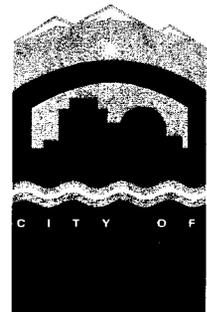


LAND USE PLAN



The City of Reno Master Plan



PHYSICAL DEVELOPMENT PATTERN

The Plan is based on a regional development pattern that follows transportation corridors to the south, west, and north. Between the corridors there are significant areas of open space and much lower intensity development. The pattern of development in the City reflects the following features:

- Centers
- Transit Oriented Development Corridors
- Neighborhoods
- Truckee River
- Spheres of Influence

Some sections described in this Plan should be cross referenced with other parts of the Master Plan. Specifically, most of the land use designations outline required streets, access, and parks. Support data for each of these requirements are in other plans. A table that cross references land use designations with corresponding zoning code districts is also included in this Land Use Plan.

Centers

Centers shape and define the skyline, and the intensity of urban areas. Centers are those areas where the most intense urban activity is planned and rapid transit is prioritized. The centers typically have planned residential development with minimum densities of 21 units per acre and average densities of 30 units per acre. Non-residential development is planned for a minimum floor area ratio of 1.5. In response to neighborhood concerns regarding compatibility, several of the center plans have adopted alternative minimum residential and nonresidential densities to those described above. The City zoning code identifies strategies for intensifying these areas over time that include generous height maximums permitted through discretionary review, significant reductions in parking requirements, encouraged use of shared parking, and the accommodation of pedestrian and transit amenities. Additionally, the Policy Plan and Public Services, Facilities, and Infrastructure Plan both identify the prioritization of infrastructure investment in centers and corridors at capacities to serve anticipated high intensity development.

Reno has nine centers:

- Downtown Reno Regional Center – Downtown Core
- Convention Regional Center – Meadowood Mall/Reno-Sparks Convention Center area
- Medical Regional Center – Renown Medical Center area
- Reno-Tahoe International Airport Regional Center – Reno-Tahoe International Airport area
- University of Nevada Regional Center – University of Nevada, Reno area
- Dandini Regional Center – Truckee Meadows Community College/Justice Facility/DR1 area