

# LAND USE CATEGORIES

The following tables summarize the land use categories identified on the Land Use Map, describing the Land Uses designation shown on the Land Use Map. The tables summarize the primary uses and other uses, residential density, floor area ratio (FAR) requirements, the criteria for location, and translation of existing land use category and zoning districts. Primary Uses are defined as the principal type of activity allowed within the Land Use category. Other Uses are defined as a secondary type of activity allowed within the Land Use category and may be considered as an ancillary use and/or have additional standards imposed by the Zoning Code (Title 20). Residential densities are assumed to be based on gross acreages. For areas located in planned developments master plans, these areas were assigned one of the City's 14 land uses designations. Refer to the planned development handbook for the specific development standards and requirements.

**TABLE 1 - RESIDENTIAL LAND USES**

Land Use Category	Uses and Density	Characteristics and Location	Existing Land Use Category	Zoning Districts
LARGE LOT RESIDENTIAL (LLR)	<p><b>Primary Uses:</b> Single family detached residences</p> <p><b>Other Uses:</b> Open Space, trails, schools, religious institutions, private recreational facilities, public facilities.</p> <p><b>Maximum Density:</b> Up to 3 DU/AC</p>	<ul style="list-style-type: none"> <li>• Applies to areas where conventional large lot subdivisions have been established.</li> <li>• It is the City’s intent to minimize establishment of new LLR areas.</li> <li>• This designation generally occurs on the fringe of the city and may or may not have existing urban services.</li> <li>• This land use category is the most consumptive land use.</li> <li>• In exchange for open space, which may include environmentally constrained areas, LLR developments are encouraged to cluster housing near improved roads and available services. However, the net density of the entire development cannot exceed 3 dwelling units per acre.</li> </ul>	EDR 1-3 DU/AC 1 DU/AC 1-3 DU/AC 2 DU/AC VHS 1-3 DU/AC EDR 1.9 DU/AC	A-5 A-40 NUD PD SF-40 SF-20 SF-15

**TABLE 1 - RESIDENTIAL LAND USES**

Land Use Category	Uses and Density	Characteristics and Location	Existing Land Use Category	Zoning Districts
<p>LOW DENSITY RESIDENTIAL (LDR)</p>	<p><b>Primary Uses:</b> Single family detached residences, zero lot line single family residences</p> <p><b>Other Uses:</b> Open Space, trails, schools, religious institutions, private recreational facilities, public facilities.</p> <p><b>Density Range:</b> 3 to less than 6 DU/AC</p>	<ul style="list-style-type: none"> <li>• Suburban character with full range of urban services.</li> <li>• Locations are generally located adjacent to rural neighborhoods.</li> <li>• Supports principles of reinforcing existing neighborhoods.</li> <li>• Serves as appropriate transition between single family and mixed residential land uses.</li> <li>• Residences should be sited so as to provide privacy to the occupants while providing connectivity to adjoining commercial or other uses.</li> <li>• The LDR category contains a number of established neighborhoods—change is not anticipated or encouraged in these areas.</li> </ul>	<p>LDR 3-7 DU/AC 3 DU/AC 3-7 DU/AC 4 DU/AC 5 DU/AC LDR EXC 3-7 DU/AC ELR 3-7 DU/AC LDR1 3.8 DU/AC LDR2 4.4 DU/AC LMR</p>	<p>SF-9 SF-12 NUD PD</p>

**TABLE 1 - RESIDENTIAL LAND USES**

Land Use Category	Uses and Density	Characteristics and Location	Existing Land Use Category	Zoning Districts
<p>INTERMEDIATE DENSITY RESIDENTIAL (IDR)</p>	<p><b>Primary Uses:</b> Single family detached residences, zero lot line single family residences</p> <p><b>Other Uses:</b> Open Space, trails, schools, religious institutions, private recreational facilities, public facilities.</p> <p><b>Density Range:</b> 6 to less than 10 DU/AC</p>	<ul style="list-style-type: none"> <li>• This designation is the highest density category of single-family uses existing without a significant mixing of two-family, multi-family and nonresidential uses.</li> <li>• Generally located near more urban areas with activity centers.</li> <li>• Supports principles of reinforcing existing neighborhoods.</li> <li>• Residences should be sited so as to provide privacy to the occupants while providing connectivity to adjoining commercial or other uses.</li> <li>• The IDR category contains a number of established neighborhoods—change is not anticipated or encouraged in these areas.</li> </ul>	<p>LMDR 7-14 DU/AC                      5-10 DU/AC                      6 DU/AC                      7 DU/AC                      8 DU/AC                      10 DU/AC                      LDR3 6.1 DU/AC                      SF7                      LDR/MDR                      LMR</p>	<p>SF-6                      SF-7                      NUD                      PD</p>

**TABLE 1 - RESIDENTIAL LAND USES**

Land Use Category	Uses and Density	Characteristics and Location	Existing Land Use Category	Zoning Districts
<p>MULTI-FAMILY RESIDENTIAL (MF14)</p>	<p><b>Primary Uses:</b> Single-family detached and attached residences, duplexes, 3 or more attached units, townhouses/row-houses, apartment buildings, condominiums</p> <p><b>Other Uses:</b> Open Space, trails, schools, religious institutions, private recreational facilities, public facilities.</p> <p><b>Density Range:</b> 10 to less than 14 DU/AC</p>	<ul style="list-style-type: none"> <li>• This designation tends to be found near activity centers.</li> <li>• This designation should be accompanied by higher residential densities, recreational facilities, pocket parks or other amenities.</li> <li>• Serves as appropriate transition between IDR and HDR land uses.</li> <li>• Residences should be sited so as to provide privacy to the occupants while providing connectivity to adjoining commercial or other uses.</li> <li>• MF14 neighborhoods could contain a mix of housing types.</li> <li>• Should have access to public transit.</li> </ul>	<p>MDR 14-20 DU/AC 12 DU/AC MR MHR LMDR 7-14 DU/AC</p>	<p>MF-2 NUD PD</p>

**TABLE 1 - RESIDENTIAL LAND USES**

Land Use Category	Uses and Density	Characteristics and Location	Existing Land Use Category	Zoning Districts
<p>MULTI-FAMILY RESIDENTIAL (MF24)</p>	<p><b>Primary Uses:</b> Single-family, attached residences; duplexes, 3 or more attached units, townhouses/row-houses, apartment buildings, condominiums</p> <p><b>Other Uses:</b> Open Space, trails, schools, religious institutions, private recreational facilities, public facilities.</p> <p><b>Density Range:</b> 14 to less than 24 DU/AC</p>	<ul style="list-style-type: none"> <li>• This designation tends to be found near activity centers.</li> <li>• This designation should be accompanied by higher residential densities, recreational facilities, pocket parks or other amenities.</li> <li>• Serves as appropriate transition between IDR and HDR land uses.</li> <li>• Residences should be sited so as to provide privacy to the occupants while providing connectivity to adjoining commercial or other uses.</li> <li>• Should have access to public transit.</li> </ul>	<p>15 DU/AC LMDR 14 14 DU/AC HR</p>	<p>MF-3 MF-4 NUD PD</p>
<p>HIGH DENSITY RESIDENTIAL (HDR)</p>	<p><b>Primary Uses:</b> Mid to high rise residential apartment buildings and condominiums, assisted living facilities</p> <p><b>Other Uses:</b> Open Space, trails, schools, religious institutions, private recreational facilities, public facilities.</p> <p><b>Density Range:</b> Min. 24 DU/AC</p>	<ul style="list-style-type: none"> <li>• This designation is generally located at activity centers along major collector, arterial roads or transit centers.</li> <li>• This designation should be accompanied by recreational facilities, pocket parks or other amenities.</li> <li>• This designation can serve as transitional use between MF14/MF24, MU, Commercial, Tourist Commercial and Employment Center uses.</li> <li>• Should have access to public transit.</li> <li>• Should be sited so as to provide privacy to the occupants while providing connectivity to adjoining commercial or other uses.</li> </ul>	<p>HDR</p>	<p>MF-5 NUD PD</p>

**TABLE 2 - MIXED USE AND COMMERCIAL LAND USES**

Land Use Category	Uses	Characteristics and Location	Existing Land Use Category	Zoning Districts
<p>MIXED USE (MU)</p>	<p><b>Primary Uses:</b> Commercial services such as banks and restaurants, retail, offices, day care, assisted living, medical/ veterinary clinics, hotel/motels, theaters, parks, plazas, personal services, Higher density residential is encouraged including live-work units</p> <p><b>Other Uses:</b> Residential uses (10-24 du/ac), Open Space, trails, schools, private recreational facilities, public facilities, religious institutions</p> <p><b>Minimum Density:</b> 0.35 FAR 10 DU/AC No maximum</p>	<ul style="list-style-type: none"> <li>• Intended to allow for and encourage a mix of uses including high-density residential.</li> <li>• The intent is to allow for vertical and/or horizontal mixing of uses on sites, including higher-density residential.</li> <li>• Intended to create an efficient and compact development pattern which is a mix of uses that encourages shared parking and economical use of land.</li> <li>• Should transition higher density and intensity away from established neighborhoods.</li> <li>• Developments should integrate usable open space, pocket parks, plazas/courtyards which act as community gathering places.</li> <li>• These areas should be connected to the adjacent uses through a system of sidewalks and trails.</li> <li>• For areas located within the TOD area, refer to the TOD Area Plan for development standards.</li> <li>• For areas located within Planned Development’s (PD) refer to that PD for development standards.</li> </ul>	<p>OP GC/HDR MIXED USE VC VILLAGE CENTER</p>	<p>PO MF-2 MF-3 MF-4 MF-5 C1 C2</p>

**TABLE 2 - MIXED USE AND COMMERCIAL LAND USES**

Land Use Category	Uses	Characteristics and Location	Existing Land Use Category	Zoning Districts
<p>COMMERCIAL (C)</p>	<p><b>Primary Uses:</b> Commercial services such as banks and restaurants, retail, offices, day care, assisted living, medical/veterinary clinics, hotel/motels, theaters, parks, plazas, personal services, religious institutions, outdoor sales and service operations, health clubs, wholesale stores, mini-storages, self storage facilities</p> <p><b>Other Uses:</b> Open Space, trails, schools, private recreational facilities, public facilities, religious institutions</p> <p><b>Minimum Density:</b> None</p>	<ul style="list-style-type: none"> <li>• Mix of retail and other commercial services in concentrated centers that serves the local community.</li> <li>• May also include larger retail centers that serve as a regional draw.</li> <li>• Single-use or “strip center” commercial pattern of development is discouraged.</li> <li>• Will vary in scale and character.</li> <li>• Smaller, limited use centers should be integrated into the surrounding neighborhood.</li> <li>• Commercial centers should provide access with pedestrian or bicycle in addition to motor vehicle access.</li> <li>• Should be within easy walking distance from IDR, MF14, MF24 and HDR neighborhoods.</li> <li>• Office uses are found scattered throughout the urbanized area but are especially common in the vicinity of clinics, hospitals, commercial activities and major streets between residential land uses. Offices should serve as a transitional land use between single family and more intense retail uses.</li> </ul>	<p>OP NC GC AC CC MINI STORAGE/ RV STORAGE MINIWAREHOUSE CHILD DAY CARE GOLF COMM. Mixed Use</p>	<p>PO C1 C2 NUD PD</p>



**TABLE 2 - MIXED USE AND COMMERCIAL LAND USES**

Land Use Category	Uses	Characteristics and Location	Existing Land Use Category	Zoning Districts
<p><b>TOURIST COMMERCIAL (TC)</b></p>	<p><b>Primary Uses:</b> Tourist-oriented activities, restricted and unrestricted gaming, commercial services including, banks, restaurants, retail and offices, hotel/motels, theaters, parks, plazas, health clubs, truck stops</p> <p><b>Other Uses:</b> Higher density residential is encouraged including live-work units, Open Space, trails, schools, private recreational facilities, public facilities, religious institutions</p> <p><b>Minimum Density:</b> None</p>	<ul style="list-style-type: none"> <li>• Generally located adjacent to I-80 freeway corridor and the Truckee River.</li> <li>• Promotes a variety of tourist related facilities and activities, including commercial, hotel and gaming.</li> <li>• Coordinated vehicular, pedestrian, transit and bicycle circulation system is an important part of TC use.</li> <li>• Truck stops service the interstate commerce transportation system. Typically these facilities have gaming associated with the operation. Also associated are restaurants, truck maintenance facilities, fueling, lodging, driver personal services, etc.</li> <li>• Can incorporate as ancillary uses as outdoor sales and service operations and wholesale stores</li> </ul>	<p>TC TC/GC</p>	<p>TC NUD PD</p>

**TABLE 3 – EMPLOYMENT AND INDUSTRIAL LAND USES**

Land Use Category	Uses	Characteristics and Locations	Existing Land Use Category	Zoning Districts
EMPLOYMENT CENTER (EC)	<p><b>Primary Uses:</b> Office parks, technology parks, manufacturing processing, medical complex, data center</p> <p><b>Other Uses:</b> Supporting commercial and service uses, lodging (no unrestricted gaming), warehousing and distribution (maximum 35% of total floor area), open space, trails, private recreational facilities, public facilities</p> <p><b>Minimum Density:</b> None</p>	<ul style="list-style-type: none"> <li>• Intended for development that supports major non-retail employment uses including business parks and technology parks.</li> <li>• Can incorporate limited ancillary commercial uses.</li> <li>• Should occur within areas with large parcels and excellent transportation access.</li> <li>• Can be found at various scales, from single use buildings to large mixed use buildings and / or multiple-building complexes.</li> <li>• Can be appropriate adjacent to residential uses provided design and buffering standards are applied.</li> <li>• Commercial services and lodging only allowed as ancillary use after establishment of Employment Center uses.</li> </ul>	OP BP OBP OP/I PF GC/I	PO PF C2 I NUD PD

**TABLE 3 – EMPLOYMENT AND INDUSTRIAL LAND USES**

Land Use Category	Uses	Characteristics and Locations	Existing Land Use Category	Zoning Districts
INDUSTRIAL (I)	<p><b>Primary Uses:</b> Manufacturing and processing, small to medium scale wholesale, warehousing and storage, distribution, outdoor storage, salvage, mineral extraction and operations, co-generation facilities, commercial renewable energy production, recycling plant – outdoor operational storage</p> <p><b>Other Uses:</b> Offices, open space, trails, commercial restricted to the area described in Characteristics and Location column, animal hospital and kennels, private recreational facilities, public facilities, religious institutions as an interim use</p> <p><b>Minimum Density:</b> None</p>	<ul style="list-style-type: none"> <li>• Generally located south of I-80 along between the western / eastern City boundaries and southeast Prater Wy and Sparks Blvd.</li> <li>• Typically involves more intensive work processes and may involve manufacturing or basic resource handling.</li> <li>• Higher-intensity industrial uses should have convenient access to freeway, highway, and/or rail.</li> <li>• Lower-intensity industrial uses are appropriate along major arterial corridors.</li> <li>• The uses permitted in the Industrial land use category are intense and should be designated for areas where there are large parcels.</li> <li>• Integrated industrial development can result in productive and well-planned industrial parks with minimum adverse effect upon surrounding land uses.</li> </ul> <p>Within the Industrial land use category, but location restricted generally to Sparks Boulevard, McCarran Boulevard, Rock Boulevard, Greg Street, Glendale Avenue, and</p>	I	I MUD NUD

**TABLE 3 – EMPLOYMENT AND INDUSTRIAL LAND USES**

Land Use Category	Uses	Characteristics and Locations	Existing Land Use Category	Zoning Districts
		north of Greg Street to Glendale Avenue, west to the Truckee River, east to Deming Way as to support the predominant uses of the Industrial area are commercial uses including but not specifically limited to sales and service, office, personal service and restaurants.		

**TABLE 4 – OTHER LAND USES**

Land Use Category	Uses	Characteristics and Locations	Existing Land Use Category	Zoning Districts
RURAL RESERVE (RR)	<p><b>Primary Uses:</b> Not developed or unimproved</p> <p><b>Other Uses:</b> Public utility structures</p> <p><b>Minimum Density:</b> None</p>	<ul style="list-style-type: none"> <li>• These areas are expected to remain as rural for the foreseeable future.</li> <li>• This designation will preserve existing land for future development beyond the planning horizon.</li> <li>• The demand for public services levels will remain at or below what is deemed acceptable for rural communities.</li> <li>• This designation may also be considered as an interim use with the intent that some time in the future these areas will transition to urban uses.</li> </ul>	OS/RURAL RESERVE	A-5

**TABLE 4 – OTHER LAND USES**

<b>Land Use Category</b>	<b>Uses</b>	<b>Characteristics and Locations</b>	<b>Existing Land Use Category</b>	<b>Zoning Districts</b>
OPEN SPACE (OS)	<p><b>Primary Uses:</b> Passive and active open space, golf courses, common areas, green space, wetlands, other environmentally sensitive areas, parks, trails</p> <p><b>Other Uses:</b> Support structures and facilities, agriculture, public utility structures</p> <p><b>Minimum Density:</b> None</p>	<ul style="list-style-type: none"> <li>• Generally lands dedicated by the government, property owner or developer to preserve open space or environmentally sensitive areas.</li> <li>• Appropriate structures and facilities to support and enhance the use of the open space are allowed.</li> <li>• Functions as either a location for passive recreational use or as a buffer between uses.</li> <li>• Designated throughout the City in variety of locations such as steep terrain, along streams and drainages, designated wetlands and federally controlled lands.</li> <li>• Can also be used on active recreational uses, generally when part of a planned development.</li> </ul>	OS/RURAL RESERVE PF	A40 A5 NUD PD PF

**TABLE 4 – OTHER LAND USES**

<b>Land Use Category</b>	<b>Uses</b>	<b>Characteristics and Locations</b>	<b>Existing Land Use Category</b>	<b>Zoning Districts</b>
<p><b>COMMUNITY FACILITIES (CF)</b></p>	<p><b>Primary Uses:</b> Government offices, police stations, fire stations, public schools, parks, libraries, community centers, cemeteries, public services such as electrical substations, water and wastewater facilities and other similar uses, religious institutions, golf courses, community gardens</p> <p><b>Other Uses:</b> Public utility structures</p> <p><b>Minimum Density:</b> None</p>	<ul style="list-style-type: none"> <li>• Lands and buildings intended to be used for public and civic use, utilities and/or religious institutions.</li> <li>• These uses are located and planned throughout the City.</li> <li>• The uses may be regional or city wide in scale and intensity (such as large athletic fields, community parks, biking and hiking trails) while others are intended to serve surrounding neighborhood needs such as playgrounds and pocket parks or public schools.</li> <li>• Generally compatible with most other urban land uses, especially residential.</li> <li>• Parks and schools should have pedestrian and bike trail access.</li> </ul>	<p>PARK PF PI SCHOOL SCHOOL/PARK</p>	<p>PF</p>

**TABLE 5 – MIXED USE DISTRICT (MUD)**

Land Use Category	Uses	Characteristics and Locations	Existing Land Use Category	Zoning Districts
<p>MIXED USE DISTRICT (MUD) - RESIDENTIAL NEIGHBORHOOD</p>	<p><b>Primary Uses:</b> Single-family detached and attached residences, duplexes, 3 or more attached units, townhouses/row-houses, apartment buildings, condominiums</p> <p><b>Other Uses:</b> None</p> <p><b>Minimum Density:</b> Min. of 18 dwelling units/acre</p>	<ul style="list-style-type: none"> <li>Intended to consist primarily of existing single-family detached and attached residences.</li> </ul>	<p>MUD-RN</p>	<p>MUD</p>

**TABLE 5 – MIXED USE DISTRICT (MUD)**

Land Use Category	Uses	Characteristics and Locations	Existing Land Use Category	Zoning Districts
<p>MIXED USE DISTRICT (MUD) - MIXED - RESIDENTIAL</p>	<p><b>Primary Uses:</b> Single-family detached and attached residences, duplexes, 3 or more attached units, townhouses/row-houses, apartment buildings, condominiums</p> <p><b>Other Uses:</b> Retail, office, live work units</p> <p><b>Minimum Density:</b> Min. of 18 dwelling units/acre Min. FAR of 0.25</p>	<ul style="list-style-type: none"> <li>Intended to provide opportunities for transit-supportive, mixed-use development with a residential emphasis.</li> </ul>	<p>MUD-MR</p>	<p>MUD</p>



**TABLE 5 – MIXED USE DISTRICT (MUD)**

Land Use Category	Uses	Characteristics and Locations	Existing Land Use Category	Zoning Districts
<p>MIXED USE DISTRICT (MUD) - DOWNTOWN/ VICTORIAN SQUARE</p>	<p><b>Primary Uses:</b> Retail, office, live work units, employment, casino, civic and entertainment uses</p> <p><b>Other Uses:</b> Medium to high density housing types</p> <p><b>Minimum Density:</b> <u>Downtown Center</u> Min. of 18 dwelling units/acre <u>Downtown/Victorian Square</u> Min. of 18 dwelling units/acre</p> <p><u>Downtown Center</u> Min. FAR of 0.5 <u>Downtown/Victorian Square</u> Min. FAR of 0.5</p>	<ul style="list-style-type: none"> <li>• Intended to be a high-energy, mixed-use Regional Center that serves as a gathering place for the community and a desirable place for residents to live, work and play.</li> <li>• This category includes the Sparks Downtown Center.</li> </ul>	<p>MUD-D/VS</p>	<p>MUD</p>

**TABLE 5 – MIXED USE DISTRICT (MUD)**

Land Use Category	Uses	Characteristics and Locations	Existing Land Use Category	Zoning Districts
MIXED USE DISTRICT (MUD) MIXED-USE COMMERCIAL	<p><b>Primary Uses:</b> Retail, office, live work units, employment, casino, civic and entertainment uses</p> <p><b>Other Uses:</b> Medium to high density housing types</p> <p><b>Minimum Density:</b> Min. of 18 dwelling units/acre</p> <p>Min. FAR of 0.3</p>	<ul style="list-style-type: none"> <li>Primarily coincide with designated activity centers and should contain a mix of integrated, pedestrian-friendly uses (such as retail, offices and residential).</li> </ul>	MUD-MUC	MUD

**TABLE 5 – MIXED USE DISTRICT (MUD)**

Land Use Category	Uses	Characteristics and Locations	Existing Land Use Category	Zoning Districts
MIXED USE DISTRICT (MUD) EMPLOYMENT	<p><b>Primary Uses:</b> Light industrial, professional services, medical and office</p> <p><b>Other Uses:</b> Restaurants, retail services and personal services</p> <p><b>Minimum Density:</b> Min. FAR of 0.3</p>	<ul style="list-style-type: none"> <li>Primary purpose of Employment designation is to reinforce the well-established and largely built-out employment area east of Sparks Boulevard, between I-80 and Prater Way.</li> <li>To increase diversity of employment options.</li> <li>Provides large ridership base for existing transit routes.</li> </ul>	MUD-E	MUD

**TABLE 5 – MIXED USE DISTRICT (MUD)**

Land Use Category	Uses	Characteristics and Locations	Existing Land Use Category	Zoning Districts
MIXED USE DISTRICT (MUD) CIVIC	<p><b>Primary Uses:</b> Parks, schools, library, community facilities</p> <p><b>Other Uses:</b> None</p> <p><b>Minimum Density:</b> None</p>	<ul style="list-style-type: none"> <li>Primary purpose of Civic designation is to identify public facilities.</li> </ul>	MUD-CV	MUD