

Item # 7E

**City of Carson City  
Agenda Report**

**Date Submitted:** July 24, 2007

**Agenda Date Requested:** August 2, 2007

**Time Requested:** 5 minutes

**To:** Mayor and Board of Supervisors

**From:** Development Services - Planning Division

**Subject Title:** Action to adopt Bill No. 121, on second reading, Ordinance No. \_\_\_\_\_, an ordinance amending the Carson City Municipal Code Title 18.04, Zoning, Chapter 18.04, to modify permitted uses in Section 18.04.110, Residential Office, Section 18.04.115, General Office, Section 18.04.120, Neighborhood Business, Section 18.04.130, Retail Commercial, Section 18.04.135, General Commercial, Section 18.04.145, Limited Industrial, Section 18.04.150, General Industrial, Section 18.04.155, Air Industrial Park, and making clerical and consistency corrections and other matters related thereto. (File ZCA-07-039)

**Staff Summary:** The proposed amendment to the Zoning Ordinance would modify the permitted and conditional uses in the following zoning districts; Residential Office, General Office, Neighborhood Business, Retail Commercial, General Commercial, Limited Industrial, General Industrial and Air Industrial Park. This clean up text proposes to clarify redundant uses which appear in Title 18.04.

**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 June 27, 2007, by a vote of 7 Ayes and 0 nay.

**Board of Supervisor's Action:** Approved July 18, 2007 by a vote of 5:0

**Recommended Board Action:** I move to adopt Bill No. 121, on second reading, Ordinance No. \_\_\_\_\_, an ordinance amending the Carson City Municipal Code Title 18.04, Zoning, Chapter 18.04, to modify permitted uses in Section 18.04.110, Residential Office, Section 18.04.115, General Office, Section 18.04.120, Neighborhood Business, Section 18.04.130, Retail Commercial, Section 18.04.135, General Commercial, Section 18.04.145, Limited Industrial, Section 18.04.150, General Industrial, Section 18.04.155, Air Industrial Park, and making clerical and consistency corrections and other matters 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.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 18.04 (Zoning Code)

Amendments).

**Fiscal Impact:** N/A  
**Explanation of Impact:** N/A  
**Funding Source:** N/A

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

**Supporting Material:** 1) Ordinance

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

**Reviewed By:**

  
\_\_\_\_\_  
(Walter Sullivan, Planning Director)

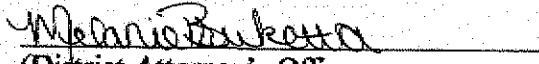
Date: 7/24/07

  
\_\_\_\_\_  
(Larry Werner, Development Services Director/City Engineer)

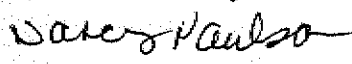
Date: 7/24/07

  
\_\_\_\_\_  
(Linda Ritter, City Manager)

Date: 7/24/07

  
\_\_\_\_\_  
(District Attorney's Office)

Date: 7-24-07

  
\_\_\_\_\_

7/24/07

**Board Action Taken:**

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

1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

BILL NO. 121

AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, CHAPTER 18.04, DISTRICTS ESTABLISHED, TO MODIFY PERMITTED USES IN SECTION 18.04.110, RESIDENTIAL OFFICE, SECTION 18.04.115, GENERAL OFFICE, SECTION 18.04.120, NEIGHBORHOOD BUSINESS, SECTION 18.04.130, RETAIL COMMERCIAL, SECTION 18.04.135, GENERAL COMMERCIAL, SECTION 18.04.145, LIMITED INDUSTRIAL, SECTION 18.04.150, GENERAL INDUSTRIAL, SECTION 18.04.155, AIR INDUSTRIAL PARK, AND MAKING CLERICAL AND CONSISTENCY CORRECTIONS AND OTHER MATTERS RELATED THERETO.

Fiscal effect: None

The Board of Supervisors of Carson City do ordain:

**SECTION I:**

That chapter 18.04 of the Carson City Municipal Code is hereby amended, in part, modifying sections 10.04.110, 10.04.115, 18.04.120, 18.04.130, 18.04.135, 18.04.145, 18.04.150 and 18.04.155 to read as follows:

**18.04.110 Residential Office (RO).** The purposes of the RO District are to preserve the desirable characteristics of the residential environment insofar as possible while permitting selected, nonresidential uses; to promote the development of offices in appropriately located areas in the vicinity of commercial zones and multiple family residential zones, along major thoroughfares, or in other portions of the city in conformity with the Master Plan; and to preserve adequate usable open space for benefit of the occupants within the area and to ensure appropriate development of sites occupied by other uses in a manner comparable to and harmonious with the residential uses in the area or district.

1. The Primary Permitted Uses in the RO District are this list plus other uses of a similar nature:

Art Gallery  
~~Laboratory (Medical, Optical, Dental and Veterinarian)}~~  
Massage Therapy  
Museum  
Office  
Park  
Single Family, Two-Family Dwelling  
Tea House

2. The Accessory Permitted Uses in the RO District are:

Automobile Parking Lot or Garage (Commercial or Public)  
Home Occupation  
~~Pharmacy~~

3. The Conditional Uses in the RO District which require approval of a Special Use Permit are:

Bed and Breakfast Inn (only within the Historic District, and limited to Single Family 6000, Residential Office and Retail Commercial zoning districts, subject to the provisions of Title 18 ~~{}~~ Development Standards Division 1.7 Bed and Breakfast Inns)

Child Care Facility (accessory to residential use)

Church

Clinic

Funeral Home, Mortuary

Laboratory (Medical, Optical, Dental and Veterinarian)

Multi-Family Dwelling

Municipal Building

Municipal Well Facility

Pharmacy

School, K-12

~~{Tea House}~~

Temporary Tract Sales Office

Utility Substation

**18.04.115 General Office (GO).** *The purpose of the GO District is to promote the development of offices in appropriately located areas in the vicinity of commercial zone, single family and multi family residential zones, encouraging mixed uses along collector and arterial streets, or in other portions of the city in conformity with the Master Plan; to preserve the desirable characteristics of the residential environment insofar as possible while permitting selected nonresidential uses; and to preserve adequate usable open space for benefit of the occupants within the area and to ensure appropriate development of sites occupied by other uses in a manner comparable to and harmonious with the residential uses in the area or district.*

1. The Primary Permitted Uses in the GO District are this list plus other uses of a similar nature and those uses allowed in Section 18.04.110 Residential Office, except those uses appearing in Section 18.04.115.3 General Office as Conditional uses which require a Special Use Permit.

~~{Art Gallery}~~

~~{Clinic}~~

Community Clubhouse

~~{Laboratory (Medical, Optical, Dental and Veterinarian)}~~

Library Public or Private

~~{Massage Therapy}~~

~~{Office}~~

~~{Pharmacy}~~

~~{Single Family Dwelling}~~

~~{Tea House}~~

~~{Two-Family Dwelling}~~

Utility Company (bill paying office)

2. The Accessory Permitted Uses in the GO District are:

Automobile Parking Lot or Garage (Commercial or Public)

Home Occupation  
[Pharmacy]

3. The Conditional Uses in the GO District which require approval of a Special Use Permit are:

Automobile Parking Lot or Garage  
Beauty Shop  
Child Care Facility  
Church  
Funeral Home, Mortuary  
Municipal Well Facility  
School, K-12  
~~Tea House~~  
Temporary Tract Sales Office  
Utility Substation

**18.04.120 Neighborhood Business (NB).** The purpose of the NB District is to provide services for the larger neighborhood, within walking or bicycling distance, and limited primarily to offices, retail sale of new merchandise ~~[and those uses allowed in Section 18.04.115 General Office unless listed as conditional in NB]~~. Unless expressly permitted otherwise by this section, all uses within the NB District shall be conducted within a building with no outside storage. Temporary outside display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director.

1. The Primary Permitted Uses in the NB District are this list plus other uses of a similar nature and those uses allowed in Section 18.04.115 General Office, except those uses appearing in Section 18.04.120.3 Neighborhood Business as Conditional uses which require a Special Use Permit:

Antiques, Retail  
Architect and Engineering Supplies  
Art Store  
Automobile Service (automobile gas, with minor maintenance and repair service, no body repair)  
Automobile Wash (full and self service)  
Bakery  
Bank  
Barber Shop  
~~Beauty Shop~~  
Bicycle Shop, Retail (repair, accessory)  
Bookstore  
Cameras and Film, Retail (photo finishing, accessory)  
Clothing Sales/Dress Shop  
Coffee Shop  
Coin Store  
Convenience Store  
Delicatessen  
Drugstore and Pharmacy

Dry Cleaning  
 Fabric Store  
 Florist  
 Gaming (limited)  
~~[Gasoline, Retail]~~  
 Gift Shop and Souvenirs  
 Green House  
 Handyman Repair Shop  
 Hardware Store  
 Health Food Products, Retail  
 Hobbies and Crafts, Retail  
 Ice Cream Parlor  
 Interior Decorator  
 Jewelry Store, Retail  
 Knit Shop  
~~[Laboratory (Medical, Optical, Dental and Veterinarian)]~~  
 Launderette (coin operated)  
~~[Library]~~  
 Liquor and Alcoholic Beverages, Retail  
~~[Office]~~  
 Perfumery  
 Photographer's Studio  
 Post Office  
~~[School, Vocational]~~  
 Sewing Machine, Retail and Repair  
 Shoe Repair  
 Shoe Store  
 Shoeshine Stand  
 Sporting Goods Store  
 Stationery Store  
 Tailoring  
 Tobacco Shop  
 Toys, Retail  
 Travel Agency  
~~[Utility Company Office]~~  
 Variety Store  
 Video Rental and Sales  
 Watch Repair  
 Yarn Shop

2. Accessory Permitted Uses, incidental to Primary Permitted Uses, in the NB District are:

Automobile Parking Lot or Garage (Commercial or Public)  
Home Occupation  
Park

~~[2-]~~ 3. The Conditional Uses in the NB District which require approval of a Special Use Permit are:

Automobile Parts, Tires and Accessories  
 Bar  
 Business operating continually between 8:00 p.m. and 6:00 a.m. or on a 24 [twenty-four] hours  
 a day basis  
 Child Care Facility  
 Church  
 Congregate Care Housing/Senior Citizen Home  
 Equipment Rental (within a building)  
 Funeral Home, Mortuary  
 Health and Fitness Club  
 Municipal Well Facility  
 Music Studio  
 Personal Storage Retail/Office Complex subject to Division 1 of the Development Standards  
 Pet Grooming  
 Pet Shop  
 Restaurant, with or without outdoor seating and cooking  
 School, K-12  
 Single Family, Two-Family and Multi-Family Dwelling  
Temporary Tract Sales Office  
 Utility Substation  
 Veterinary Clinic  
 Wallpaper and Interior Decorating Supplies

**18.04.130 Retail Commercial (RC).** The purpose of the RC District is to preserve a commercial district limited primarily to offices and retail sale of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone. All uses within the RC District shall be conducted within a building, and aside from display windows, be screened from view. Outside display and storage of autos, recreational vehicles, or mobilehomes in conjunction with an existing business with sales of autos, recreation vehicles and mobilehomes is allowed in accordance with Division 2 of the Development Standards and provided the vehicles or mobilehomes do not encroach into City or State Right-of-Way without an approved encroachment permit and are screened from adjacent parcels. Temporary outside display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director if all requirements are met as set forth in Title 18 (Temporary Sales and Activities). Outdoor storage is not allowed in this zoning district.

1. The Primary Permitted Uses in the RC District are this list, those uses allowed in 18.04.120 Neighborhood Business, except those uses appearing in Section 18.04.130.3 Retail Commercial as Conditional uses which require a Special Use Permit, plus other uses of a similar nature:

Accounting and Bookkeeping  
 Alcoholic Beverage Sales (accessory to a restaurant)  
 Amusement Devices, Sales and Service  
~~[Antiques, Retail]~~  
Apparel Shop  
 Appliances  
~~[Architect and Engineering Supplies]~~

[Art Gallery]  
[Art Store]  
Art Studio  
Artist, Commercial  
Astrology Parlor/Fortune Telling/Clairvoyance and Palmistry  
Automobile Parts, Tires and Accessories  
Automobile Rental  
Automobile Retail New or Used  
Automobile Service (automobile gas, maintenance and repair service, no body repair)  
[Automobile Wash (full and self-service)]  
[Bakery]  
[Bank]  
[Barber Shop]  
Bible and Church Supplies  
[Bicycle Shop, Retail (repair, accessory)]  
Blood Bank  
Blueprint and Photocopy Services  
Boarding and Rooming House  
Body Piercing  
[Bookstore]  
Bowling Alley  
Brew Pub  
Cafeteria  
[Cameras and Film, Retail (photo finishing, accessory)]  
Candy and Confectionary, Retail  
Carpet and Floor Coverings  
Caterer  
Ceramics, Ceramic Products with Kiln  
Chemist, Analytical and Consulting  
Christmas Tree Sales  
[Church]  
[Clinic]  
Clock, Retail and Repair  
[Clothing Sales/Dress Shop]  
Club, Supper and Amusement  
[Coin Store]  
Collectible Store  
Computer Sales and Repair  
[Convenience Store]  
Copy Center  
Costumes, Party and Wedding Supplies and Rental  
Credit Bureau  
[Delicatessen]  
Delivery Service  
Department Store  
Detective or Private Investigation Agency  
Draperies, Blinds and Window Coverings  
Drugstore and Pharmacy



~~[Dry-Cleaning]~~  
Dry Goods Store  
Electrical Appliances, Retail  
Embroidery Shop  
Employment Agency  
Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)  
~~[Equipment Rental (within a building)]~~  
~~[Fabric Store]~~  
Factory Outlet Store  
~~[Florist]~~  
Fraternal Association  
Furniture and Home Furnishings, Office and Home, including Retail  
Furs and Leather Goods  
~~[Gaming (limited)]~~  
Garden Supplies  
~~[Gasoline, Retail]~~  
~~[Gift Shop and Souvenirs]~~  
~~[Green House]~~  
Grocery Store  
Gun Store  
Gunsmith  
~~[Health and Fitness Club]~~  
Herbs, Retail  
~~[Hobbies and Crafts, Retail]~~  
Hotel  
~~[Ice Cream Parlor]~~  
Juice Bar  
~~[Knit Shop]~~  
~~[Laboratory (Medical, Optical, Dental and Veterinarian)]~~  
Lapidary Service  
~~[Laundrette (coin operated)]~~  
~~[Library]~~  
~~[Liquor and Alcoholic Beverages, Retail]~~  
~~[Locksmith]~~  
Magazine Sales  
Mail Order House  
Mail Services, Parcel Post, Post Boxes  
Market (Mini-Market, Food-Market, Super-Market)  
~~[Massage Therapy]~~  
Mobilehome Sales, Office  
Motel  
Motorcycle Sales, Service and Accessories  
~~[Museum]~~  
~~[Music Studio]~~  
Office Supplies  
Optician  
~~[Parking Lot, Parking Garage (Commercial)]~~  
~~[Perfumery]~~

~~[Pet Grooming]~~  
~~[Pet Shop]~~  
~~[Pharmacy]~~  
~~[Photographer's Studio]~~  
Photographic Finishing, Supplies and Picture Framing  
~~[Post Office]~~  
 Pumpkin Sales  
Radio, Stereo Store  
Radio Studio (no antennas)  
 Recreational Vehicle and Trailer Sales (including Rental)  
~~[Restaurant]~~  
Rubber and Metal Stamp, Retail (shop accessory)  
 Satellite Equipment Sales  
~~[School, Vocational]~~  
 Security Service  
~~[Sewing Machine, Retail and Repair]~~  
~~[Shoe Repair]~~  
~~[Shoeshine Stand]~~  
Stained Glass  
Stamp Shop  
~~[Stationery Store]~~  
~~[Tailoring]~~  
Taxi Cab Stand  
Telephone Sales Office  
Television Repair Store  
Theater  
~~[Tobacco Shop]~~  
~~[Watch Repair]~~  
Wedding Chapel  
~~[Yarn Shop]~~

2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the RC District are:

Facial Cosmetic Shading, Permanent, as accessory to a full service Beauty Salon  
 Home Occupation  
 Outside Storage, limited by and to subject to Development Standards Division 1 and  
     1.12 Outside Storage  
 Storage containers (temporary) subject to Division 1 and 1.10 Personal Storage of the  
     Development Standards  
 Temporary Outdoor Display and Sales subject to Title 18 (Outdoor Sales and Activities)

3. The Conditional Uses in the RC District which require approval of a Special Use Permit are:

Amusement Arcade  
 Animal Boarding Facility/Kennel  
 Bar  
Bed and Breakfast Inn (only within the Historic District, and limited to Single Family 6000,  
 Residential Office and Retail Commercial zoning districts, subject to the provisions of

Title 18 Development Standards Division 1.7 Bed and Breakfast Inns)

~~[Bowling Alley]~~

Building Materials (indoor only)

Bus Passenger Depot

Child Care Facility

Community/Regional Commercial or Office Center

Congregate Care Housing/Senior Citizen Home

~~[Dry-Cleaning]~~

Facial Cosmetic Shading, Permanent

Farmers Market

Funeral Home, Mortuary

Gaming (unlimited)

Golf Course and Driving Range

Hospital

Hotel Residence

Janitorial and Building Cleaning Service

Miniature Golf Course

Mobilehome Park

Municipal Well Facility

Newspaper Print Office

Permanent Outside Sales subject to Division 1 of the Development Standards

Personal Storage/Retail/Office Complex subject to Division 1 and 1.10 Personal Storage of the Development Standards

Printer and/or Publisher

Recreational Vehicle Park

Schools, K-12, College, University or Vocational

Single Family, Two-Family and Multi-Family Dwelling

Skating Arena

Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards

Street Vendors are limited to the DC and RC zoning districts, subject to Division 1 and 1.11

Street Vendors of the Development Standards

Temporary Outdoor Display and Sales subject to Title 18 (Outdoor Sales and Activities)

Tennis or Swimming Facility

Trailer or Truck Rental

Utility Substation

Veterinary Clinic

Youth Recreation Facility

**Title 18.04.135 General Commercial (GC).** The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices. Temporary unscreened outside display and sale of merchandise for a period not to exceed ~~[thirty (30)]~~ days within a calendar year may be authorized by the Director subject to Title 18 (Outdoor Sales and Activities), and that such display does not interfere with the circulation or result in the deletion of any required parking spaces. Furthermore, such display shall not interfere with the safe, convenient passage of pedestrians.

1. The Primary Permitted Uses in the GC District are retail and wholesale uses, listed below, plus

other uses of a similar nature. All 18.04.130 Retail Commercial Uses are allowed unless listed as conditional in GC district except those appearing in section 18.04.135.3 General Commercial Conditional uses which require a Special Use Permit:

~~[Amusement Arcade]~~  
~~[Animal Boarding Facility/Kennel]~~  
Animal Hospital  
Appliance Repair Shop  
Archery Range  
~~[Architect and Engineering Supplies]~~  
~~[Art Store]~~  
Assayer  
Assembly (*of product* incidental to sales use and limited to 30% of the primary uses floor area).  
Auction Sales  
Automobile Repair  
~~[Automobile Parts, Tires and Accessories]~~  
~~[Automobile Sales]~~  
~~Automobile Service (automobile gas, maintenance and repair service, no body repair))~~  
~~[Automobile, Trailer or Truck Rental]~~  
~~[Automobile Wash (full and self service)]~~  
~~[Bakery]~~  
Ballroom  
~~[Bank]~~  
~~[Bar]~~  
~~[Barber Shop]~~  
~~[Bicycle Shop, Retail (repair, accessory)]~~  
Billiard *or Pool* Hall  
Bookbindery  
~~[Bookstore]~~  
~~[Bowling Alley]~~  
~~[Building Materials (indoor only)]~~  
~~[Cameras and Film,~~  
~~[Christmas Tree Sales]~~  
~~[Clothing Sales/Dress Shop]~~  
~~[Coin Store]~~  
~~[Convenience Store]~~  
Diaper Service  
Display Designer  
~~[Dry Cleaning]~~  
Express Office  
~~[Fabric Store]~~  
~~[Funeral Home, Mortuary]~~  
~~[Gaming (unlimited)]~~  
~~[Gift Shop and Souvenirs]~~  
~~[Green House]~~  
~~[Health Food Products, Retail]~~  
~~[Hobbies and Crafts, Retail]~~

~~{Ice Cream Parlor}~~  
~~{Interior Decorator}~~  
~~{Laboratory (Medical, Optical, Dental and Veterinarian)}~~  
~~{Lapidary Service}~~  
~~{Library}~~  
~~{Liquor and Alcoholic Beverages, Retail}~~  
 Lithographer, Screen Printer  
~~{Massage Therapy}~~  
~~{Miniature Golf Course}~~  
~~{Motorcycle Sales, Service and Accessories}~~  
 Nightclub  
~~{Office}~~  
 Parcel Delivery Service, Branch (off-street loading only)  
 Pawn Shop  
~~{Perfumery}~~  
~~{Photographer's Studio}~~  
 Plumbing and Heating Equipment and Supplies  
~~{Post Office}~~  
~~{Printer and/or Publisher}~~  
~~{Pumpkin Sales}~~  
~~{Salvation Army, Retail and Wholesale}~~  
~~{School, Vocational}~~  
 Second Hand Business  
~~{Sewing Machine, Retail and Repair}~~  
~~{Shoe Repair}~~  
 Sign Painting and Lettering  
~~{Skating Arena}~~  
 Sport Playing Field  
 Sports Arena  
~~{Stationery Store}~~  
 Taxidermist  
~~{Tennis or Swimming Facility}~~  
Thrift Store  
 Tire Sales, Repair and Mounting  
~~{Tobacco Shop}~~  
~~{Toys, Retail}~~  
 Upholstery (Wholesale, Retail, Installation and Incidental Manufacturing)  
~~{Veterinary Clinic}~~  
 Warehouse  
~~{Wedding Chapel}~~  
~~{Yarn Shop}~~

2. The Accessory Permitted Uses incidental to Primary Permitted Uses in the GC District are:

Automobile Pawn (accessory to automobile sales)

Home Occupation

Permanent Outside Sales subject to Division 1 of the Development Standards

3. The Conditional Uses in the GC District which require approval of a Special Use Permit are:

- Ambulance Service and Garage
- Armored Car Service and Garage
- Automobile Body Repair, Painting, Towing Service and Garage (vehicles must be stored within enclosed sight-obscured area). The following conditions shall apply to auto body repair in addition to all other requirements in this Chapter.
  - a. 12,000 square feet.
  - b. All outside storage containers or other similar enclosures shall be screened to public rights-of-way by a maintained 100% sight obscuring fence or wall permanently installed and maintained at a minimum height of six feet.
- Automobile Pawn (not accessory to automobile sales)
- Bus Line Office, Service and Storage Garage
- Cabinet Shop (manufacturing)
- Cemetery, Mausoleum, Sarcophagus, Crypt
- Child Care Facility ~~{accessory use to a business within the main building or within an accessory building}~~
- Community/Regional Commercial or Office Center
- Congregate Care Housing/Senior Citizen Home
- Crematorium
- Equipment Rental (outside storage)
- Farmers Market
- Flea Market (indoor)
- Golf Course and Driving Range
- Hospital
- Hotel, Residence
- Mobilehome Park
- Municipal Well Facility
- Recreational Vehicle Park
- Recycling Collection Center
- Schools, K-12, College or University
- Single Family Two-Family and Multi-Family Dwelling
- Temporary Outdoor Display and Sales subject to Title 18 (Outdoor Sales and Activities)
- Utility Substation
- Welding Supplies and Gases (Retail and Wholesale sales) (no filling or repair of cylinders)
- Youth Recreation Facility

**18.04.145 Limited Industrial (LI).** The LI District is established to preserve an industrial district restricted to a use engaged in the assembly or manufacture from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing. Unless a use is specifically listed in this section, uses listed in the General Industrial district are prohibited in the Limited Industrial district.

1. The Primary Permitted Uses in the LI District are this list plus other uses of a similar nature[+]. All uses permitted in Section 18.04.135 ~~{(1) and 18.04.135 (3)}~~ *General Commercial* which are not listed as LI conditional uses and except for residential uses. Residential uses are not permitted or conditionally permitted in the LI zone. A watchman's quarters is permitted

pursuant to the requirements of this title in conjunction with a primary permitted use.

Assembly, fabricating and manufacturing of products and materials in accordance with the purpose of this section.

Bottling plant/brewery facility

~~Cabinet manufacturing~~

Grinding and sharpening of tools

2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the LI District are:

Machine shop (limited to in house products or internal use)

Storage containers (temporary) subject to the Director's approval and Division 1 and 1.10  
Personal Storage of the Development Standards

3. The Conditional Uses in the LI District which require approval of a Special Use Permit are:

Auto body repair, painting, towing (vehicles must be stored within enclosed sight obscured area)

Child care facility

Flea market (indoor only)

Golf course and/or driving range

Government facilities

Metallurgical lab

Municipal well facility

~~Pawn shop~~

Outside storage (within an enclosed sight obscured area) subject to Division 1 and 1.12  
Outside Storage of the Development Standards

Storage business (outside storage within enclosed sight obscured area)

Tattoo parlor (body piercing, accessory)

Temporary outdoor sales and activities

Utility Substation

Welding supplies and gases (retail and wholesale sales)

4. The following uses are prohibited within the LI District:

Residential Uses (except Watchman's Quarters as described in 18.04.145.1)

Schools (except vocational), K-12, College or University

**18.04.150 General Industrial (GI).** The GI District is established to preserve an industrial district for uses engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. All open storage in the GI District must be screened from view from a public right-of-way by a maintained 100% sight obscuring fence or wall six feet in height. Specific uses listed in this section are prohibited in the Limited Industrial and Air Industrial Park districts unless specifically listed as a use in those sections.

1. The Primary Permitted Uses in the GI District are this list plus other uses of a similar nature [ ]. Any permitted or conditional uses listed in any commercial or limited industrial zone which

are not listed as GI conditional uses, but not outdoor recreational use or facility nor any residential use except as watchman's quarters in conjunction with those uses permitted exclusively in GI District.

~~[Automobile body repairs or painting]~~  
Automobile pawn shop  
Automobile storage (no dismantling)  
Blacksmith shop  
Building material (bulk)/lumber storage yard and sales  
Butane, propane storage and sales  
Cannery  
Cement or direct products sale  
Cesspool cleaner yard  
Contractor's large equipment, sales, repair, supplies, or storage  
Crane storage yard  
Crating and hauling depot or storage  
Crop dusting equipment yard  
Die casting  
Distillation of liquor  
Dog training school  
Dry cleaning plant  
Equipment storage yard  
Farm products storage  
Grain elevator  
House mover  
Industrial service firms  
Laboratories (chemist, veterinarian, and research)  
Machine shop  
Metal working plant, plating, shaping and bending process  
Outside storage (within an enclosed sight obscured areas screened from view from public right-of-way with a six foot sight obscuring fence or wall  
Paving contractor large equipment, sales, service and storage  
Planing mill  
Power plant (electrical or gas)  
Radio studio or TV station with antenna towers  
Recycle center  
Road building equipment sales and storage  
Septic tank service  
Sheet metal shop  
Stone grinding  
Storage, outside screened from view from public right-of-way with six ~~[(6)]~~ foot sight obscuring fence or wall  
Tattoo Parlor (body piercing, accessory)  
Termite or pest control  
Tire rebuilding, retreading  
Tractor service  
Tree service  
Truck depot, parking, repair



Welding shop

Wood storage yard screened from view from public right-of-way with six ~~[(6)]~~ foot sight obscuring fence or wall

2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the GI District are:

Mechanical equipment building

Storage containers subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards

3. The Conditional Uses in the GI District which require approval of a Special Use Permit are:

Acetylene manufacturing and sale

Acid manufacturing and sales (including class H products)

Adult entertainment facility (no adult entertainment facility shall be located within 1,000 feet of a park, church, school, residential use district or other adult entertainment facility or in any general industrial district located west of the east boundary of Sections 21, 28 and 33 of T. 16 N., R. 20 E., M.D.B.M., Sections 4, 9, 16, 21, 28 and 33 of T. 15 N., R. 20 E., M.D.B.M. and Sections 4 and 9 of T. 14 N., R. 20 E. ~~}}}~~ No outcall performers are permitted outside of this area.

Ammunition manufacturing

Asphalt manufacturing

Auto wrecking yards

Bulk station (fuel)

Chemical manufacturing

Child care facility (accessory use to a business within the main building or within an accessory building)

Chromium plating

Coal and coke yard

Concrete batch plant

Contractor's wrecking yard

Creosote manufacturing

Disinfectant manufacturing

Dye manufacturing

Dump refuse or disposal yard

Electroplating works

Paint manufacturing

Explosive manufacturing

Flea market

Foundry

Excavation/mining, gravel pit

Hide and tallow processing

Incineration of animals and garbage

Insecticide manufacturing

Junk dealer's yard

Leather tanning

Loading space(s) within 250 feet of a residential zoning district or use

Lubrication compounds, manufacturing

- Matches, manufacturing
- Meat packer
- Metal ore reduction
- Milling company
- Motorcycle race track
- Ore dump
- Oxygen manufacturing
- Plastic products manufacturing
- Quarry, stone
- Rendering works
- Rock crushing and stripping
- Scrap metal processing
- Sewer service equipment yard
- Slaughterhouse
- Stockyard
- Tannery
- Topsoil stripping
- Tire manufacturing
- Utility Substation
- ~~{Vehicular wrecking yard}~~
- Water, oil, gas or geothermal drilling operations

Other conditional uses requiring a special use permit are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public's health, safety and welfare.

4. The following uses are prohibited within the GI District:

- Churches
- Institutions
- Outdoor recreational use or facility
- Residential uses
- Schools *(except vocational), K-12, College or University*

**18.04.155 Air Industrial Park (AIP).** The AIP District is established to preserve a highly landscaped industrial district with limited types of industrial uses, excluding unscreened outdoor storage.

1. The following uses and uses of a similar nature are allowed as Primary Permitted Uses in the AIP District:

- Airport accessory uses and support services
- Assembly, manufacturing, processing and fabricating of products and materials excluding uses in ~~{Sections}~~ *General Industrial* 18.04.150, ~~{3}~~ *Conditional Uses*, 18.04.150, ~~{4}~~ *Prohibited Uses* and *Air Industrial Park* 18.04.155, ~~{3}~~ *Prohibited Uses*.
- Machine shop (limited to in-house products or internal use)
- Offices (limited contact with general public)
- Personal storage within an enclosed building (no storage of paints or chemicals), subject to

Division 1 and 1.10 Personal Storage of the Development Standards  
Storage containers as an accessory to a Primary Permitted Use, subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards

2. The Conditional Uses in the AIP District which require approval of a Special Use Permit are:

Outside storage, subject to Development Standards, Division 1 and 1.12 Outside Storage of the Development Standards

Child care facility (accessory to a business within the main building or within an accessory building)

Other uses not listed in Air Industrial Park [Section] 18.04.155, ~~[(1)]~~ Permitted Uses which, in the opinion of the planning commission, are in keeping with the purpose of the AIP district

Utility Substation

3. The following uses are prohibited within the AIP District:

Automobile body repairs, dismantling or storage

Casting foundry

Churches

Contractors yard

Equipment storage yard

Extrusion of metals

Junkyard

Residential (except watchman's quarters incidental to a legal primary use)

Schools

Truck depot

Other prohibited uses are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public's health, safety and welfare.

#### SECTION II:

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

PROPOSED on July 21, 2007.

PROPOSED BY Supervisor Shelly Aldean

PASSED \_\_\_\_\_, 2007.

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 2007.