

Item # 12A

**City of Carson City
Agenda Report**

Date Submitted: December 26, 2007

Agenda Date Requested: January 3, 2008
Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to adopt Bill No. 145, on second reading, Ordinance No. _____, an ordinance amending Carson City Municipal Code Title 18, Zoning, Chapter 18.16, Development Standards, Division 4, Signs, Section 4.4.7, Exemptions, modifying the provisions for open house signs by adding regulations to allow off-premise "open house" signs with certain limitations, and other matters properly related thereto. (File ZCA-07-171)

Staff Summary: Open house signs are presently only allowed by City code to be placed on the lot of the open house. The proposed ordinance would allow off-premise open house signs to be placed consistent with a trial policy that was implemented during the past two summers, subject to limitations on the location and number of signs..

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: Approved 7:0 at the Planning Commission Meeting of November 28, 2007.

Recommended Board Action: I move to adopt Bill No. 145, on second reading, Ordinance No. _____, an ordinance amending Carson City Municipal Code Title 18, Zoning, Chapter 18.16, Development Standards, Division 4, Signs, Section 4.4.7, Exemptions, modifying the provisions for open house signs by adding regulations to allow off-premise "open house" signs with certain limitations 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 Zoning, Section 18.04.175 (Zoning Code Amendments) and Chapter 18.16 (Development Standards), Division 4 (Signs).

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.
2) Deny the amendment

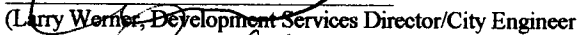
Supporting Material: 1) Ordinance

Prepared By: Donna Fuller, Administrative Services Manager

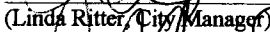
Reviewed By:


(Walter Sullivan, Planning Director)

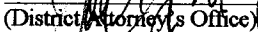
Date: 12-21-07


(Larry Werner, Development Services Director/City Engineer)

Date: 12/26/07


(Linda Ritter, City Manager)

Date: 12-26-07


(District Attorney's Office)

Date: 12-26-07

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 4, SIGNS, SECTION 4.4.7, EXEMPTIONS, MODIFYING THE PROVISIONS FOR OPEN HOUSE SIGNS BY ADDING REGULATIONS TO ALLOW OFF-PREMISE OPEN HOUSE SIGNS WITH CERTAIN LIMITATIONS, AND OTHER MATTERS PROPERLY RELATED THERETO.

Fiscal effect: None

The Board of Supervisors of Carson City, do ordain:

SECTION I:

That a portion of Section 4.4.7, specifically subsection 4.4.7(m) of Division 4 (Signs) of Chapter 18.16 (Development Standards), of the Carson City Municipal Code is hereby amended, as follows (underlined text is added, stricken text is deleted):

4.4.7 Exemptions. The following signs are exempted from all other provisions of this Division except as noted.

m. On-premise real property signs (including future tenants, "for sale,"[;] "for rent,"[;] "open house," etc.) are permitted subject to the following conditions:

- (1) Parcels of five acres or more in any land use district may have signs which do not exceed 32 square feet of total surface area.
- (2) Parcels of less than five acres may have signs which do not exceed six square feet in residential districts, or 20 square feet in nonresidential districts.
- (3) Signs shall not exceed eight feet in height above average ground level.
- (4) Not more than one sign shall be allowed on each parcel of land. If the property is located on two street frontages, one sign is permitted on each street frontage. One additional on-site "open house" sign per street frontage is permitted during open house events described in subparagraph (5), below. On-site signs

may include flags, streamers, balloons or similar devices during such events.

(5) In addition to the on-premise signs permitted above, off-premise "open house" signs may be placed subject to the following conditions:

(a) The signs must be for a designated open house that is listed for sale or lease.

(b) The overall height of a sign must not exceed 36 inches from the ground to the top of the sign, and the sign area must not have a horizontal dimension of more than 24 inches and a vertical dimension of more than 18 inches.

(c) Signs shall have no riders with the exception of the listing agent's name and/or firm's name; no additions, tags, streamers, balloons or other appurtenances may be added to the sign. Directional arrows may be incorporated into the permitted sign face area but may not be added appurtenant to the sign.

(d) No more than three off-premise open house signs shall be allowed per open house. Additional off-premise signs are allowed upon prior approval of the Planning Director or his designee if the open house is more than one mile (closest travel distance) from an arterial street as designated in the City's Transportation Master Plan.

(e) Signs may be displayed on the day of the open house from 8:00 a.m. to 6:00 p.m. while the home is open to the public and shall be removed by 6:00 p.m. or when the open house is closed, whichever comes first.

(f) No sign shall be placed on public property including State right-of-way. A sign may be placed within City right-of-way behind the curb and sidewalk but may not be placed on a sidewalk, in a street, on or within a median strip, traffic island or center roadway divider, or within a traffic safety site area. Signs shall not be attached to trees, utility poles or traffic control devices.

(g) No more than two different open house signs may be placed at a single street intersection, with preference given to the first two legal signs placed at the intersection.

SECTION II:

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

PROPOSED on _____, 2007.

PROPOSED BY Supervisor _____

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 the year 2007.