

DISTRICT	Maximum Height of Building		Minimum Yard Requirement in Feet			Minimum Lot Dimensions in Feet		Minimum Lot Area in Square Feet
	Feet	Stories	Front Yard	Side Yard	Rear Yard	Street Width	Depth	
"AG" Agricultural	N/A	N/A	20 (D)	10 (B)(D)	10 (D)	200 (E)	200	(40 acres) (A)
"R-1" Rural Residential	35	N/A	20 (D)	10 (B)(D)	10 (D)	150 (E)	150	130,680 sq. ft. (3 acres)
"R-2" Suburban Residential	35	2 ½	20 (D)	10 (B)(D)	10 (D)	100 (E)	100	43,560 sq. ft. (1 acre)
"R-3" Single-Family Residential District	35	2 ½	20 (D)	10 (B)(D)	10 (D)	100 (C)(E)	100 (C)	10,000 sq. ft. (.23 acres)(C)
"V-1" Village District	35	2 ½	20 (D)	10 (B)(D)	10 (D)	(C)(E)	(C)	(C)
"CWECS – Commercial Wind Energy Conversion Systems District	N/A	N/A	See Article 24			N/A	N/A	N/A

N/A means “Not Applicable” to the zoning district.

(A) A lot of record filed at the Register of Deeds prior to May 2, 2016, and at least 40 acres or a quarter-quarter of land is permitted one agricultural lot split to create two lots; subject to compliance with the other applicable Zoning and Subdivision regulations. Each lot is classified as a legal conforming lot with an approved agricultural lot split. Any further division of the original lot of record will require conformance with the adopted zoning and subdivision regulations.

(B) A side yard shall be provided on each side of the lot. The dimension given is for one side only. Corner lots do not have a rear yard designation. Corner lots have a minimum of two front yards.

(C) As platted or of record, subject to compliance with the Reno Sanitation Code.

(D) See Article 14-103(4) for easement requirements.

(E) Road frontage width for a lot must be continuous. Road frontage width may not be separated into two or more segments unless one of the segments contains the minimum lot road frontage width for the zoning district. A State Highway, county roadway adjacent to a subdivision lot, or parcel where public access is denied shall not be considered legal road frontage width. The area of land along the restricted access road will be considered a side yard or rear yard for building setback requirements according to the zoning district of the lot.