

Cooperative Planning

Map 3 illustrates areas subject to cooperative planning within Reno's City limits and sphere of influence. The adopted cooperative planning process is described within the City's zoning code.

LAND USE DESIGNATIONS

The nine land use designations used by the City of Reno are grouped into two categories: 1) residential land use designations and, 2) mixed and non-residential land use designations. These are described in more detail below and shown in a generalized form on Map1, Master Plan Land Use Designations.

Each of the land use designations describe in general the public services and facilities needed for that designation (e.g., community water, community sewer, access, response times, etc.). The land use designation on any given parcel is partly based on the current available information on the adequacy of the public services and facilities infrastructure within the Truckee Meadows Services Area (TMSA). The Public Services, Facilities, and Infrastructure (PSFI) Plan addresses these issues in more detail and identifies the facilities and infrastructure required to service development occurring within specific land use designations and further defines how facility and infrastructure needs should be reevaluated as land uses and zoning are changed or assigned.

Residential Land Use Designations

These designations are primarily residential and may be appropriate for parks, churches, schools, child care facilities or private clubs. Utility and public uses such as water storage tanks or pumping and booster stations that are necessary infrastructure are also appropriate. All of the residential designations may contain development constraints such as slopes greater than 30%; wetlands, drainageways or floodways; ridges or scenic vistas; wildlife habitats; or, unstable soils. When these conditions exist on a designated property, Planned Unit Development zoning or clustering may be employed to direct development to the most suitable portion of the site, leaving sensitive areas as open space. In addition, residential development should not be located within an exterior 65 dB Ldn or greater airport noise corridor unless mitigated.

Single Family Residential

This land use designation is for up to 3 dwelling units per acre with the following characteristics:

- Lots 15,000 square feet or larger.
- May be located where public service and infrastructure are limited; in area where full urban services are available, lots one acre or larger are appropriate only as part of a large master planned development. Also appropriate between rural and more intensive residential uses, or at city edge to assure compatibility with unincorporated land.

- Often include development constraints (e.g., slope, limited access); development must be situated to avoid negative impact to sensitive environmental features.

The service levels required for this land use are:

Community Water	Lots larger than one acre - Requirement is based upon state water law and service area. Lots one acre and less - Required.
Community Sewer	Generally required. Lots larger than one acre may not require sewer so long as District Health regulations are met and there is not a risk of contamination to the Truckee River or other watercourses.
Access	Local streets.
Fire Response Time	Lots larger than one acre - Within eight minutes or greater from an existing or proposed fire station. Lots one acre and less - Within six minutes maximum to 90% of the property, over six minutes to no more than 10% of property from an existing or proposed fire station.
Police Response Time	Lots larger than one acre - Beyond 15 minutes. Lots one acre and less - Within ten minutes.
Neighborhood Park	Lots larger than one acre - One mile or more from the nearest existing or proposed neighborhood park. Lots one acre and less - One-half mile from a neighborhood park, or one mile from a community park, existing or proposed.

Mixed Residential

This land use designation is for 3 to 21 dwelling units per acre with the following characteristics:

- Predominate range of densities in the city. Provides for single family, additions of units in the rear of single family residences, low and medium multi-family housing, and cluster residential development.
- Suitable where all urban services and utilities are available.
- Developments greater than 14 dwelling units per acre are appropriate downtown, near a transit line and retail center that includes a grocery store. Developments less than 14 dwelling units per acre are appropriate throughout the remainder of the City. In areas that are single family in character, developments with less than 14 dwelling units should appear similar to surrounding single-family and two-