



## ADMINISTRATIVE INTERPRETATION/DECISION

NO. LDC17-00067

DATE OF DECISION June 12, 2017

CODE SECTION Reno Municipal Code (RMC) - 18.24.203 Definition of Words, Terms and Phrases et seq.

INTERPRETATION: This Administrative Interpretation is intended to provide guidance regarding the definition of a bedroom as it relates to parking requirements for residential uses. A bedroom is any space in a residential structure that is a minimum of 70 square feet in size and which is located along an exterior wall, meeting minimum egress requirements, but not including the following: hall; bathroom; kitchen; laundry room; closet/dressing room that is accessed from a bedroom; living room; dining room or family room. Any proposed project or site with two or more units shall be limited to a maximum of one living room, one dining room and one family room per dwelling unit.

Exemptions: A room may be exempted from being considered a bedroom if the room contains no closet and includes at least one of the following: a) permanently built in floor to ceiling book case(s), desk(s) or other permanent structural features that result in a net usable space of less than 70 square feet; b) a minimum four foot wide opening, without doors; c) a half wall (maximum four feet in height) that is located between rooms.

BACKGROUND: RMC Title 18 (Annexation and Land Development Code) does not currently contain a definition for a bedroom. As a result, projects may not be providing sufficient parking based upon the number rooms within a residence that can be utilized as a bedroom. The 2012 International Residential Code (IRC) provides guidance in Section R202 Definitions, Habitable Space and R304.2 Minimum Room Areas which was utilized in the preparation of this interpretation.

APPLICABILITY: This Administrative Interpretation is applies to all permits that are issued after the date of this decision.

This interpretation shall supersede all previous interpretations of RMC Title 18, Annexation and Land Development Code, concerning the above referenced code section and shall be in effect unless and until a subsequent interpretation concerning the above referenced code section is made by the Administrator, this decision is reversed by the Hearing Examiner, Reno City Council, or the code section in question is modified.

Pursuant to RMC 18.06.303, the Administrator has the authority to interpret the zoning ordinance provisions within the reasonable exercise of discretion. Any person aggrieved by the decision of the Administrator who alleges that there is an error in the decision, may appeal the decision to the Hearing Examiner within 10 days from the date of this decision. The written notice of appeal must briefly specify the grounds of the appeal on the appropriate form and be accompanied by the necessary fees. If the Hearing Examiner denies or modifies the appeal, the applicant may appeal to the City Council within 10 days of the Hearing Examiner decision by filing a notice of appeal with the City Clerk.



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Claudia C. Hanson, AICP, Planning Manager



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Aric A. Jensen, AICP, Community Development Director  
Department Approval