding both of technological tools (better building materials, more efficient lighting, improved transportation options) and effective outreach and engagement strategies (marketing, policy and/or market incentives) to achieve the desired impacts. For every effective technology, an understanding of the "target audience" and effective means of encouraging adoption of the technology is necessary. For example, the business community needs to understand both the adverse economic impacts that could result from continued climate change as well as the costs and benefits that could accrue from the development and implementation of new technologies, including competitive advantages that could be realized through the adoption of sustainable business models.

The recommendations contained in this report represent a mix of voluntary measures, market incentives, and behavior change strategies to achieve our reduction goals. In some instances, the Council determined that public policy mandates were desirable to achieve greenhouse gas reduction targets.



Section 2: Denver's Greenhouse Gas Inventory

NOTE: The following section is condensed from a larger report, "Greenhouse Gas Inventory for the City and County of Denver," prepared by The Urban Sustainable Infrastructure Engineering Project of the University of Colorado at Denver in February 2007 under the direction of Dr. Anu Ramaswami, through a contract with the Department of Environmental Health of the City and County of Denver. The complete inventory can be viewed electronically at www.greenprintdenver.org or requested via the Denver Department of Environmental Health.

Inventory Objectives

The objective of this inventory is to determine Denver's greenhouse gas emissions for the baseline years 1990 and 2005, in order to develop the targets for 2012 and beyond.

The inventory covers the three main greenhouse gases: carbon dioxide (CO₂), methane (CH₄), and nitrogen oxides (NO_x). The unit of measure being used for greenhouse gas emissions throughout this report (as well as in the inventory itself) is a metric ton of CO₂ equivalents (abbreviated mtCO₂e). Using an equivalence factor allows common comparisons to be made between a variety of greenhouse gases and relate them to the most prevalent one (carbon dioxide), even though each greenhouse gas has a different potential for global warming due to differing characteristics in the atmosphere. Using the common metric — mtCO₂e — provides the ability to compare the greenhouse gas impacts of widely different activities — such as the installation of a solar plant at DIA against a program that encourages the use of alternatively fueled vehicles.

The inventory accounts for greenhouse gas emissions attributable to:

- The City and County of Denver, referred to as "Denver" or the "community."
- City and County of Denver government, referred to as the "City" or "City government."
- Denver International Airport (for 2000 and 2005) and Stapleton International Airport (for 1990), both of which are referred to as "Airport" or "Denver's Airport" unless otherwise specified.

Inventory Method

Consistent with employment, traffic, and resource dynamics of all major cities, Denver is a demand center for energy and materials. Using the city-as-demand-center framework, the greenhouse gas inventory covers three different aspects of energy and material flows in cities:

- 1. Buildings and Facilities:** Community-wide greenhouse gas emissions from energy use in residential buildings and industrial/commercial facilities.
- 2. Transportation:** Community-wide tailpipe greenhouse gas emissions for transportation of goods and people to and from the city, including surface and airline transport.
- 3. Materials:** Community-wide greenhouse gas emissions from producing critical urban materials (food, water, fuel, and concrete) demanded by Denver residents, and from waste disposal.



NOTE: The Clean Air Climate Protection Software developed by the International Council for Local Environmental Initiatives (ICLEI) — Local Governments for Sustainability was used to determine greenhouse gas emissions from direct end use of energy in cities in the Buildings and Transportation sectors noted at left. Consistent with World Resource Institute protocols, life-cycle-based methods developed by the University of Colorado at Denver's Urban Sustainable Infrastructure Engineering Project were used to quantify the greenhouse gas impacts of demand for critical urban materials. This is an aspect that distinguishes the Denver greenhouse gas inventory from many community scale inventories, and is highly consistent with national and state-wide per capita data.

Inventory Results

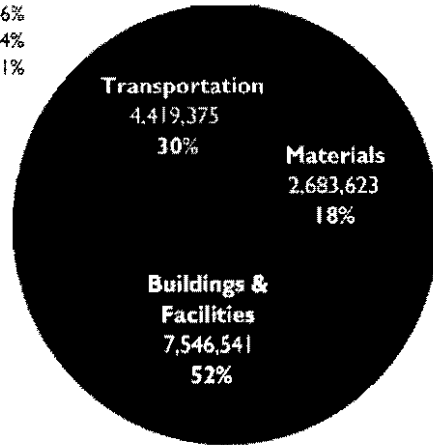
Summary results from Denver's greenhouse gas inventory for 2005 and contributions from various sectors are shown in Figure 2-1. Figure 2-2 shows the greenhouse gas emissions by fuel type.

Figure 2-1

Greenhouse gas emissions summary by sector for Denver in 2005

2005 total greenhouse gas emissions = 14.6 million metric tons CO₂e

Transportation	30%
Light Trucks/SUVs	12%
Cars	7%
Air Travel	6%
Commercial Trucks	4%
Mass Transit	1%



Materials	18%
Food/Packing	9.5%
Fuel Processing	7.5%
Cement	2%

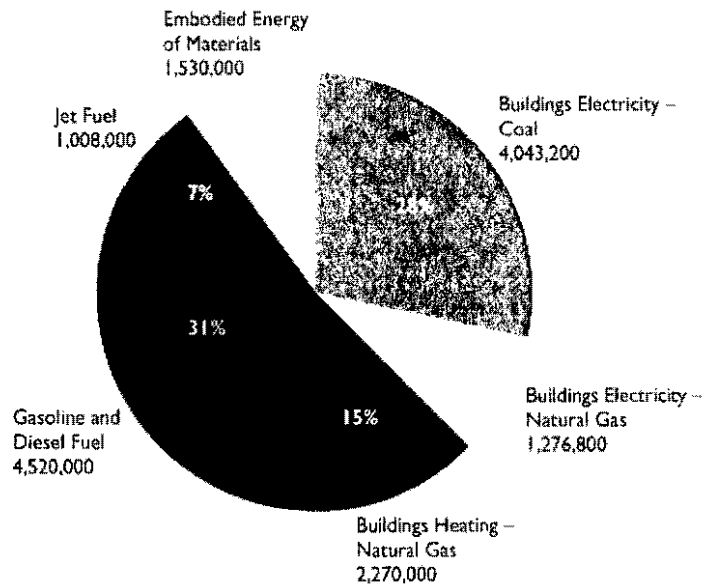
Note: Waste Disposal & Recycling creates a 1% "credit"

Buildings & Facilities	52%
Commercial/Industrial	35%
Residential	14%
City Facilities/DIA	3%

Figure 2-2

2005 greenhouse gas emissions summary by source type for Denver

Emissions are shown in metric tons of CO₂ equivalent along with percent of overall inventory and include all emissions from the processing of transportation fuel, extraction, refining, transportation, and engine combustion of fuel.



Key Findings

Denver's Community-wide Greenhouse Gas Emissions Trends: Denver's annual greenhouse gas emissions increased 24 percent between 1990 and 2005, from 11.8 million mtCO₂e to 14.6 million mtCO₂e.

Denver's Per Capita Greenhouse Gas Emissions Trends: Denver's population also increased by 24 percent from 1990 to 2005, resulting in annual per capita greenhouse gas emissions of 25.3 mtCO₂e in both 1990 and 2005. Therefore there has been no statistically significant change in annual per capita greenhouse gas emissions between 1990 and 2005.*

**The average annual individual greenhouse gas production is 15 mtCO₂e (see page 16).*

25.3 mtCO₂e represents the number of tons of CO₂ gas that would fill up a 30-foot diameter balloon. If we took the carbon alone, it would be 6.9 tons of pure carbon. This is equal to a cube of coal 8.7 feet on a side (assuming we used the same kind of coal we burn in the majority of our power plants: subbituminous coal from Wyoming which is ~65 percent carbon).

Denver's Goals for Year 2012: Denver's greenhouse gas emissions trends and goals are shown in Figure 2-3. Based on the target of a 10 percent per capita reduction relative to the 1990 baseline, Denver's per capita greenhouse gas goal for 2012 is 22.7 mtCO₂e per person. To achieve this goal, Denver will have to reduce its community greenhouse gas emissions by 1.8 million mtCO₂e from expected 2012 business-as-usual levels.

Denver's Goal for the Year 2020: As seen in Figure 2-3, Denver's 2020 goal is to get below 1990 greenhouse gas emissions levels. This will require community-wide mitigation of 4.4 million mtCO₂e from expanded 2020 business-as-usual projections.

The 2012 goal will mitigate 1.8 million mtCO₂e annually, equivalent to eliminating the need for one coal-fired power plant. The 2020 goal will mitigate 4.4 million mtCO₂e annually, equivalent to removing two coal-fired power plants.

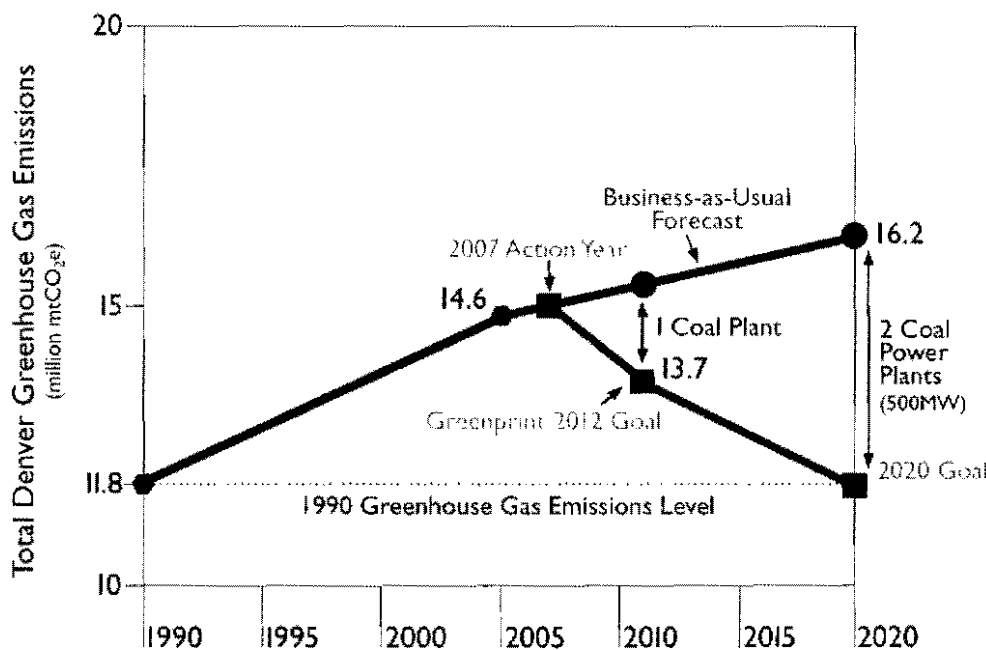


Figure 2-3
Denver's community-wide greenhouse gas emissions projections with and without recommended actions.

Emissions are shown as metric tons of CO₂ equivalent. Business as usual scenario incorporates population growth with assumed steady per capita emissions of 25 mtCO₂e.

Sector Highlights

Commercial-Industrial Buildings and Facilities Sector: The commercial-industrial dominates greenhouse gas emissions at 35 percent of the total in 2005.

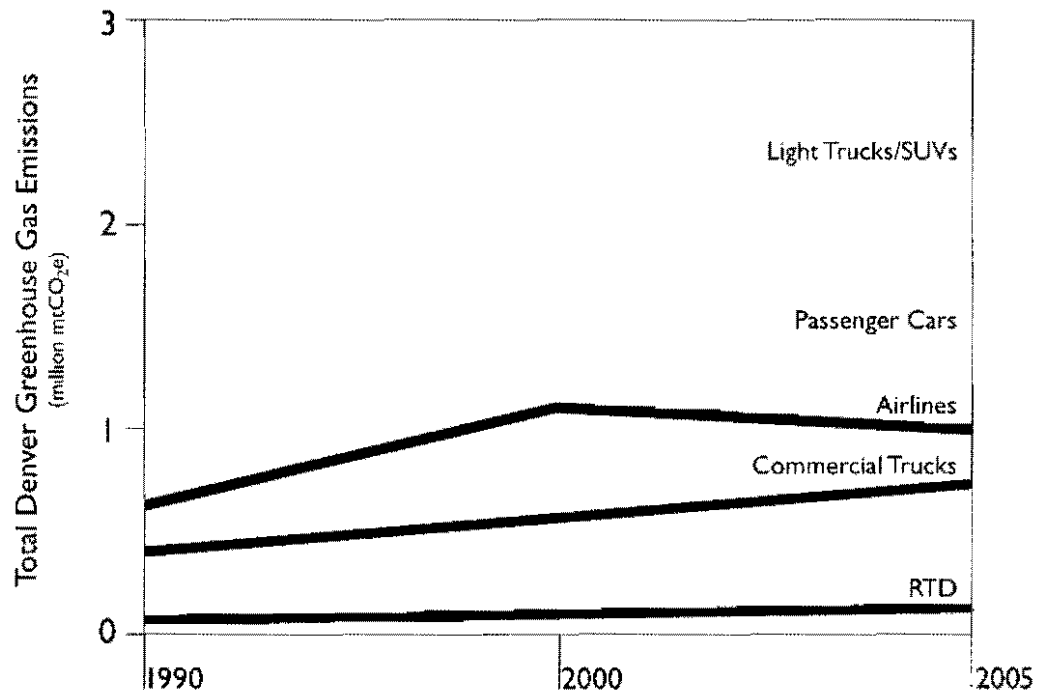
- Denver's per capita commercial-industrial greenhouse gas emissions increased significantly from 9.1 to 9.4 mtCO₂e per person from 1990 to 2005.
- Energy intensity of the commercial-industrial sector also increased by 6 percent from 222 to 236 kBtu/sq ft from 1990 to 2005.
- Better separation of commercial and industrial spaces and energy use is needed to understand underlying causes for this increase.

Transportation Sector: Tailpipe emissions from various modes of transport (surface and airline) are the second largest greenhouse gas contributors at 30 percent of the total (see Figure 2-1).

- Denver's per capita transportation greenhouse gas emissions — which include personal road and air travel, and commercial traffic — increased from 7.4 to 7.6 mtCO₂e per person from 1990 to 2005.
- Increased per capita airline travel and increased use of less efficient SUVs for surface transport from 1990 to 2005 are likely contributing factors (see Figure 2-4).

Figure 2-4

Transportation greenhouse gas emissions by mode of transport (in million mtCO₂e)



Materials Sector: Materials have a significant (18 percent) impact on Denver's greenhouse gas emissions.

- Food and packaging wastes contribute 10 percent to our current greenhouse gas footprint. Energy recovery from food waste (e.g., restaurant waste grease) and packaging wastes can mitigate some of these emissions.
- Adopting green fuels such as biodiesel and ethanol can avoid up to 7 percent of our current greenhouse gas emissions attributed to the refining of transportation fuels.
- The manufacture of urban concrete alone contributes about 2 percent to our current greenhouse gas emissions, in the same range as all city government operations combined. Each ton of Portland cement avoided saves one ton of CO₂ emissions.

Residential Building Sector: Residential energy use (from coal and natural gas) is the third largest single contributor to Denver's greenhouse gas emissions, at 14 percent of the total in 2005.

- Denver's per capita residential greenhouse gas emissions decreased significantly between 1990 and 2005: from 4.1 to 3.6 mtCO₂e. Some of this result may be attributed to Xcel Energy's data reporting methods.
- However, Xcel Energy's data also show that the average Denver home uses about 17 percent less electricity and 10 percent more natural gas when compared to the average Colorado home, based on 2003 data for both regions.

City Government & DIA Facilities: Greenhouse gas emissions from city government and Denver International Airport activities — offices, facilities, and fleets — contributed 3 percent of the total in 2005 (about 360,000 mtCO₂e).

- Emissions associated with DIA buildings and operations contributed 211,000 mtCO₂e of these emissions, with electricity use itself contributing 185,000 mtCO₂e (228 million kWh).
- Emissions associated with city government buildings and facilities accounted for 147,000 mtCO₂e, with the operation of streetlights and traffic signals alone comprising 50,000 mtCO₂e of that total.
- The energy use in city government buildings and facilities has increased by 21 percent from 2000 to 2005. The increase appears to be more closely related to an increase in city government building space, which increased by 37 percent, rather than a growth in the number of employees, which has not changed much.

	Denver's 2005 Per Capita Greenhouse Gas Emissions (mtCO ₂ e per person)	National, State & other Cities' Per Capita Greenhouse Gas Emissions (mtCO ₂ e per person)
Direct energy use plus airline travel and key materials	Denver: 25.3	National ¹ : 25 Colorado ² : 24.3
Direct energy use (no airline travel, fuel refining or production of concrete, food and food packaging)	Denver: 18.9	Other Colorado Cities ³ : 18.4 – 19.6 Other U.S. Cities ⁴ : 12.5 – 14.4

Comparisons with Other Cities and National Data

- **Comparison with National Average:** When emissions from key urban materials and airline travel are included in Denver's greenhouse gas footprint, per capita greenhouse gas emissions for 2005 (25.3 mtCO₂e/person) coincide closely with the national average (25.0 mtCO₂e/person, see Table 2-1). Denver's per capita emissions also coincide with the per capita emission computed for the State of Colorado. This consideration of both key urban materials and airline travel allows for a more complete estimation of a city's greenhouse gas footprint. Urban materials and airline travel have not usually been included in other cities' inventories, making their greenhouse gas footprint appear lower than the national average.
- **Compatible with Surrounding Cities:** Denver's per capita greenhouse gas emissions, without the inclusion of airline travel and key urban materials, were 18.9 mtCO₂e per person for 2005. This is comparable with per capita emissions of other cities in the region; however, differences among data sets and the time of data collection makes such comparisons more difficult. Comparisons with cities in other regions may not be appropriate due to climate variability significantly impacting building energy use.

Table 2-1

Denver's per capita greenhouse gas emissions compared to the national average, State of Colorado average, and to other cities both within and outside of Colorado

¹ National annual greenhouse gas emissions increase of 2 percent was applied from 2001 (EPA inventory year) to 2005 (EPA voluntary Reporting of Greenhouse Gases)

² Draft Greenhouse Gas Inventory for the State of Colorado (Colorado Greenhouse Gas Emissions Inventory Revised 2007)

³ Other local municipalities greenhouse gas emissions inventories (Boulder, Fort Collins) for 2003 and 2004

⁴ Cities include Portland (all of Multnomah County) (Multnomah County Global Warming Progress Report 2005) and Seattle (Seattle's Greenhouse Gas Emissions 2002). Seattle's greenhouse gas inventory does include a proportionate amount of emissions from their two airports but does not include any other emissions outside of the city's physical boundary.

What do Per Capita Greenhouse Gas Emissions Mean to Denver Citizens?

As Denver develops policies to decrease its per capita greenhouse gas emissions from the current level of 25.3 metric tons of CO₂e per person, it is important to understand what the CO₂e emissions mean to the individual. Table 2-2 translates CO₂e per capita emissions from various activities and sectors to more readily understood measures, such as miles driven, natural gas burned for heating, and electricity usage.

What are “Per Capita Emissions”?

When discussing greenhouse gas inventories, “total emissions” and “per capita emissions” are commonly used terms. When making comparisons between other cities or other countries, per capita emissions are a useful metric that help to normalize what are otherwise very big numbers (i.e., millions or billions of tons). For example, if two countries have the same total emissions of 20 billion tons each, but one country has three times the population, then per capita emissions in that country will be 1/3 that of the other. There could be many reasons for the per capita differences, including more or less development or prosperity, warmer versus colder climate, better urban planning policies, or higher nuclear versus fossil fueled power generation.

For the entire Earth’s atmosphere, though, total emissions are the only important metric to consider and the consensus is that total emissions must be reduced.

“Per Capita” versus “Personal” Emissions — Per capita emissions provide a fuller picture of an individual’s actual greenhouse gas footprint by incorporating commercial, industrial, and city government sectors, which provide essential goods and services to the individual. 2005 per capita emissions of 25.3 mtCO₂e are therefore higher than personal emissions, which are roughly 15 mtCO₂e per person.

Table 2-2
Understanding Denver’s per capita greenhouse gas emissions, by activity

Sector	Greenhouse Gas Emissions (mtCO ₂ e per person)	Measure for Comparison (current Denver average unless otherwise stated)
Transportation	Gas, Trucks, SUVs 8.1	Personal miles driven (national average): 29 vehicles miles/driven/day
	Air Travel 1.4	Miles flown: 2,700 miles/person/year (national average)
Materials	Fuel Processing 1.9	CO ₂ e emitted per gallon of fuel produced 2.4 kg CO ₂ e/gal
	Food & Packaging 2.4	Tons of household waste 0.83 tons/person/year
	Concrete 0.5	Tons of new cement 0.52 tons/person/year
Buildings and Facilities	Residential 3.6 ¹	Household energy use Electricity = 568 kWh/mo Natural Gas = 63 therms/mo
	Commercial, Industrial, Government 10.4 ¹	Commercial, industrial energy use 236 kBtu/sf

¹ The types of fuels used to generate electricity affect the greenhouse gas emissions from power plants. Current Xcel Energy emissions factor = 1.73 lb CO₂ e/kWh

Section 3: Recommendations

The following recommendations, if fully implemented, will demonstrate Denver's serious commitment to addressing the problem of global warming by reducing annual greenhouse gas emissions by 1.8 million metric tons by 2012, thus fully achieving Denver's 2012 goal. An additional set of priority activities for Denver to support at the regional, state, and federal levels are also provided. A set of secondary strategies is listed in Appendix B.

Criteria and Recommendations

In analyzing the wide variety of options available to reduce greenhouse gases, the Mayor's Greenprint Council applied the following criteria to their process of review and deliberation:

- **Viability** – Is the proposed action financially, technologically, and politically viable?
- **Cost-effectiveness** – Applying full-cost accounting principles, are the distributions of costs and benefits equitable and reasonable?
- **Implementability** – Is there a readiness to implement and are the potential barriers to implementation low?
- **Achievement of goals** – Does the proposed action contribute to short- and long-term reduction goals? Is there a cumulative impact over time?
- **Engagement** – How can the impact potential of the proposed action be balanced with the potential for public engagement and education?

With the above criteria in mind, the Mayor's Greenprint Council recommendations are presented below, as:

- Primary Denver Strategies
- Suggested Regional and Statewide Initiatives

Primary Denver Strategies

The following recommendations are the significant actions intended to reduce greenhouse gases in Denver. Each of these actions is listed in further detail on a separate summary sheet. The summary sheet provides narrative information regarding each option, its projected contribution toward Denver's greenhouse gas reduction goal, the initial cost, other costs associated with implementing the measure, and any additional assumptions.

1. **Corporate and Residential Climate Challenges** (28 percent toward 2012 goal) — Develop major business and residential outreach campaigns supporting the adoption of best practices related to energy conservation, purchase of renewable energy, support for multi-modal transportation, and waste reduction in the commercial and residential sectors.
2. **Incentivize Energy Conservation** (25 – 40 percent toward 2012 goal) — Introduce a proposal to apply a tiered rate structure to electrical and natural gas usage. Similar to water-use rate charges, such electrical and natural gas tiered rates would impose a premium charge for excessive electrical and natural gas usage. Voter approval should be sought for this measure. Funds generated would be used to support energy conservation and greenhouse gas reduction programs, especially for lower income neighborhoods.
3. **Voluntary Travel Offset Program** (20 percent toward 2012 goal) — Provide the opportunity to pay a small voluntary fee, at the time of air ticket purchase or motor vehicle registration, to offset the carbon emissions related to travel. Funds would be used for carbon-absorbing or carbon-reducing activities. Explore potential partnership with the Governor's Energy Office to develop local offset investment opportunities.





4. **City Leading by Example** (9 percent toward 2012 goal) — In addition to the 5-year goals for city practice improvements outlined in the 2006 Greenprint Denver Action Agenda, aggressively pursue opportunities for energy efficiency and renewable energy at Denver International Airport, work to develop “carbon neutral” city buildings through application of energy efficiency savings to the purchase of Windsource, and make additional city fleet improvements.
5. **Incentivize Recycling** (2 – 40 percent toward 2012 goal) — Introduce a market incentive for recycling and waste avoidance by charging for non-recyclable trash, by volume or weight disposed. Funds collected may be leveraged for community-wide energy efficiency projects to yield the maximum impact. Similar programs exist in Austin, TX; Ft. Collins, CO; Seattle, WA; San Jose, CA; Grand Rapids, MI.
6. **Energy Efficiency Standards for New Buildings and Remodels** (4 percent toward 2012 goal; long-term impact up to 12 percent) — Adopt a set of mandatory building standards for commercial buildings and building codes for new homes and some remodels that incorporate energy efficiency standards and renewable energy requirements.
7. **Time-of-Sale Energy Conservation Ordinance** (1–4 percent toward 2012 goal; up to 10 percent toward long-term goal) – Require basic energy efficiency measures at the time of sale of residential property as a way to improve the energy efficiency of older housing stock (consider minimum threshold for adoption). Incentives to plant shade trees and install smart meters enhances the effectiveness of this program. Attention must be given to equity in impacts across income levels.
8. **Community-wide High-performing Green Concrete Policy** (3 percent toward 2012 goal) — Require, through city policies, the use of “green” concrete, consisting of at least 20 percent fly ash, in all public and private construction projects. Pilot projects are recommended using both fly ash and recycled aggregates, in public and private projects to evaluate the feasibility of large-scale implementation.
9. **Compact Growth Boundary with Incentives for Density in Urban Areas** (2 percent towards 2012 goal; greater than 10 percent long term) – Support maintenance of the existing DRCOG growth boundary and support additional population growth around transit in the metro area to promote denser, walk-able, and transit-friendly neighborhoods that will reduce the demand for motorized personal transport.
10. **City Facilitation of Market Mechanisms in the Transportation Sector** (~2 percent toward 2012 goal) – Develop various city policies that promote the transition over time to the use of alternatively fueled vehicles, including parking subsidies for car-share, hybrid-, and alternatively fueled vehicles, or possible “front-of-the-line” status for hybrid taxis at Denver International Airport.

Taken together, these strategies will result in the mitigation of approximately 2 million metric tons of climate-changing greenhouse gases annually by 2012, decreasing Denver’s per capita greenhouse gas footprint by more than 10 percent from 1990 levels. The projected annual impact of the ten primary actions is shown in Figure 3-1. Actions that are expected to have an increased impact over time (to Year 2020) are highlighted in green.

Each of the primary recommendations is specifically summarized in the following pages, which provide a description of the proposed recommendation, the contribution of the recommendation in meeting Denver’s greenhouse gas reduction goal by 2012, the initial cost per metric ton of carbon dioxide (equivalent) mitigated, the total participant cost or investment, the expected 2012 participation rate, and additional assumptions.

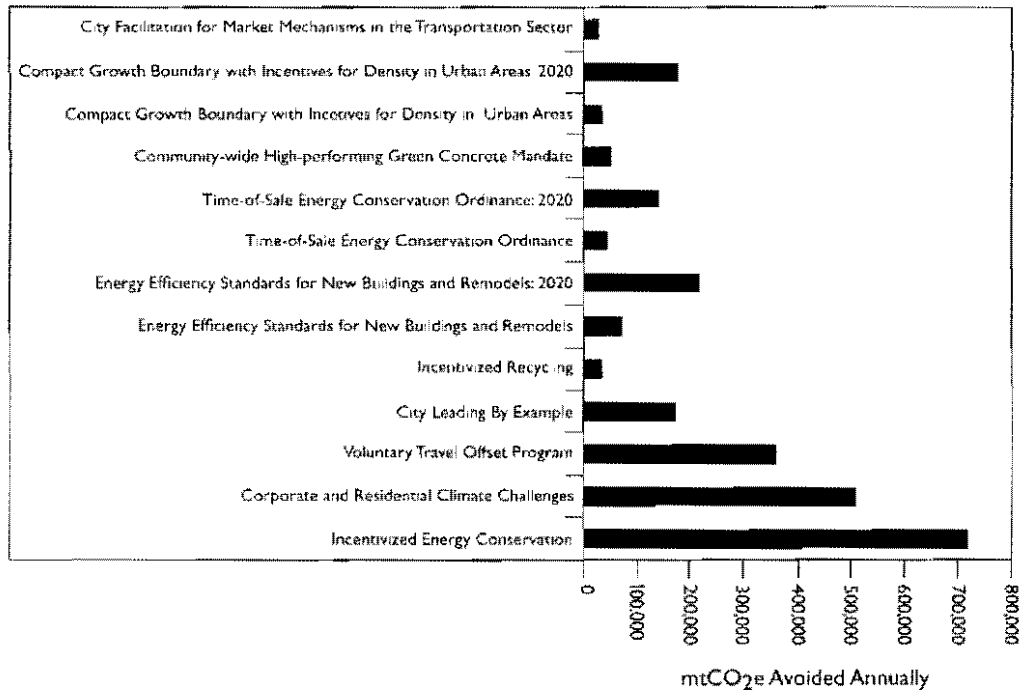


Figure 3-1
Expected 2012 (blue) and 2020 (green) greenhouse reductions.

Regional, State, and Federal Strategies

The Greenprint Council supports a variety of additional actions (listed below) available to policy makers at the regional, state, and federal levels that could result in reductions in greenhouse gas emissions over and above the amounts to be realized from strictly local efforts. Taken together, these actions could have an additional 50 percent or greater impact on Denver's per capita greenhouse gas reduction goals.

GENERAL INITIATIVES

- **Energy conservation power plant** — Support implementation of statewide conservation tracking system that identifies cumulative benefits as “power plants avoided”
- **Statewide carbon offsets in local projects** — Support development of investments from local carbon offset purchases, in order to make impacts visible and immediate
- **Renewable energy and conservation investment program** — Support development of favorable financing for technologies that advance clean energy options.
- **Supply side study** — Recommend that a state-level technical agency, such as the Public Utilities Commission, study the technical, economic, and environmental feasibility of further promotion of alternative energy sources that are lower carbon-emitting sources including (but not limited to) wind, solar, geothermal, natural gas, clean coal, nuclear, and energy efficiency technologies. The State of Colorado should show a preference toward those energy sources that have the least impact in terms of economic cost and environmental impact.¹

1. A minority of the Greenprint Denver Council believes that nuclear energy should not be included as a suggested alternative energy technology to even be considered for feasibility analysis by the State of Colorado, due to several factors: (1) the development of nuclear power plants and the associated mining and shipping of nuclear fuel are both associated with significant greenhouse gas emissions, and thus, this alternative is not a dramatically improved alternative to fossil fuel-based sources; (2) the issue of proper disposal of nuclear waste has yet to be satisfactorily resolved; and (3) the threats from the proliferation of nuclear technology, fuel supplies, and waste materials into unauthorized hands is a real and growing danger in today's society.

BUILDINGS AND POWER SECTOR

- **Make smart meters with time-of-use pricing available for all homes** (7 percent toward goal). The program will enable in-home energy use displays, or smart meters, to be installed in every residence. The use of smart meters will enable families to “see” home energy use in real-time on electronic displays, improving home energy conservation by at least 10 percent. A statewide mandate could increase the smart meter penetration rate from 10 percent of homes to 100 percent.
- **Link 20 percent of the renewables portfolio with a 5 percent greenhouse gas emissions reduction goal** (8 percent – short term; 16 percent – long term) — This would be similar to bills passed by a number of states — including New York, New Jersey, Connecticut, Vermont, New Hampshire, Delaware, Maine, and Massachusetts — that established a cap-and-trade program with the goal of reducing greenhouse gas emissions by 10 percent by 2019 through a combination of demand side management (DSM), offsets, renewables, and conventional plants. It is expected that Xcel Energy’s increase in renewables, as a result of the renewable portfolio standard (RPS, passed through Amendment 37, and increased this year through House Bill 1281), may not result in a reduction of their overall emissions because of an increasing percentage of energy production from new coal plants. Linking a state-wide emissions factor reduction requirement to the 20 percent renewables legislation will ensure a reduction in carbon emissions for electricity production.
- **Approve Xcel Energy’s natural gas Demand Side Management (DSM) program for utilities** (3 percent toward goal) — A natural gas DSM program — similar to Xcel Energy’s current DSM program for electricity — would require that Xcel Energy provide a combination of rebates, incentives, and design assistance to help Colorado commercial and residential customers reduce their natural gas use.
- **Statewide policy for more energy-efficient appliances** — This policy would provide rebates for appliances with an EnergyStar® rating or better, or possibly mandate higher energy-efficiency standards for appliances sold in the state.
- **Advocate before the Public Utilities Commission for rate structures that will motivate conservation** — examples are time-of-use and inclining block rates.

TRANSPORTATION SECTOR

- **State-wide Pay-as-You-Drive Auto Insurance** (12 percent toward goal) — Require that a portion of auto insurance premiums be based on the number of miles traveled; resulting in a reduction in vehicle miles traveled (VMT), a decrease in uninsured motorists, and an increase in road safety.
- **Western States Vehicle Feebate System** (13 percent toward goal) — Fees levied on higher emissions vehicles would be used to pay for rebates for lower emitting vehicles. This program encourages the market to shift toward lower greenhouse gas emitting vehicles.
- **Law to require the availability of low rolling resistance replacement tires** (up to 2.5 percent toward goal) — Such tires can increase fuel economy up to 3 percent (assuming a 10 percent participation rate).
- **RTD use of biodiesel [B20]** (less than 1 percent toward goal)
- **Increase federal CAFE** (corporate average fuel economy) standards
- **Adopt California’s Clean Car Program** (2 percent toward goal) — low-emission vehicle standards, advanced vehicle technology introduction standards, and tailpipe emission standards for greenhouse gas-related pollutants
- **Adopt a statewide renewable fuels standard** (9 percent toward goal) — 10 percent of state gasoline and diesel use would be replaced by renewable fuels such as bio-ethanol and biodiesel



MATERIALS AND WASTE SECTOR

- **Statewide demolition debris recycling program** (~2 percent toward goal) — State policy would require that at least 50 percent of demolition debris that can be recycled be removed by a contractor prior to final land-clearing activities at a demolition site.
- **Statewide green concrete program** (3 percent toward goal) — Mandate a statewide high-performing green concrete policy with at least 20 percent fly ash.
- **Statewide landfill management program** — Landfill gas-to-energy recaptured and emphasis on waste-to-energy.

Summary Regarding Strategies

The city should look beyond the achievement of its per capita reduction goals by 2012, and adopt absolute reduction goals to meet 1990 greenhouse gas emissions and reduce below 1990 levels by 2020. With contributions from state-level actions as well as the potential for much greater long-term impact from many of the proposed activities (most notably the Time-of-Sale Energy Conservation Ordinance, energy efficiency standards for new construction, and increased density and support for compact urban growth), the city should establish a target of **absolute** (as opposed to per capita) reductions of greenhouse gas emissions over time of 25 percent by 2020, bringing us back to 1990 levels. As Denver monitors its progress, further refinements and additional strategies may be required to achieve the 2020 goal.

The most effective strategies are those that combine immediate reductions with ones that have a cumulative impact over time, and a portfolio of strategies that represents all emission sectors, so as not to unduly burden one particular sector of our energy infrastructure. Mandates, where applied, should be cost effective and of high impact, and activities that stimulate market activity through incentives or public policy should be given preference wherever possible. These strategies and their implementation are the best opportunities to engage the public in sustainable behavior over time. The city must also invest in the institutional capacity necessary to implement priority programs, to track their progress, to develop and maintain key partnerships, and adapt policies and programs moving forward to continue to achieve successful outcomes.

The following section provides summaries of the major recommendations of this climate action plan. Each summary sheet provides a more complete description of the recommended action, how much the action will contribute to Denver’s greenhouse gas reduction goals, the costs of the action, other investments, and expected participation rate.



DEMAND SIDE MANAGEMENT FROM XCEL ENERGY

ENERGY EFFICIENCY IMPROVEMENTS CAN BE IMPLEMENTED AT A BUSINESS OR INDUSTRIAL SETTING USING XCEL ENERGY'S DEMAND SIDE MANAGEMENT (DSM) PROGRAM. THE DSM PROGRAM CURRENTLY OFFERS UP TO A 50 PERCENT REBATE ON INVESTMENTS IN ENERGY EFFICIENCY UPGRADES WHICH WILL SAVE MILLIONS OF DOLLARS FOR DENVER BUSINESSES OVER THE NEXT 5 TO 15 YEARS WHILE DECREASING OUR CARBON EMISSIONS. OPTIONS INCLUDE STANDARD PROGRAMS FOR IMPROVING THE EFFICIENCY OF EXISTING BUILDING RETROFITS AND NEW CONSTRUCTION, ENERGY STAR APPLIANCES, BOTH VARIABLE FREQUENCY DRIVERS AND COMMERCIAL COOLING PROGRAMS. REBATES FOR THESE MEASURES ARE INCLUDED IN STANDARD PROGRAMS. OTHER SETBACKS ARE STATELY AVAILABLE FOR NEW BUILDINGS, ADDITIONAL AIRBORNE SOURCE AND RETROFITATIONS. RECOMMENDING APPROVAL OF THE BENEFITS OF EXISTING BUILDING RETROFITS AND CONSTRUCTION WITH LEASE-OR-PURCHASE AGREEMENTS.

IN THE LAST DECADE, XCEL ENERGY HAS ALLOWED THE CITY TO REPLACE OVER 90 PERCENT OF ITS TRAFFIC SIGNALS WITH HIGH EFFICIENCY LOW VOLTAGE LEDS, SAVING THE CITY NEARLY \$1 MILLION PER YEAR IN ENERGY AND MAINTENANCE COSTS.

CORPORATE CLIMATE CHALLENGE

This program will engage Denver's corporations, industries, and businesses to reduce their greenhouse gas emissions through:

- **Energy efficiency improvements** using Xcel Energy's Demand Side Management (DSM) Program. Xcel Energy's DSM program currently offers up to a 50 percent rebate on investments in energy efficiency upgrades, which could save millions of dollars for Denver businesses over the next 5 – 15 years while decreasing our carbon emissions.
- **Purchase of carbon-neutral wind energy** (or other renewables). The current incremental price for Xcel Energy's Windsource program is ~1 cent/kWh.
- **Expanded employee commuter benefits.** Commuter benefits with the largest potential impact on greenhouse gas emissions are transit subsidies, vanpools, and cash in lieu of parking. Other commuter benefits include tele-working, bike lockers and showers, preferred car pool parking, compressed work schedules, shuttles, and rideshare matching. National studies show 0.5 mtCO₂e saved for every employee covered by the USEPA's "Best Workplace for Commuters" programs.
- Offer **work-place recycling**, with approximately 4 mtCO₂e saved per ton of waste recycled.

Documentation of carbon mitigation that occurs via the above programs will be encouraged for annual corporate competitions and awards.

Contribution to Denver's 2012 Greenhouse Gas Reduction Goal
19%



Initial Cost per Metric Ton of CO₂e Mitigated
\$10 – \$26/mtCO₂e \$\$

Total Participant Cost or Investment

- Cost of \$845K/year for Windsource purchases
- Investment of \$80M in DSM with a payback of 2 – 5 years
(Investment of \$65M in DSM may occur through Xcel Energy's current DSM efforts.)

Expected 2012 Participation Rate

- 10 percent of Denver businesses will use Xcel Energy's DSM program to conserve 280 GWh
- 25 percent of workers in employee commuter benefits, a doubling from 2005 participation
- 115 GWh of Windsource purchased by commercial entities, doubling 2005 purchases

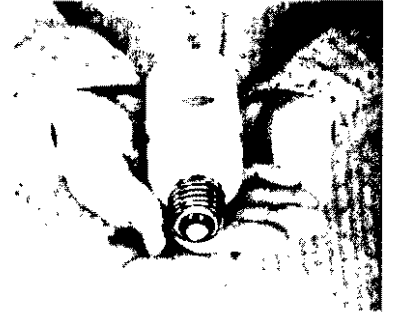
● Each globe symbol represents 100,000 metric tons of CO₂e mitigated per year or 5 percent towards Denver's 2012 goal

⌘ Each dollar sign represents a cost increment of \$15 per metric ton of CO₂e mitigated



RESIDENTIAL CLIMATE CHALLENGE

Outreach events and community partnerships will be used to conduct energy conservation, wind energy, and sustainable transportation challenges. The program will highlight the use of smart meters, which enable families to see home energy use and costs in real time on electronic displays. Smart meters have been shown to increase home energy conservation by at least 10 percent. Homeowners will also be encouraged to purchase carbon-neutral wind power. A travel marketing pilot program will encourage sustainable transportation options. The Residential Climate Challenge will also create a package of programs to bring money-saving energy efficiency measures to homes, subsidized in part by the city. Key programs include:



- **Compact fluorescent lamps (CFL) program** – based on a very successful mail-in program in Seattle that was able to get more than half of the homes to begin using these energy-saving lamps. Switching from incandescent bulbs to compact fluorescent bulbs is one of the easiest ways to save energy through a simple and quick action. Compact fluorescent bulbs consume one-fourth of the energy and produce the same light output.
- **Free energy audits** — now offered by several cities to help homeowners diagnose the best ways to improve the energy performance of their homes, by checking insulation, furnaces, boilers, etc.
- **Neighborhood energy blitz** — consists of a team driving through low-income neighborhoods, going door to door to bring a package of energy-saving items as well as basic education on energy conservation to homeowners. Door hangers are left with follow-up information, and a second visit follows the first. A blitz program in Los Angeles was able to engage 58 percent of the homeowners in low-income neighborhoods.
- **Individualized Travel Marketing Pilot** — contact homes by phone, mail, e-mail or in person and provide tailored information on available mass transit options.

Contribution to Denver's Greenhouse Gas Reduction Goal

8%



Initial Cost per Metric Ton of CO₂e Mitigated

\$10 – \$26/mtCO₂e

⌘

Total Participant Cost or Investment

- Cost of \$900K/year for Windsource; investment of \$150/home for smart meters with a payback of 2 – 4 years
- CFL program: Cost to city of \$1.4M; investment of \$800K with a payback of 1 – 2 years
- Energy audits: Cost to city of \$800K; investment of \$3.5M with a payback of 4 – 5 years
- Energy blitz: Cost to city of \$1.4M

Expected 2012 Participation Rate

- 10 percent of homes in Windsource and using smart meters
- 54 percent of homes in CFL program
- 6 percent of homes in free energy audits
- 10 percent of homes in energy blitz
- Modeled after pilots in Seattle, California, and nationwide
- 15,000 homes reached by the travel marketing pilot

● Each globe symbol represents 100,000 metric tons of CO₂e mitigated per year or 5 percent towards Denver's 2012 goal

⌘ Each dollar sign represents a cost increment of \$15 per metric ton of CO₂e mitigated

INCENTIVIZED ENERGY CONSERVATION

Implement a tiered rate for electricity consumption for homes and businesses that consume above average amounts of electricity and natural gas and that are not already participating in Windsource. The tiered rate could be equivalent to the incremental price to purchase wind energy, currently about 1 cent/kWh. Develop means to avoid the inequitable impacts on low-income residents.

On average, the tiered rate would be roughly of 50 cents per home per month. Alternatively, a flat fee on energy bills could be charged. Revenues could be used to purchase renewable energy, invest in certified carbon offsets, and/or stimulate further energy conservation, especially in low-income neighborhoods.

If all of the revenues are applied to purchase Windsource or other equivalent carbon offsets, this action will achieve 25 percent towards Denver's 2012 greenhouse gas mitigation goal. Alternatively, if a portion of the revenues is used to provide a \$1 to \$2/mtCO₂e subsidy (or sales tax waiver) for 10 large energy conservation projects and 5 small neighborhood projects, this program would take us to 40 percent towards (●●●●●●●●) Denver's 2012 greenhouse gas mitigation goal over the next 4 years.

● Each globe symbol represents 100,000 metric tons of CO₂e mitigated per year, or 5 percent towards Denver's 2012 goal

⌘ Each dollar sign represents a cost increment of \$15 per metric ton of CO₂e mitigated.

Contribution to Denver's 2012 Greenhouse Gas Reduction Goal
25–40% ●●●●●

Initial Cost per Metric Ton of CO₂e Mitigated
\$10/mtCO₂e ⌘

Total Participant Cost or Investment

- Cost to homes of \$6/home/year or \$1.3M total/year
- Cost to businesses of \$130/business/year or \$4.2M total/year

Expected 2012 Participation Rate

- 100 percent of homes and businesses



VOLUNTARY TRAVEL OFFSET PROGRAM

This program will encourage the purchase of certified carbon offsets from high-visibility kiosks at DIA through time-of-purchase contributions and also through annual auto registration mailers. This will be a unique program pioneered at the gateway to Denver but which is easily replicable in other cities. Travel, particularly airline travel, is often difficult to reduce on a community-wide basis in the near-term, for which offsets can serve as a short-term alternative.

Carbon offsets fund projects with documented carbon reduction in other parts of the world, allowing the purchaser to “cancel out” some or all of the impact of their travel in Denver.

This program can be offered at three different levels:

- Stand-alone high-visibility kiosks could be used at DIA for quick implementation. 21 million people depart from DIA each year and incremental participation could have significant impacts.
- The City and County of Denver could work with airlines to incorporate the voluntary purchase of third-party certified carbon offsets with the purchase of airline tickets. Certified carbon offsets currently cost between \$10 and \$20 per metric ton of CO₂ mitigated.
- In the third and most complex option, airlines could channel the carbon offset funds to the Denver community. Greenhouse gas mitigation projects in Denver would need to be certified by a third party.



Contribution to Denver's Greenhouse Gas Reduction Goal

20% ●●●●

Initial Cost per Metric Ton of CO₂e Mitigated

\$10/mtCO₂e \$

Total Participant Cost or Investment

- Cost of \$6/car/year to offset each 10 percent of auto travel, or 1,200 miles
- Cost of \$2.50 to offset a 1,000 mile air trip

Expected 2012 Participation Rate

- 7 percent of vehicles
- 10 percent of air travelers

● Each globe symbol represents 100,000 metric tons of CO₂e mitigated per year or a percent towards Denver's 2012 goal

\$ Each dollar sign represents a cost increment of \$10 per metric ton of CO₂e mitigated

CITY LEADING BY EXAMPLE

The actions listed below are designed to make Denver city government buildings and DIA up to 50 percent carbon neutral compared to 2005 levels, while serving as a model for businesses in the community to follow.

- Pursue 10 – 20 percent energy savings at DIA and in existing city government buildings through **Xcel Energy's Demand Side Management (DSM)** program, which offers up to 50 percent rebates for implementation of custom energy efficiency improvements. These upgrades will require an initial investment, but offer significant cost savings and, therefore, a healthy return on investment over several years. Examples include motion sensor escalators and increased efficiency motors.
- Purchase carbon-neutral **Windsource**. Funding for Windsource and carbon offsets are expected to come from cost savings resulting from energy efficiency upgrades (explained above).
- **Mandate high-performing green concrete** with at least 20 percent fly ash for all public works projects. Denver would be the first city with a documented green concrete program.
- **Increase City Fleet Motor Pool/Car-Share** program. Modeled after Philadelphia, this program divests infrequently used government vehicles while expanding the number of available car-share vehicles. Part of the profit from vehicle sales could be used to offset all other fleet travel.

● Each globe symbol represents 100,000 metric tons of CO₂e mitigated per year or 5 percent towards Denver's 2012 goal

⌘ Each dollar sign represents a cost increment of \$ 5 per metric ton of CO₂e mitigated

Contribution to Denver's 2012 Greenhouse Gas Reduction Goal
9% ●●

Initial Cost per Metric Ton of CO₂e Mitigated
Savings – \$20/mtCO₂e ⌘

Total Participant Cost or Investment

- Investment in DSM of \$3M with a net return of \$1M/year after Windsource purchases
- Savings of \$550K/year from green concrete
- Savings of up to \$700K/year from car share



INCENTIVIZED RECYCLING

An incentivized recycling waste policy could double Denver's present recycling rates by 2012. If enacted, residents would be charged for waste pick-up according to the amount of trash they dispose. Such programs have been very successful in hundreds of cities in the US (for example, Austin, TX; Grand Rapids, MI; San Jose, CA) and Europe, and could easily double Denver's present recycling rates by discouraging waste and promoting free recycling services.


In the long term, the investment for new waste containers and tags will pay off in revenues gained from increased recycling. Over the long term, Denver can also link together a green concrete mandate, a construction and demolition debris recycling mandate, and waste-to-energy projects to achieve a zero waste policy for the city.

More than 10 cities in the U.S. and the State of California have moved to zero waste policies. Waste-to-value exemplifies the concept of sustainability, by closing the loop between consumption and waste disposal.


Contribution to Denver's Greenhouse Gas Reduction Goal

2% 

Initial Cost per Metric Ton of CO₂e Mitigated

\$60/mtCO₂e 

Total Participant Cost or Investment


- Cost to homes of \$10/home/month or \$30M total/year.
- If \$10M/year in revenue is set aside to offer a \$4/mtCO₂e subsidy for 10 large energy efficiency projects in Denver, this policy can achieve 40 percent () toward the 2012 goal.


Expected 2012 Participation Rate

- 100 percent of homes

Expected 2025 Impact of a Zero Waste City

- 8 percent

 Each globe symbol represents 100,000 metric tons of CO₂e mitigated per year or 5 percent towards Denver's 2012 goal

 Each dollar sign represents a cost increment of \$15 per metric ton of CO₂e mitigated



ENERGY EFFICIENCY STANDARDS FOR NEW BUILDINGS & REMODELS



This program aims to increase the energy efficiency on a per square foot basis for both commercial and residential buildings. In both types of building, the cost-premium to incorporate energy efficiency features (as seen through increased monthly mortgage payments) is usually offset by monthly savings on energy bills over time.

Recognizing that standards change with time, the Greenprint Council recommends that private building and infrastructure projects within the City of Denver comply with the Leadership in Energy and Environmental Design (LEED™) Silver standard. Additionally, the Greenprint Council recommends the LEED Silver level of attainment for existing buildings, increasing overall energy and environmental performance. With projects or developments where a LEED Silver level of attainment is not possible, such as with individual homes (LEED for Homes is currently only in the pilot stage), the Greenprint Council recommends that the EPA's Energy Star standard be applied. The city currently requires that all public buildings achieve both LEED Silver and Energy Star ratings.

Residential and Commercial Building Standards, including standards for large multi-family housing, should include features such as solar systems, passive solar heating and cooling, building insulation levels, energy-efficient windows, natural day-lighting, etc. Some of the many long-term benefits include cost savings, increased workplace productivity, improved indoor air quality, energy conservation, water savings, and carbon mitigation. These benefits will multiply over time as new energy-efficient buildings penetrate the stock of older buildings in Denver.

The Greenprint Council also recommends that projects that exceed LEED Silver attainment be honored with a special Mayoral designation (to be determined at a later date).

Contribution to Denver's 2012 Greenhouse Gas Reduction Goal
4%



● Each globe symbol represents 100,000 metric tons of CO₂e mitigated per year or 5 percent towards Denver's 2012 goal

Initial Cost per Metric Ton of CO₂e Mitigated
\$18 – \$54/mcCO₂e \$5

⌘ Each dollar sign represents a cost increment of \$15 per metric ton of CO₂e mitigated

Total Participant Cost or Investment

- Commercial buildings: Investment of 2 – 4 percent above building cost, increased mortgage offset by monthly energy savings over time
- Residential homes: Investment of ~\$6,800/home with payback of ~10 years; increased mortgage costs offset by monthly energy savings over time

Expected 2012 Participation Rate

- Each year, 2.6 million square feet of Denver's commercial spaces and 1 percent of homes are new construction (based on 2005 data)

Expected 2020 Impact

- Up to 10 percent of Denver building stock

TIME-OF-SALE ENERGY CONSERVATION ORDINANCE

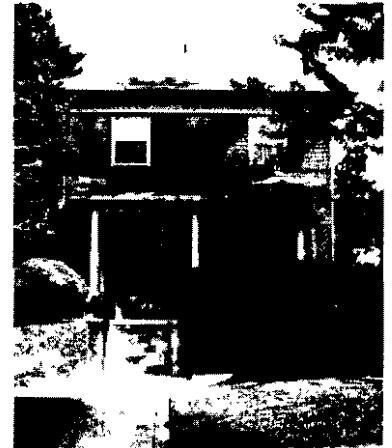
Establish a Time-of-Sale Energy Conservation Ordinance to ensure older homes have basic energy- and water-efficiency features (for example, weatherization, roof insulation, pipe wrap, low-flow showerheads) before resale. Special consideration/ support should be provided for low-income residents.

Add on smart meters for energy conservation and plant shade trees at strategic locations to further minimize summer heat in homes.

Such an ordinance could be one of the best ways to steadily reach and upgrade the vast stock of older homes in Denver (about 70 percent of Denver's homes were constructed prior to 1970). Further, about 5 percent of Denver's existing homes get resold every year on average, compared to about 1 percent new buildings added, pointing to the great benefit of targeting the resale market. Water conservation is an important side benefit.

Implementation of this ordinance must be done with care — the program has worked very well in Berkeley (30 percent penetration) and San Francisco, CA, but not in Seattle, WA.

Many cities set an upper limit on the amount of money that must be spent on an energy conservation ordinance. Such ordinances can be implemented in conjunction with Home Energy Rating Systems.



Contribution to Denver's Greenhouse Gas Reduction Goal

1 – 4% 

Initial Cost per Metric Ton of CO₂e Mitigated

\$58/mtCO₂e 

Total Participant Cost or Investment


- Investment of up to \$1,000 per home with a payback of 4 – 6 years


Expected 2012 Participation Rate

- 25 percent of homes
- On average, about 5 percent of Denver's existing homes are resold each year

Expected 2020 Impact

- 8 percent

 Each globe symbol represents 100,000 metric tons of CO₂e mitigated per year or 5 percent towards Denver's 2012 goal

 Each dollar sign represents a cost increment of \$5 per metric ton of CO₂e mitigated

COMMUNITY-WIDE HIGH-PERFORMING GREEN CONCRETE POLICY

Mandate a community-wide high-performing green concrete policy with at least 20 percent fly ash. Pilot projects using fly ash and recycled aggregates are recommended for different infrastructure projects. This will save up to 25 percent of the carbon emissions associated with concrete, while making a lower-cost, stronger and more durable product. This policy will cover concrete used in public and private projects: roads, shopping malls, homes, etc.

The product's environmental safety has been demonstrated and the Colorado Department of Transportation already mandates 10 percent fly ash in concrete for more durable infrastructure. Immediate savings of \$1/ton of concrete are expected from avoided cement use. However, many contractors are habituated to handling conventional concrete. This mandate is viewed as a way to lower the education barrier for a sustainable, more durable product that offers significant cost savings through reduced use of virgin materials.

- Denver would be the first city in the U.S. to implement such a program with:
- a) Quick and easy documentation of the amounts of fly ash used [such documentation is not presently available] and,
 - b) An agreement with the fly ash suppliers to transfer the carbon credits to Denver. Through such documentation Denver can lead other cities in green concrete implementation.

● Each globe symbol represents 100,000 metric tons of CO₂e mitigated per year or 5 percent towards Denver's 2012 goal.

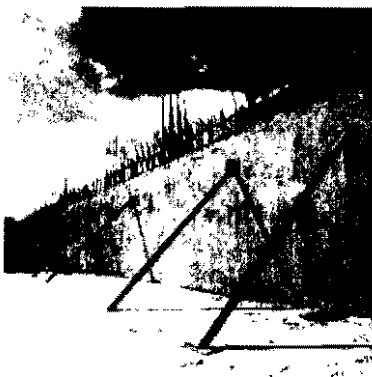
⌘ Each dollar sign represents a cost increment of \$.5 per metric ton of CO₂e mitigated.

Contribution to Denver's 2012 Greenhouse Gas Reduction Goal
3% ●

Initial Cost per Metric Ton of CO₂e Mitigated
Immediate Savings

Total Participant Cost or Investment
• Up to \$1.2M/year saved

Expected 2012 Participation Rate
• 100 percent of new concrete



COMPACT GROWTH BOUNDARY WITH INCENTIVES FOR DENSITY IN URBAN AREAS

Limit Denver's growth boundary and adopt a package of policies and incentives to achieve focused density, particularly around mass transit hubs. This action seeks to support the growth of the Denver region's new population into transit-oriented mixed-use neighborhoods, increasing the local residential density, favoring mass transit use and walking trips. Denver neighborhoods encourage walking/cycling and, when coupled with transit-oriented developments and car-share programs, can significantly reduce the number of vehicles owned and miles driven. Doubling residential density typically reduces miles driven by up to 25 percent.

A sustained program to increase urban density combined with support for maintenance of the existing Denver Regional Council of Governments (DRCOG) growth boundary will reap many benefits including more livable, walkable cities, healthier lifestyles, reduced transportation demand, and carbon mitigation. Densification, strategically coupled with mass transit, is one of the few documented ways for cities to reduce their travel demand over the long term. The densification levels considered here are very moderate and aim at countering suburban sprawl.

Contribution to Denver's Greenhouse Gas Reduction Goal

2% 

Initial Cost per Metric Ton of CO₂e Mitigated

<\$1/mtCO₂e 


Total Participant Cost or Investment


- Administrative costs to City

Expected 2020 Impact

- 10 percent



 Each globe symbol represents 100,000 metric tons of CO₂e mitigated per year, or 5 percent towards Denver's 2012 goal.

 Each dollar sign represents a cost increment of \$15 per metric ton of CO₂e mitigated.

CITY FACILITATION OF MARKET MECHANISMS IN THE TRANSPORTATION SECTOR

Various city policies will be developed that facilitate reduction of motorized vehicle use in Denver and promote the use of alternatively fueled vehicles. These policies may include:

- Parking subsidies for car-share, hybrid- and alternatively-fueled vehicles
- "Front-of-the-line" status for hybrid taxis at Denver International Airport

● Each globe symbol represents 100,000 metric tons of CO₂e mitigated per year or 5 percent towards Denver's 2012 goal

⌘ Each dollar sign represents a cost increment of \$15 per metric ton of CO₂e mitigated

Contribution to Denver's 2012 Greenhouse Gas Reduction Goal
2% ●

Initial Cost per Metric Ton of CO₂e Mitigated
Immediate Savings

Total Participant Cost or Investment

- Cost of hybrid taxis vs. conventional
- 70 car-share vehicles

Expected 2012 Participation Rate

- 100 conventional taxis replaced with hybrids
- 70 car-share vehicles used



Highlights of Denver's Top Ten Strategy Recommendations

Summary Tables 3-1 and 3-2 (provided on the next two pages) show the 2012 impacts, pathways, and engagement targets of all primary actions shown together to enable comparisons between all the recommendations.

Item	Greenhouse Gas Reductions Achieved via:				Expected 2012 Greenhouse Gas Reductions
	Built Environment Efficiency	Built Energy and Offset Purchases	Transportation System Efficiency	Materials Efficiency	
Corporate and Residential Climate Challenges	334,000	122,000	54,000	--	510,000 (28%)
-- Corporate Climate Challenge	228,000	84,000	30,000	--	342,000 (19%)
-- Residential Climate Challenge	106,000	38,000	24,000	--	168,000 (9%)
Incentivized Energy Conservation ¹	251,000	468,000	--	--	450,000 – 720,000 (25% – 40%)
Voluntary Travel Offset Program	--	360,000 ²	--	--	360,000 (20%)
City Leading By Example	24,000	95,000	36,000	18,000	173,000 (9%)
Incentivized Recycling ³	684,000	--	--	36,000	36,000 – 720,000 (2% – 40%)
Energy Efficiency Standards for New Buildings and Remodels	72,000	--	--	--	72,000 (4%)
Time-of-Sale Energy Conservation Ordinance	18,000 – 72,000	--	--	--	18,000 – 72,000 (1% – 4%)
Community-wide High-performing Green Concrete Policy	--	--	--	54,000	54,000 (3%)
Compact Growth Boundary with Incentives for Density in Urban Areas	--	--	36,000	--	36,000 (2%)
City Facilitation of Market Mechanisms in the Transportation Sector	--	--	27,000	--	27,000 (<2%)
TOTAL ANNUAL GREENHOUSE GAS MITIGATION BY 2012 (Denver's 2012 annual mitigation goal is 1.8 million mtCO₂e)					1.8 million – 2.7 million (>100% to goal)

Table 3-1

Expected greenhouse gas mitigation by pathway for Denver's primary strategies (mtCO₂e)

1. Greenhouse gas reduction from a tiered electricity rate come from the leverage of funds for renewable energy purchases and energy conservation projects.
2. Offsets for 360,000 mtCO₂e are typically applied to energy conservation or renewable purchases, not always occurring within the Denver community.
3. Greenhouse gas reductions of as much as 720,000 mtCO₂e (40 percent to 2012 goal) can be achieved by applying a portion of the incentivized recycling funds toward energy efficiency projects in Denver

Table 3-2
Assumed 2012 Targets
for Action Items

Item	Targets for:				Expected 2012 Greenhouse Gas Reductions
	Built Environment Efficiency	Built Energy and Offset Purchases	Transportation System Efficiency	Materials Efficiency	
Corporate and Residential Climate Challenges	–	–	–	–	510,000 (28%)
– Corporate Climate Challenge	Businesses conserve 280 GWh of electricity	115 GWh purchased from Windsource ¹	25% worker participation in commuter benefits ²	Increased recycling rates (not quantified)	342,000 (19%)
– Residential Climate Challenge	Of Denver homes: 10% using smart meters, 54% in CFL program, 6% receiving free energy audits, 10% in energy blitz.	95GWh purchased from Windsource ¹	15% reduction in car trips and miles traveled	–	168,000 (9%)
Incentivized Energy Conservation	–	Mandatory (100%) participation	–	–	450,000 – 720,000 (25% – 40%)
Voluntary Travel Offset Program	–	Reach 7% of drivers & 10% of air travelers	–	–	360,000 (20%)
City Leading By Example	DIA saves >10% energy (>30 GWh). Savings used to buy 120 GWh of Windsource	~120 GWh purchased from Windsource	Drives lowest mileage cars	100% use of green concrete	173,000 (9%)
Incentivized Recycling	–	–	–	5% recycling rate ²	36,000 – 720,000 (2% – 40%)
Energy Efficiency Standards for New Buildings and Remodels	Approximately 25% energy savings in new buildings and remodels	–	–	–	72,000 (4%)
Time-of-Sale Energy Conservation Ordinance	25% of homes upgraded by 2012	–	–	–	18,000 – 72,000 (1% – 4%)
Community-wide High-performing Green Concrete Policy	–	–	–	Community-wide Mandate	54,000 (3%)
Compact Growth Boundary with Incentives for Density in Urban Areas	–	–	25% Vehicle Miles Traveled Reduction ³	–	36,000 (2%)
City Facilitation of Market Mechanisms in the Transportation Sector	–	–	500 vehicles removed via car share, 100 taxis replaced with hybrids	–	27,000 (<2%)

1. Doubling of current amount
2. Doubling of current participation
3. Doubling of current density

SECTORS

The primary recommended Denver greenhouse gas mitigation strategies span the three major sectors seen in Denver's Greenhouse Gas Inventory — Buildings/Facilities, Transportation, and Materials. This is illustrated in Figure 3-2 — with the most dominant mitigation occurring in the buildings and facilities sector.

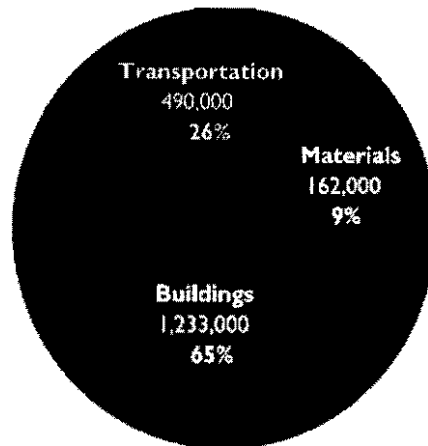


Figure 3-2

Denver Area's Ten Primary Greenhouse Gas Mitigation Initiatives Annual mCO₂e mitigated and percent to 2012 goal are shown. A total of about 2 million metric tons of CO₂e are projected to be mitigated.

PATHWAYS

The Greenprint Council's ten primary recommendations employ a diversity of pathways as illustrated in Figure 3-3. Note that efficiency/conservation pathways represent the most cost-effective means of mitigating greenhouse gas emissions while saving money to the Denver community over time.

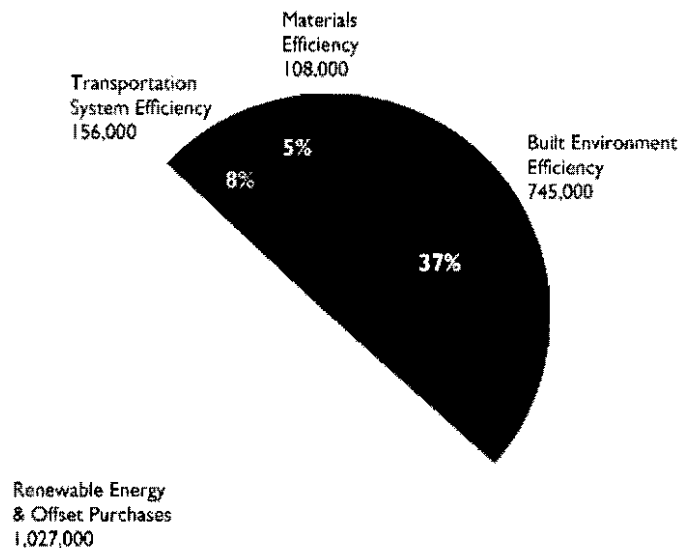


Figure 3-3

Greenhouse Gas Mitigation by Pathway for the Ten Primary Denver Strategies Recommended (mCO₂e and percent to 2012 goal)



Section 4: Public Engagement Strategies

Overview

Engaging the public and producing behavior change is an important part of the public process regarding sustainability. Social marketing is a term used to describe non-traditional strategies that focus on changing behaviors. Widespread research confirms the effectiveness of social marketing tools to engage individuals and groups in improving their own lives and their communities.

Target Audiences

Three broad target groups within the community present themselves as candidates, based on their impact as public opinion leaders, a social network base, and grassroots impact. They are:

- **Businesses:** represent market drivers and public/civic leadership potential.
- **Neighborhoods:** represent the integrity, social fabric, and economic development opportunities within communities.
- **Youth:** represent the future. Young people of today typically care deeply for their environment and have a personal stake in fighting global warming.

Within these broad groups, specific target audiences may be identified for unique or specialized behavior change strategies. For example, within the business group, taxi cab drivers would constitute a subgroup to be targeted with incentives and opportunities to advance the use of hybrid-electric vehicles.

Short-Term Engagement Strategy Recommendations

1. Solicit a highly effective social marketing subject matter expert to create effective communications and social marketing strategies to advance the goals of the Mayor's Greenprint Denver initiative.
2. Identify and engage diverse stakeholders.
3. Identify funding sources and establish meaningful incentives that produce and support the desired outcomes.
4. Communicate to the public and target audiences about levels of success to sustain continued support and action.

A MODEL FOR YOUTH ENGAGEMENT AND NEIGHBORHOOD OUTREACH — THE HOME WATER CONSERVATION PROGRAM

A PARTNERSHIP BETWEEN MILE HIGH YOUTH CORPS (MIYC) AND DENVER WATER HAS GROWN OUT OF MIYC'S HOME ENERGY CONSERVATION PROJECT WITH THE GOVERNOR'S ENERGY OFFICE (GEO). MIYC'S WORKING WITH GEO IS TO BE A LEAD-LOST ENERGY SAVING PROGRAM IN THE CITY OF 2,000 FAMILIES OF THE LOW-INCOME ENERGY AFFORDABLE PROGRAM (LEAP).

WITHIN THE HOME CORPS MEMBERS ALSO ASSIST DENVER WATER BY INSTALLING LOW-FLOW WATER SAVING DEVICES, SUCH AS LOW-FLOW SHOWERHEADS, AERATED WATER TAPS, AND A THERMOSTAT TO HELP US SAVE ABOUT 3.5 GALLONS OF WATER PER HOUR.

MIYC CHW PROJECTS OFF WATER CONSERVATION PROGRAM IN VARIOUS WARDENS, WITH PREVIOUS PROJECTS PROVIDING DENVER WATER CLIENTS WITH INFORMATION ON HOW TO CONSERVE ENERGY AND WATER TO SAVE MONEY ON THEIR BILLS.

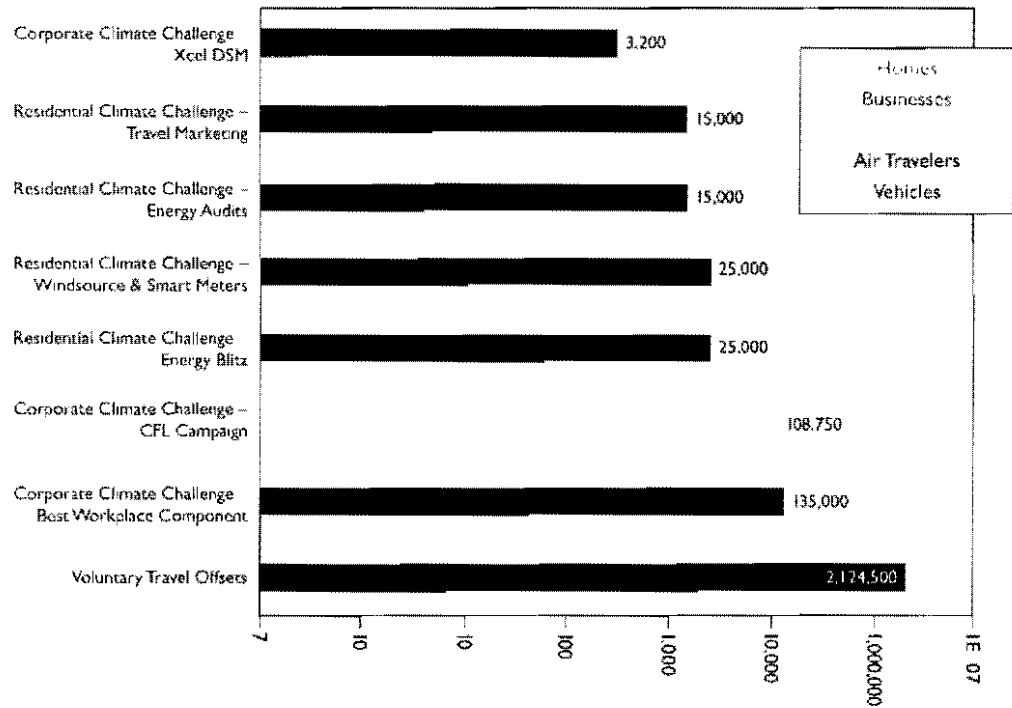
TODAY, 944 HOMES HAVE RECEIVED FREE WATER SAVING DEVICES AND TO IN THE WATER CONSERVATION AUDIT AND TO 15 LEAKY TAP REPAIRS. THE DEVICES INSTALLED, RESULTING IN AN AVERAGE WATER SAVINGS OF OVER 13.00 GALLONS PER YEAR. PROGRAMS LIKE THIS ONE WOULD BE THE BASIS FOR THE NEIGHBORHOOD ENERGY "BUDGET" PROVIDED IN THE RESIDENTIAL ENERGY CHARTER.

Long-Term Recommendations (Beyond 2012)

1. The Greenprint Denver Council should work with strategic communications and social marketing experts and Greenprint Denver staff to guide and advance implementation strategies for continued behavior change actions, recommend possible funding streams, partnership opportunities, and other program capacity development over a long-term horizon (2030 or 2050) to allow sufficient time to mainstream building upgrades, retrofits, green market development, and other long-term and infrastructure improvements.
2. A long-term commitment, with sustained encouragement and messaging, is required to support the desired behavior change(s). The focus must be both on the near term, but also futuristic, looking 20+ years ahead.
3. Broad partnerships with educators as well as business, cultural, and community leaders are needed to leverage resources and build civic and leadership capacity to effect change.

The Greenprint Council's ten Primary Denver Strategies will require significant public engagement, illustrated in the following bar graph. Targeted engagement and participation rates are largely based on doubling Denver's current participation in conservation programs, along with one or two special outreach programs (for example, Compact Fluorescent Lamps distribution and Individualized Travel Marketing) shown to be successful in other cities, that are expected to reach at least 50 percent of the target populations in Denver.

Figure 4-1
Engagement numbers for outreach initiatives



No matter which priorities are established by the Mayor, engaging the public to produce behavioral changes will be an important and necessary step to guarantee success. The level of public engagement and the target audiences for each desired behavioral change will likely vary. It is premature to develop public engagement strategy recommendations until we know which of the Greenprint Denver Council's recommendations will be advanced. Once we have a list of priorities we will develop a full plan to engage appropriate target audiences via a social marketing campaign to achieve the desired results.

Section 5: Conclusion

The need for Denver to adopt a plan of action to reduce greenhouse gas emissions is clear and urgent. We now understand Denver's challenges and what steps lead to a more sustainable future. By implementing the recommendations outlined in this report, Denver can achieve a 10 percent reduction in per capita greenhouse gas emissions from 1990 levels by 2012. However, with its growing population, Denver's absolute emissions will continue to rise along with the mounting risks of climate change. Thus, this Greenprint Council recommends that more aggressive approaches be adopted to achieve a 25 percent absolute reduction in emissions by 2020. The need is imperative and the opportunities are abundant.

A century ago, visionary leadership created a legacy, the roots of which have made Denver the great city it is today. It will once again take visionary leadership coupled with courageous action and an engaged citizenry to ensure that this great city survives and prospers. The threat of global warming cannot be finessed. It may be tomorrow's threat, but the time for action is today. Together, our community can make a decisive difference.

We have envisioned a pathway to a future that is not only necessary, but also practical, possible, and beneficial. As other cities both nationally and internationally have demonstrated, we **can** reduce greenhouse gas emissions across the Transportation, Residential, and Commercial/Industrial sectors through a dynamic combination of incentives, mandates, and voluntary outreach. We **can** reduce energy consumption without sacrificing our standard of living. We **can** promote new and clean businesses that provide high-quality jobs. We **can** improve our health, well-being, and quality of life. We **can** eliminate the need for additional coal-fired power plants. We **know** what to do and now we **must** engage the public in getting it done. Our future depends on it.



Appendix A

Acronyms and Abbreviations

AFV	alternative fuel vehicle
CFL	compact fluorescent lamp
CH ₄	methane
CO ₂	carbon dioxide
DDP	Downtown Denver Partnership
DIA	Denver International Airport
DRCOG	Denver Regional Council of Governments
DSM	Demand Side Management
GPC	Greenprint Council
GPD	Greenprint Denver
GWh	Gigawatt hour
ICLEI	International Council for Local Environmental Initiatives
kBtu/sq ft	thousand British thermal units per square foot
kWh	kilowatt hour
mtCO ₂ e	metric tons of carbon dioxide equivalent
NO _x	nitrogen oxides
SUV	sport utility vehicle
therm	unit of heat energy equal to 100,000 British thermal units
VMT	vehicle miles traveled

Appendix B

Secondary Strategies

The Greenprint Council also recommends the adoption of the following initiatives, which have a smaller individual impact on Denver's greenhouse gas reduction goals but are worth pursuing for their potential long-term impact on markets and individual behavior.

- **City Facilitation of Market Mechanisms in the Buildings Sector** — Various city policies to facilitate the purchase of energy efficient appliances and the purchase of solar/renewable technologies resulting in lowered energy demand. Policies could include:
 - Replacement of very old refrigerators in low-income neighborhoods — Replacement of pre-1993 refrigerators with current Energy Star models saves approximately 1,000 kWh per household, annually (this policy has been successfully initiated in Wisconsin, Iowa, and Indiana).
 - Community-wide replacement of older refrigerators — Replacement of pre-2001 refrigerators with current Energy Star models saves approximately 400 kWh per household, annually.
 - Rebates for New Energy Star Appliance Purchases
 - Rebates for Solar/Renewable Technologies (photovoltaics, solar hot water heaters, geothermal heat pumps, etc.)

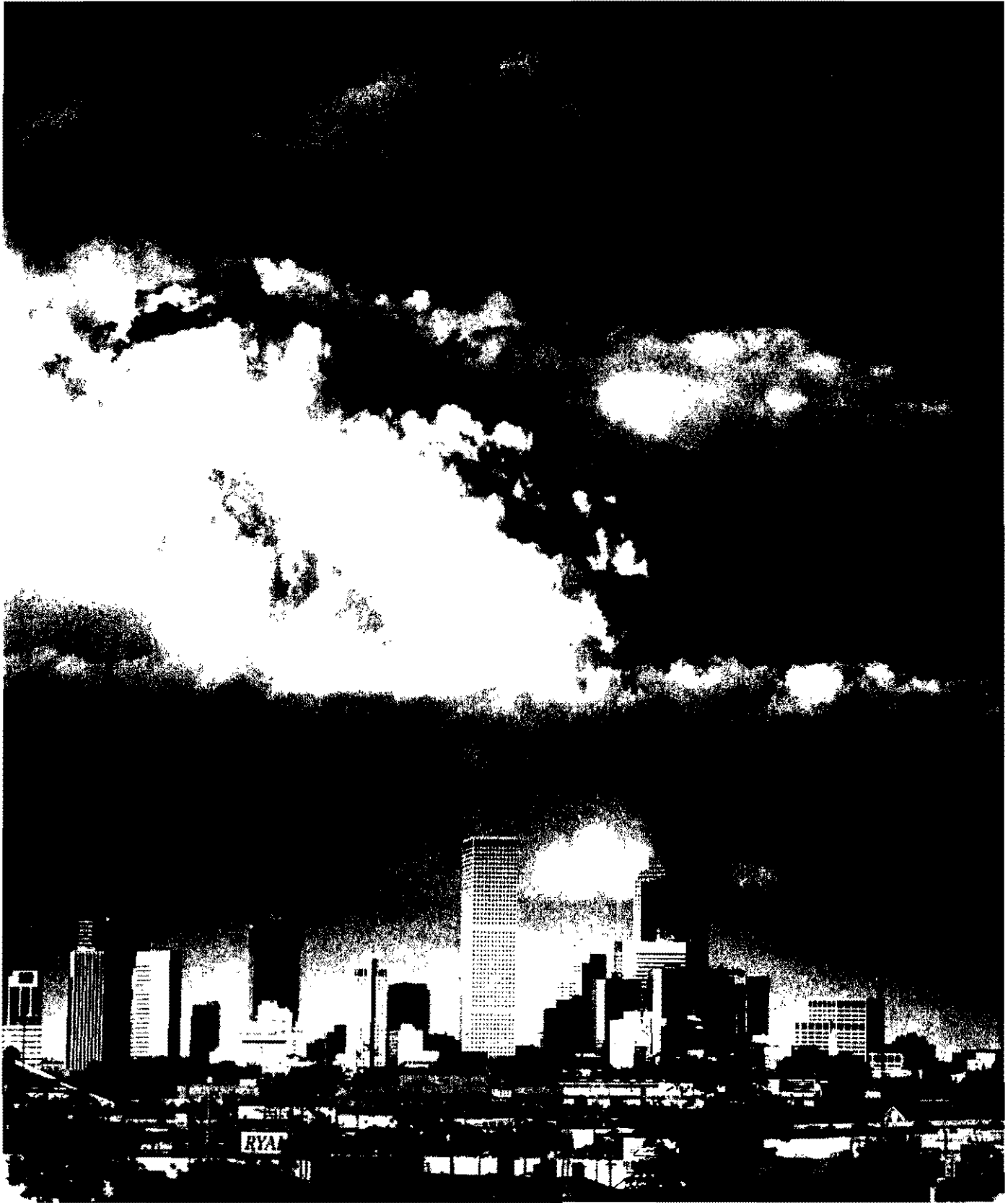
Percent to goal: 2 percent (refrigerator program alone is greater than 1 percent)

- **Recycling of Demolition Debris** — City policy would require that at least 50 percent of demolition debris that can be recycled be removed by a contractor prior to final land-clearing activities at a demolition site.

Percent to goal: ~1 percent



For online review and to comment by blog,
please visit www.greenprintdenver.org.



For online review and to comment by blog,
please visit www.greenprintdenver.org.



Appendix R
Official PUD Application and Approval Documents

OWNER AFFIDAVIT

I am the owner/authorized agent of the property involved in this petition and that I authorize Arlo Stockham (name) to request development related applications for Master Plan Amendment and Zoning Map Amendment (*use list below) on my property. This authorization is inclusive of Assessor Parcel Numbers See list below, which are further described in the attached legal descriptions. I declare under penalty of perjury that the foregoing is true and correct for development case number LDC (to be filled in by City of Reno staff).

Executed on June 25, 2007, in Reno, NV (date) (City) (State)

APN List:

- 74-010-24;
79-200-07 through 10;
79-200-17 through 22;
79-200-24 through 27;
79-200-37
79-220-39

Signature (handwritten signature)

Stanley S. Jaksick

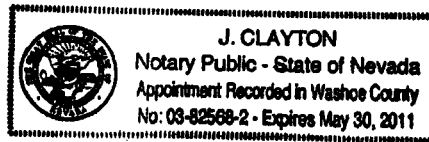
Printed Name

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

On this 25th day of June, 2007, Stanley Jaksick (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the owner/authorized agent of the above property who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.

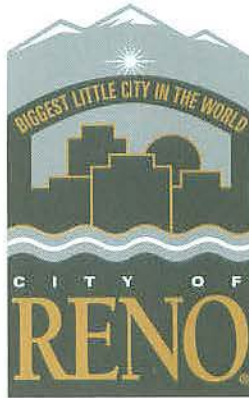
Notary Public (handwritten signature)

- * Abandonment
Annexation
Boundary Line Adjustment
Master Plan Amendment
Minor Deviation
Parcel Map
Reversion to Acreage
Site Plan Review
Special Use Permit
Tentative Map
Variance
Zoning Map Amendment



Lynnette R. Jones
City Clerk
(775) 334-2030
jonesl@ci.reno.nv.us

Carmi D. Gundersen
Chief Deputy City Clerk
(775) 334-2030
gundersen@ci.reno.nv.us



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

Steven D. Whitaker, CRM
Records Systems Manager
(775) 326-6633

March 23, 2009

FILED THIS DATE
3 1 24 1 09
BY: [Signature]
CITY CLERK

Buckhorn Land and Livestock, LLC
4005 Quail Rock Lane
Reno, NV 89511

RE: Case No. LDC08-00002 (Spring Mountain) – ***NOTICE OF FINAL APPROVAL***

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 GR (General Rural - 40 acres) in Washoe County which is equivalent to the City of Reno's UT40 (Unincorporated Transition - 40 acres) designation to PUD (Planned Unit Development), by ordinance. Additionally, the request is an amendment within the City of Sparks area of interest which requires review by the City of Sparks, and is also a project of regional significance requiring review by the City of Sparks and Washoe County, and approval by the Truckee Meadows Regional Planning Commission. The ±6,105 acre site is located approximately five miles east of U.S. Highway 395, five miles west of the Pyramid Lake Indian Reservation and is accessed from Winnemucca Ranch Road, approximately ±12.5 miles northwest of Pyramid Highway.

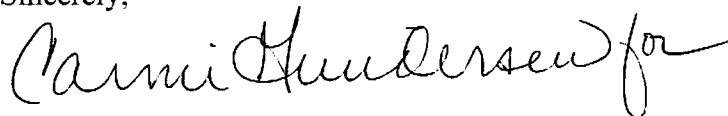
At a regular meeting held December 17, 2008, the City Council adopted Ordinance No 6078 approving the zoning map amendment, which shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno and upon the Truckee Meadows Regional Planning Commission's finding that the Ordinance conforms to the Truckee Meadows Regional Plan.

Buckhorn Land and Livestock, LLC
Case No. LDC08-00002 (Spring Mountain)
March 23, 2009
Page 2

On February 11, 2009, the Regional Planning Commission held a public hearing and determined that the above matter conforms to the comprehensive Regional Plan, in accordance with NRS 278.0278. See attached letter dated February 12, 2009. Such decision was appealed to the Regional Planning Governing Board.

On March 12, 2009, the Regional Planning Governing Board held a public hearing and affirmed the determination of the Regional Planning Commission wherein the Regional Planning Commission found that the proposed project of regional significance does conform with the Regional Plan. Please see attached letter dated March 13, 2009.

Sincerely,

A handwritten signature in cursive script that reads "Lynnette R. Jones 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
Arlo Stockham, Spring Mountain Nevada Dev. Co., Inc.
Erik Holland, Appellant



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Roger Edwards
Tom Lean
Christy Magers
Dennis Romeo
Dian VanderWell
Kevin Weiske
Rosanna Coombes, Director

February 12, 2009

Rosanna Coombes
Clerk of the Regional Planning Commission
One East First Street, Suite 1100
Reno, Nevada 89501

RECEIVED

FEB 12 2009 *ek*

REGIONAL PLANNING AGENCY

Dear Ms. Coombes:

February 11, 2009, 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 – project of regional significance, Spring Mountain (CR08-045) – a project of regional significance for sewage generation in excess of 187,500 gallons per day (3.5 million gallons/day); traffic generation in excess of 6,250 daily trips (117,175 average daily trips); water usage in excess of 625 acre feet per year (4,847 acre feet/year); housing unit generation in excess of 625 units (up to 12,000); employment in excess of 938 persons (3,000 persons); and, student population generation in excess of 325 students (1,869 students). The 6,105 acre project site is located approximately 5 miles east of U.S. Highway 395, approximately 5 miles west of the Pyramid Lake Indian Reservation, and is accessed from Winnemucca Ranch Road, approximately 12.5 miles northwest of Pyramid Highway.

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 I.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
Regional Planner

cc: File CR08-045
John Hester, City of Reno
Carmi Gunderson, City of Reno
Armando Ornelas, City of Sparks
Adrian Freund, Washoe County
Debra Goodwin, RTC

One East First Street, Suite 1100, Reno, NV 89501-1625
775-321-8385; Fax 775-321-8386
<http://www.tmrpa.org>



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Robert Larkin
Geno Martini
Ron Schmitt
Rosanna Coombes, Director

March 13, 2009

Rosanna Coombes
Clerk of the Regional Planning Governing Board
One East First Street, Suite 1100
Reno, Nevada 89501

RECEIVED

MAR 18 2009 *OK*

REGIONAL PLANNING AGENCY

NOTICE OF FINAL ACTION OF DECISION OF REGIONAL PLANNING GOVERNING BOARD

Dear Ms. Coombes:

On March 12, 2009, the Regional Planning Governing Board (RPGB) held a public hearing on the following matter:

Consideration of a request for review of action of the RPC pursuant to section I.3 of the RPGB *Regulations on Procedure* regarding the Regional Planning Commission's determination of conformance for a proposed project of regional significance, Spring Mountain (CR08-045).

The RPGB affirmed the determination of the Regional Planning Commission wherein the Regional Planning Commission found that the proposed project of regional significance does conform with the Regional Plan.

This letter has been filed with the Clerk of the Regional Planning Governing Board on this date and constitutes notice of final action under NRS 278.0235, "Actions against Agency: Commencement." An appeal must be filed within 25 days of the filing of this Notice with the Clerk of the Regional Planning Governing Board.

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

Sincerely,

A handwritten signature in black ink that reads "Sienna Reid". The signature is written in a cursive style with a large, sweeping initial "S" and a distinct "R".

Sienna Reid
Regional Planner

cc: File CR08-045
John Hester, City of Reno
Carmi Gunderson, City of Reno
Armando Ornelas, City of Sparks
Adrian Freund, Washoe County
Debra Goodwin, RTC
Erik Holland

74-010-24; 79-220-39

79-200-07, 08, 09, 10, 17, 18, 19, 20,

APN# 21, 22, 24, 25, 26, 27 and 37.

Recording Requested by:

Name: Spring Mountain

Address: 4005 Quail Rock Lane

City/State/Zip: Reno, NV 89511

When Recorded Mail to:

Name: Spring Mountain

Address: 4005 Quail Rock Lane

City/State/Zip: Reno, NV 89511

Mail Tax Statement to:

Name: Spring Mountain

Address: 4005 Quail Rock Lane

City/State/Zip: Reno, NV 89511

3751478

04/22/2009 09:28:36 AM

Requested By

LOCAVAR LLC

Washoe County Recorder

Kathryn L. Burke - Recorder

Fee: \$520.00 RPTT: \$0.00

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CONFORMED COPY

COPY (for Recorder's use only)
has not been compared

with the Original Document - WCR

Spring Mountain Final Master Planned Unit Development Handbook

(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Arlo Stockham
Signature

General Manager

Title

Arlo Stockham

Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.


This cover page must be typed or printed in black ink.

(Additional recording fee applies)

RECORDATION AFFIDAVIT

I am the owner of all properties that are subject to the Spring Mountain Master Planned Unit Development Handbook and I authorize recordation of the Handbook.

Signature:



Printed Name:

Todd Jaksick

Date:

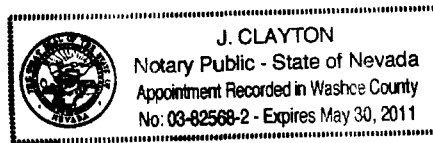
April 20, 2009

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

On this 20th day of April, 2009, Todd Jaksick personally appeared before me, a Notary Public in and for said County and State, known to me to be the owner/authorized agent of the above property who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.



Notary Public





WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, 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.

Arlo 
Signature

4-20-09
Date

Arlo Stockham
Printed Name