

City of Carson City  
Agenda Report

Mem# 7C

**Date Submitted:** September 26, 2006

**Agenda Date Requested:** October 5, 2006

**Time Requested:** 5 minutes

**To:** Mayor and Board of Supervisors

**From:** Planning Division

**Subject Title:** Action to adopt, on second reading, Bill No.126, Ordinance No. \_\_\_\_\_, an ordinance amending Carson City Municipal Code Title 18 Zoning, Division 2 Parking and Loading, Section 2.2(A) Residential Parking Requirements by deleting parking requirements specific to planned unit developments and adding a requirement to provide guest parking spaces when public street widths are reduced to preclude on-street parking, and other matters properly related thereto. (File ZCA 06-138.)

**Staff Summary:** This code amendment would make the parking standards for Planned Unit Developments with other residential parking requirements and provides for additional off-street parking requirements, where appropriate.

**Type of Action Requested:**

- Resolution  Ordinance, Second Reading  
 Formal Action/Motion  Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Planning Commission Action:** Recommended approval August 30, 2006 by a vote of 7 ayes and 0 nays.

**Recommended Board Action:** I move to adopt, on second reading, Bill No.126, Ordinance No. \_\_\_\_\_, an ordinance amending Carson City Municipal Code Title 18 Zoning, Division 2 Parking and Loading, Section 2.2(A) Residential Parking Requirements by deleting parking requirements specific to planned unit developments and adding a requirement to provide guest parking spaces when public street widths are reduced to preclude on-street parking, and other matters properly related thereto.

**Explanation for Recommended Board Action:** The Board of Supervisors, pursuant to Carson City Municipal Code, is required to take final action on all code amendments. This is the second of two readings.

**Applicable Statute, Code, Policy, Rule or Regulation:** Title 18, Section 18.16

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:** 1) Deny the ordinance, 2) Refer the matter back to Planning Commission for further review.

**Supporting Material: Ordinance**

**Prepared By:** Donna Fuller, Administrative Services Manager

**Reviewed By:**

<u>Walter Sullivan</u> (Walter Sullivan, Planning Director)	Date: <u>9-26-06</u>
<u>Andrew Burnham</u> (Andrew Burnham, Public Works Director)	Date: <u>9-26-06</u>
<u>Linda Ritter</u> (Linda Ritter, City Manager)	Date: <u>9-26-06</u>
<u>Mike Suglia</u> (Mike Suglia, Senior Deputy District Attorney)	Date: <u>9-26-06</u>

**Board Action Taken:**

Motion: \_\_\_\_\_

1) _____	Aye/Nay
2) _____	_____
	_____
	_____
	_____

\_\_\_\_\_  
(Vote Recorded By)

ORDINANCE NO. \_\_\_\_\_

BILL NO. 126

AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18 ZONING, CHAPTER 18.16 DEVELOPMENT STANDARDS, DIVISION 2 PARKING AND LOADING, SECTION 2.2(A) RESIDENTIAL PARKING REQUIREMENTS BY DELETING PARKING REQUIREMENTS SPECIFIC TO PLANNED UNIT DEVELOPMENTS AND ADDING A REQUIREMENT TO PROVIDE GUEST PARKING SPACES WHEN PUBLIC STREET WIDTHS ARE REDUCED TO PRECLUDE ON-STREET PARKING, AND OTHER MATTERS PROPERLY RELATED THERETO.

Fiscal effect: None

The Board of Supervisors of Carson City, do ordain:

**SECTION I:**

That Division 2.2(A) of the Development Standards of the Carson City Municipal Code is hereby amended to read as follows:

**Division 2 Parking and Loading, Section 2.2 Number of Spaces Required**

**A. Residential Uses**

All single-family, two-family, and multiple family residential dwellings:  
Two spaces per dwelling unit.\*

~~{Planned unit development:~~

~~Two parking spaces per dwelling unit plus one plus one parking space per two units shall be classified and signs as guest parking.}~~

Rooming or boarding house, fraternity or other residential group dwelling:

One parking space for each bedroom plus one space for each staff member on the largest shift.

Senior citizen housing developments:

One space per unit plus one parking space per five units classified and signed as guest parking.

\* In developments where internal or abutting public streets are reduced to less than the standard street width thereby prohibiting on-street parking, one additional off-street parking space per two units shall be designated and shall be signed as guest parking within 300 feet, measured by walking distance, of the units which they serve.

**SECTION II:**

That no other provisions of Title 18 of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on September 21, 2006.

PROPOSED BY Supervisor Shelly Aldean

PASSED \_\_\_\_\_, 2006.

VOTE:

AYES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS:

\_\_\_\_\_  
\_\_\_\_\_

ABSENT:

\_\_\_\_\_

\_\_\_\_\_  
MARV TEIXEIRA, Mayor

ATTEST:

\_\_\_\_\_  
ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the \_\_\_\_\_ day of the month of \_\_\_\_\_ of the year 2006.