

Item # 10A

**City of Carson City
Agenda Report**

Date Submitted: August 12, 2008

Agenda Date Requested: August 21, 2008
Time Requested: 10 minutes

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to introduce, on first reading, Bill No. _____, an ordinance amending the Carson City Municipal Code Title 18 Zoning, Chapter 18.02 Administrative Provisions, Section 18.02.115.8, Temporary Use Permits, to modify language associated with Outdoor Sales and Activities for consistency purposes; amending Chapter 18.03 Definitions, Section 18.03.010, Words and Terms Defined, to modify the definitions of "Beauty Shop", "Motel", "Personal Services", to define "Animals and Fowl" and to delete the definition of "Full Service Beauty Salon" and "Mobile Canteen"; amending Chapter 18.04 Use Districts, Section 18.04.120 Neighborhood Business, to add the specific Outdoor Sales and Activities reference; amending Section 18.04.130 Retail Commercial, to modify language associated with Outdoor Sales and Activities for consistency purposes, and to delete Facial Cosmetic Shading, Permanent, from accessory uses for consistency; amending Section 18.04.135 General Commercial, to modify language associated with Outdoor Sales and Activities and Outside Storage for consistency purposes, and to add Facial Cosmetic Shading, Permanent, as a primary permitted use; amending Section 18.04.145 Limited Industrial, to modify language associated with Outdoor Sales and Activities and Outside Storage for consistency purposes; amending Section 18.04.150 General Industrial, to modify language associated with Outdoor Sales and Activities and Outside Storage for consistency purposes, and to correct Paint Manufacturing to alphabetical order; amending Section 18.04.155 Air Industrial Park, correcting Outdoor Storage to Outside Storage for consistency purposes; amending Section 18.04.185 Public Regional, correcting Museum to alphabetical order; amending Chapter 18.05 General Provisions, Section 18.05.045 Home Occupation, correcting Outdoor Storage to Outside Storage for consistency purposes; amending Section 18.05.065 Uses Required to be within a Structure, correcting Outside Sales to Outdoor Sales for consistency purposes; amending Chapter 18.14 Extraction Operations, Section 18.14.030 Temporary On-Site Aggregate Facilities/Production, correcting Outside Sales to Outdoor Sales for consistency purposes; amending Chapter 18.16 Development Standards Division 1, Land Use and Site Design, Section 1.2 Site Design, correcting Outdoor Storage to Outside Storage for consistency purposes; amending Section 1.12 Outside Storage, to clarify Outside Storage purpose; amending Section 1.19 Adult Merchandise Retail Establishment Performance Standards, correcting Outside Sales to Outdoor Sales for consistency purposes; and amending Section 3.7 Trees, correcting Outside Display to Outdoor Display for consistency purposes; and making various technical corrections and other matters properly related thereto. (File ZCA-08-059)

Staff Summary: The purpose of this Zoning Code Amendment is to correct existing inconsistencies within the Carson City Municipal Code specifically related to Outdoor Storage and Outside Sales and Activities, in addition to minor technical corrections, including but not limited to definition corrections and the correction of uses to alphabetical order.

Type of Action Requested:

() Resolution

(X) Ordinance - First Reading

() Formal Action/Motion

() Other (Specify)

Does This Action Require A Business Impact Statement: () Yes (X) No

Planning Commission Action: Recommended approval July 30, 2008, by a vote of 7 ayes, 0 nays, and 0 absent

Recommended Board Action: I move to introduce, on first reading, Bill No. _____, an ordinance amending various portions of the Carson City Municipal Code, Title 18, including clarifications relating to the provisions for outside storage and outdoor sales and activities, and including various technical corrections, as published on the agenda, based on the findings contained in the staff report.

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. See the attached memo and Planning Commission staff report for more explanation.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.075 (Zoning Code Amendments)

Fiscal Impact: N/A

Explanation of Impact: N/A

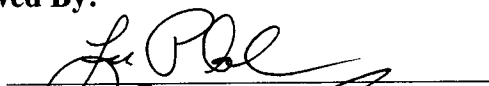
Funding Source: N/A

- Alternatives: 1) Refer the matter back to Planning Commission for further review.
- 2) Deny the amendment

- Supporting Material: 1) Ordinance
- 2) Case Record
- 3) Planning Commission Staff Report

Prepared By: Janice Brod, Management Assistant I

Reviewed By:


(Planning Director)

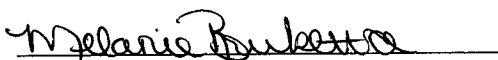
Date: 8/12/08


(Development Services Director)

Date: 8/12/08


(City Manager)

Date: 8/12/08


(District Attorney's Office)

Date: 8-12-08

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____ _____

(Vote Recorded By)

BILL NO. _____

ORDINANCE NO. 2008-____

ZCA-08-059 ACTION TO CONSIDER AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE TITLE 18 ZONING, CHAPTER 18.02 ADMINISTRATIVE PROVISIONS, SECTION 18.02.115.8, TEMPORARY USE PERMITS, TO MODIFY LANGUAGE ASSOCIATED WITH OUTDOOR SALES AND ACTIVITIES FOR CONSISTENCY PURPOSES; AMENDING CHAPTER 18.03 DEFINITIONS, SECTION 18.03.010, WORDS AND TERMS DEFINED, TO MODIFY THE DEFINITIONS OF "BEAUTY SHOP," "MOTEL," "PERSONAL SERVICES," TO DEFINE "ANIMALS AND FOWL" AND TO DELETE THE DEFINITION OF "FULL SERVICE BEAUTY SALON" AND "MOBILE CANTEEN;" AMENDING CHAPTER 18.04 USE DISTRICTS, SECTION 18.04.120 NEIGHBORHOOD BUSINESS, TO ADD THE SPECIFIC OUTDOOR SALES AND ACTIVITIES REFERENCE; AMENDING SECTION 18.04.130 RETAIL COMMERCIAL, TO MODIFY LANGUAGE ASSOCIATED WITH OUTDOOR SALES AND ACTIVITIES FOR CONSISTENCY PURPOSES, AND TO DELETE FACIAL COSMETIC SHADING, PERMANENT, FROM ACCESSORY USES FOR CONSISTENCY; AMENDING SECTION 18.04.135 GENERAL COMMERCIAL, TO MODIFY LANGUAGE ASSOCIATED WITH OUTDOOR SALES AND ACTIVITIES AND OUTSIDE STORAGE FOR CONSISTENCY PURPOSES, AND TO ADD FACIAL COSMETIC SHADING, PERMANENT, AS A PRIMARY PERMITTED USE; AMENDING SECTION 18.04.145 LIMITED INDUSTRIAL, TO MODIFY LANGUAGE ASSOCIATED WITH OUTDOOR SALES AND ACTIVITIES AND OUTSIDE STORAGE FOR CONSISTENCY PURPOSES; AMENDING SECTION 18.04.150 GENERAL INDUSTRIAL, TO MODIFY LANGUAGE ASSOCIATED WITH OUTDOOR SALES AND ACTIVITIES AND OUTSIDE STORAGE FOR CONSISTENCY PURPOSES, AND TO CORRECT PAINT MANUFACTURING TO ALPHABETICAL ORDER; AMENDING SECTION 18.04.155 AIR INDUSTRIAL PARK, CORRECTING OUTDOOR STORAGE TO OUTSIDE STORAGE FOR CONSISTENCY PURPOSES; AMENDING SECTION 18.04.185 PUBLIC REGIONAL, CORRECTING MUSEUM TO ALPHABETICAL ORDER; AMENDING CHAPTER 18.05 GENERAL PROVISIONS, SECTION 18.05.045 HOME OCCUPATION, CORRECTING OUTDOOR STORAGE TO OUTSIDE STORAGE FOR CONSISTENCY PURPOSES; AMENDING SECTION 18.05.065 USES REQUIRED TO BE WITHIN A STRUCTURE, CORRECTING OUTSIDE SALES TO OUTDOOR SALES FOR CONSISTENCY PURPOSES; AMENDING CHAPTER 18.14 EXTRACTION OPERATIONS, SECTION 18.14.030 TEMPORARY ON-SITE AGGREGATE FACILITIES/PRODUCTION, CORRECTING OUTSIDE SALES TO OUTDOOR SALES FOR CONSISTENCY PURPOSES; AMENDING CHAPTER 18.16 DEVELOPMENT STANDARDS DIVISION 1, LAND USE AND SITE DESIGN, SECTION 1.2 SITE DESIGN, CORRECTING OUTDOOR STORAGE TO OUTSIDE STORAGE FOR CONSISTENCY PURPOSES; AMENDING SECTION 1.12 OUTSIDE STORAGE, TO CLARIFY OUTSIDE STORAGE PURPOSE; AMENDING SECTION 1.19 ADULT MERCHANDISE RETAIL ESTABLISHMENT PERFORMANCE STANDARDS, CORRECTING OUTSIDE SALES TO OUTDOOR SALES FOR CONSISTENCY PURPOSES; AND AMENDING SECTION 3.7 TREES, CORRECTING OUTSIDE DISPLAY TO OUTDOOR DISPLAY FOR CONSISTENCY PURPOSES; VARIOUS TECHNICAL CORRECTIONS AND OTHER MATTERS PROPERLY RELATED THERETO.

Fiscal effect: None

The Board of Supervisors of Carson City does ordain:

SECTION I:

That Chapter 18.02. (Administrative Provisions), Section 18.02.115.8. (Temporary Use Permits), of the Carson City Municipal Code is hereby amended, as follows, to modify language associated with outdoor sales and activities for code consistency to read as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted):

18.02.115 Temporary Use Permits

1. Purpose. This Section provides for the temporary permitted uses of short term commercial activities that may not meet the normal development or use standards of the applicable zoning district, but may otherwise be acceptable because of their temporary nature.
 - a. Carson City has an economy that is partly dependent on tourism and retail sales, and is therefore, partly dependent on its appearance. Outside sales, display preparation service and storage can adversely affect the appearance and public image of Carson City. It is within the public interest and contributes to the general welfare to project an attractive community image and to promote retail sales.
 - b. Outside sales, activities and uses are generally prohibited by the provisions of the Carson City Municipal Code, Title 18, zoning districts. Except as specifically provided otherwise by the Carson City Municipal Code, all outside sales, storage and displays shall be conducted entirely in accordance with these provisions.
2. Applicability. This Chapter establishes a process for the Director's review of a proposed temporary use to ensure basic health, safety and community welfare standards are met, and only suitable temporary uses with the minimum necessary conditions or limitations consistent with the temporary nature of the use are approved.
3. Process. Applications for any permits to establish temporary uses, as described in this Chapter, must be filed with the Planning and Community Development Department in a manner prescribed by the Director, along with the required fee. A fee sheet can be obtained at the Planning and Community Development Department.
4. Findings and Decisions. The Director may approve or conditionally approve a Temporary Use Permit application if the following findings can be made. The Director may instead refer any Temporary Use Permit application to the Commission for review and decision.
 - a. Adequate parking would be provided in areas not located within the public right-of-way or affecting an existing parking area so as to interfere with more than one percent ~~[(1%)]~~ of on-site parking, established disabled accessible parking, or with vehicular or pedestrian circulation;
 - b. The proposed temporary use is in compliance with all applicable City, State and Federal laws.

- c. The Fire Chief has determined that the proposed use would not create a fire safety hazard;
 - d. The subject property is located within a commercial, industrial, or public use zoning district;
 - e. If the use is occurring on City owned property, permission from the City Manager or their designee has been obtained;
 - f. Operation of the use would not create adverse traffic safety impacts nor result in detrimental impacts upon the neighborhood in which it is to be located;
 - g. The establishment, maintenance, or operation of the temporary use would not be detrimental to the public health, safety or welfare of person residing or working in the neighborhood of the proposed use; and
 - h. Approved measure for removal of the use and site restoration have been required to ensure that no changes to the site will limit the range of possible future land uses otherwise allowed by the Development Code.
 - i. A Temporary Use Permit shall be valid for a specified period of time, not to exceed ~~thirty~~ (30) consecutive days per year.
5. Conditions of Approval. In approving a Temporary Use Permit, the Director may impose any conditions deemed reasonable and necessary to ensure that the approval will be in compliance with the findings required by Subsection 4 of this Chapter. Standards for floor areas, heights, landscaping areas, off-street parking, setbacks and other structure and property development standards that apply to the category of use or the zoning district of the subject site shall be used as a guide for determining the appropriate development conditions/standards for the temporary use. However, the Director may grant an adjustment from the specific requirements as deemed necessary or appropriate. Standard Conditions of Approval are found in section 18.02.105.
6. Post Approval Procedures. The following procedures shall apply following the approval of a Temporary Use Permit:
- a. Conditions of Site Following Temporary Use. Each site occupied by a temporary use shall be cleaned of debris, litter or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used in compliance with the provisions of this Development Code. The Director may require a cash surety as a condition of approval to ensure the site restoration and adequate cleanup after the use is finished; and
 - b. Revocation. The Director may revoke or modify a Temporary Use Permit with only a ~~twenty-four~~ (24) hour notice.
7. Appeals. Appeals of the Director's decision to deny a Temporary Use Permit shall be taken to the Commission in accordance with the appeal procedures of Title 18 (Appeals).

8. ~~{Outside}~~ **Outdoor** Sales and Activities

- a. ~~{Outside}~~ **Outdoor** sales and activities in Title 18 (Definitions) shall be permitted within the Retail Commercial, General Commercial and ~~{Commercial Manufacturing}~~ Industrial zoning districts, subject to the approval of the Director.
- b. Outside sales and activities must be designed to primarily promote an existing permanently licensed primary business activity in Carson City.
- c. Promotional sales and activities or display of items not customarily related to the year round primary business activity on a site, or the primary inventory carried by the retail outlet, may be permitted upon review and approval of the Director on a case specific basis.
- d. Any permit approved in accordance with this Section shall include the following conditions of approval:
 - (1) The applicant shall observe strict compliance with the approved plot plan or as amended by the requirements of the Director.
 - (2) The applicant shall comply with all city requirements. In particular, the requirements of the Carson City fire department and health departments, which may not be available until the issuance of a business license.
 - (3) A written schedule will be submitted to the Director, providing the number of days per month that temporary outdoor sales and displays are anticipated to be conducted. In addition, the Director will be notified, in writing, when display or sale of merchandise is about to begin.

9. Required Information and Plans.

- a. A Temporary Use Permit application for the review of a temporary outdoor sales and activity event shall contain a concise statement describing the proposed event, including the purpose, type of merchandise involved, dates and times of operation, number of employees involved, provisions for on-site security, provisions for on-site parking and other pertinent information required by the Director to fully evaluate the application.
- b. An accurate plot plan for the property which represents existing conditions on the site, including entrances and exits, parking and driving areas, and an accurate representation of any proposed temporary structures, including tents, stands, traffic barriers, fences, stands, screening devices and signs.
- c. An accurate floor plan, when, in the judgment of the Director, such a plan is necessary to properly evaluate the location of the event and the effectiveness of building entrances and exits.

10. Standards. These standards are to be considered as minimums. Based on the specific particulars of a case the Director may utilize a different standard than the one recommended by this ordinance.

- a. Time limits - when considering a permit the Director must specify:
- (1) The period for which the Temporary Use Permit is in force, a two-year period is recommended.
 - (2) The number of days per year, no more than 120 days.
 - (3) The number of consecutive days a specific event shall last; a three-~~{3}~~ day period is recommended.
 - (4) The daily hours of operation.
- b. Display area shall be limited by the Temporary Use Permit. Up to five percent ~~{5%}~~ of the gross floor area of the buildings occupying the site is recommended.
- c. Site conditions - Sales activities may be conducted in a paved area, when the activity does not interfere with the safe parking, traffic circulation or emergency vehicle access.
- d. Tents, stands and other similar temporary structures and temporary vehicles and mobile equipment may be utilized, provided they were clearly identified on the submitted plan and provided it is determined by the Director that they will not impair the parking capacity, emergency access, or safe and efficient movement of pedestrian and vehicular traffic on or off site.
- e. The submitted plan shall clearly demonstrate that adequate off-street parking for the proposed event can and will be provided during the event. Consideration must be given to the parking needs and requirements of permanent occupants.
- f. There shall be a consideration of the need for the provision of temporary sanitary conveniences, when permanent sanitary facilities are not readily available at the site.
- g. The height of the stacks of merchandise shall be specified in the Temporary Use Permit. A maximum six foot ~~{6'}~~ height is recommended.
- h. The use of temporary signage shall comply with the requirements of Division 4, Signs, of the Carson City Development Standards.
- i. All facilities for the preparation or dispensing food shall be approved by the City health officials.
- j. The use of animals in any event shall comply with the regulations of the health official and animal control officer for Carson City.
- k. The site layout and use of temporary appurtenances shall be approved for use by the fire marshal.

- I. During and immediately after an outdoor activity takes place, the applicant shall keep the area clean from litter and debris arising from the operation.

11. Permit Revocation.

- a. The Director may immediately revoke or suspend the permit, or deny either the issuance or renewal thereof, if it is found:
 - (1) The applicant or permittee has violated or failed to meet any of the provisions of this Chapter or conditions of the permit;
 - (2) The operation is detrimental to the surrounding businesses or to the public due to either appearance or conditions of safety;
 - (3) Any required licenses have been suspended, revoked, or canceled;
 - (4) The scheduled hours of operation are not followed.
- b. Upon suspension or revocation, the Director shall notify in writing, the applicant or permittee of the action that has been taken and the reasons for it.
- c. Violation of an issued permit or of the provisions of this Section also may be grounds for denial of future permit applications.

SECTION II:

That Chapter 18.03 (Definitions), Section 18.03.010 (Words and Terms Defined), of the Carson City Municipal Code is hereby amended, in part, to add the definition of "Animals and Fowl," to modify the definitions of "Beauty Shop," "Motel" and "Personal Services" and to delete the definitions of "Full Service Beauty Salon" and "Mobile Canteen" to read as follows (**bold, underlined** text is added, ~~stricken~~ text deleted):

18.030.010 Words and Terms Defined.

Animals and Fowl are regulated and further defined under Carson City Municipal Code Title 7 Animals

Beauty Shop means an establishment providing a personal service to men, women and children by shampooing, cutting, styling, tinting of hair, by giving manicures, procedures or facial treatments or by the use of cosmetic products. **Permanent facial cosmetic shading is allowed as an accessory use to a beauty shop.**

~~[Full Service Beauty Salon means the business which performs cleansing, cutting, coloring and styling of the hair; trimming, conditioning, coloring and replacement of nails; and cleansing and toning of the face or similar activities.]~~

~~[Mobile Canteen means any vehicle in which food, beverages, frozen deserts or dairy products and mixes are prepared, processed or converted for human consumption and which is used to sell and dispense food and beverages to customers from the unit. The requirements of Carson City Municipal Code 9.05.050 also apply.]~~

Motel means an establishment providing sleep accommodations on a transient basis less than 28 consecutive days total with the majority of the rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

Personal Services means a facility for the sale of personal services or an establishment primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, but not including personal storage. Typical personal services include barber/beauty shop, permanent facial cosmetic shading, shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe-deposit boxes, travel bureau, house cleaning services, weight reduction centers or florist (excluding greenhouses).

SECTION III:

That Chapter 18.04 (Use Districts), Section 18.04.120 Neighborhood Business, of the Carson City Municipal Code is hereby amended, as follows, to modify language associated with outdoor sales and activities for code consistency to read as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted):

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 and retail sale of new merchandise. Unless expressly permitted otherwise by this section, all uses within the NB District shall be conducted with a building with no outside storage. Temporary ~~outside~~ **outdoor** display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director **subject to Title 18.02.115.8 (Outdoor Sales and Activities)**.

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
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)
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
Launderette (coin operated)
Liquor and Alcoholic Beverages, Retail
Locksmith
Perfumery
Photographer's Studio
Post Office
Sewing Machine, Retail and Repair
Shoe Repair
Shoe Store
Shoeshine Stand
Sporting Goods Store
Stationery Store
Tailoring
Tobacco Shop
Toys, Retail
Travel Agency
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

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 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 and 1.10 Personal Storage
 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

SECTION IV:

That Chapter 18.04 (Use Districts), Section 18.04.130 Retail Commercial, of the Carson City Municipal Code is hereby amended as follows, to modify language associated with Outdoor Sales And Activities for consistency purposes, and to delete Facial Cosmetic Shading, Permanent, from Accessory Uses for consistency, to read as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted):

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}~~ **Outdoor** display and storage of autos, recreational vehicles, or mobile homes in conjunction with an existing business with sales of autos, recreation vehicles and mobile homes as allowed in accordance with Division 2 of the Development Standards and provided the vehicles or mobile homes do not encroach into City or State Right-Of-Way, without an approved encroachment permit and are screened from adjacent parcels. Temporary ~~{outside}~~ **outdoor** 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}~~ **subject to** Title 18.**02.115.8** ~~{Temporary}~~ **Outdoor** 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
 Apparel Shop
 Appliances

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)
Bible and Church Supplies
Blood Bank
Blueprint and Photocopy Services
Boarding and Rooming House
Body Piercing
Bowling Alley
Brew Pub
Cafeteria
Candy and Confectionary, Retail
Carpet and Floor Coverings
Caterer
Ceramics, Ceramic Products with Kiln
Chemist, Analytical and Consulting
Christmas Tree Sales
Clock, Retail and Repair
Club, Supper and Amusement
Collectible Store
Computer Sales and Repair
Copy Center
Costumes, Party and Wedding Supplies and Rental
Credit Bureau
Delivery Service
Department Store
Detective or Private Investigation Agency
Draperies, Blinds and Window Coverings
Drugstore and Pharmacy
Dry Goods Store
Electrical Appliances, Retail
Embroidery Shop
Employment Agency
Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)
Factory Outlet Store
Fraternal Association
Furniture and Home Furnishings, Office and Home, including Retail
Furs and Leather Goods
Garden Supplies
Grocery Store
Gun Store
Gunsmith
Herbs, Retail
Hotel
Juice Bar

Lapidary Service
 Magazine Sales
 Mail Order House
 Mail Services, Parcel Post, Post Boxes
 Market (Mini-Market, Food-Market, Super-Market)
 Mobilehome Sales, (Office)
 Motel
 Motorcycle Sales, Service and Accessories
 Office Supplies
 Optician
 Photographic Finishing, Supplies and Picture Framing
 Pumpkin Sales
 Radio, Stereo Store
 Radio Studio (no antennas)
 Recreational Vehicle and Trailer Sales (including Rental)
 Rubber and Metal Stamp, Retail (shop accessory)
 Satellite Equipment Sales
 Security Service
 Stained Glass
 Stamp Shop
 Taxi Cab Stand
 Telephone Sales Office
 Television Repair Store
 Theater
 Wedding Chapel

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)
 Building Materials (indoor only)
 Bus Passenger Depot
 Child Care Facility

Community/Regional Commercial or Office Center
 Congregate Care Housing/Senior Citizen Home
 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]~~ **Outdoor** Sales subject to ~~[Division 1 of the Development Standards]~~ **subject to Title 18.02.115.8 (Outdoor Sales and Activities)**
 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]~~ **DT-MU** 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

SECTION V:

That Chapter 18.04 (Use Districts), Section 18.04.135 General Commercial, of the Carson City Municipal Code is hereby amended, as follows, to modify language associated with outdoor sales and activities for code consistency, to modify Outside Storage for code consistency and the addition of Facial Cosmetic Shading, Permanent as a primary permitted use, to read as follows (**bold, underlined** text is added, ~~[stricken]~~ text is deleted):

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]~~ **outdoor** display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.**02.115.8** (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:

Animal Hospital
Appliance Repair Shop
Archery Range
Assayer
Assembly (of product incidental to sales use and limited to 30% of the primary uses floor area)
Auction Sales
Automobile Repair
Ballroom
Billiard or Pool Hall
Bookbindery
Diaper Service
Display Designer
Express Office
Facial Cosmetic Shading, Permanent
Lithographer, Screen Printer
Nightclub
Parcel Delivery Service, Branch (off-street loading only)
Pawn Shop
Personal Storage Within An Enclosed Building (no storage of paints or chemicals)
Plumbing and Heating Equipment and Supplies
Second Hand Business
Sign Painting and Lettering
Sport Playing Field
Sports Arena
Taxidermist
Thrift Store
Tire Sales, Repair and Mounting
Upholstery (Wholesale, Retail, Installation and Incidental Manufacturing)
Warehouse

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

Automobile Pawn (accessory to automobile sales)
Home Occupation
Outside Storage (subject to Division 1 and 1.12 Outside Storage of the Development Standards
~~[Permanent Outside Sales subject to Division 1 of the Development Standards]~~
Temporary Outdoor Sales subject to Title 18.02.115.8 (Outdoor Sales and Activities)

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. Required minimum land area in the GC District for auto body repair shall be 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

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

Permanent Outdoor Sales subject to Title 18.02.115.8 (Outdoor Sales and Activities) 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

SECTION VI:

That Chapter 18.04 (Use Districts), Section 18.04.145 Limited Industrial, of the Carson City Municipal Code is hereby amended, as follows, to modify language associated with outdoor sales and activities for code consistency and to modify Outside Storage for code consistency, to read as follows (**bold, underlined** text is added, ~~[stricken]~~ text is deleted):

18.04.145 Limited Industrial (LI). The LI District is established to preserve and industrial district restricted to a use engaged in the assembly or manufacture from previously prepared materials, or finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing. **Temporary unscreened outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).** 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 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

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)

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

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

Temporary Outdoor Sales and Activities subject to Title 18.02.115.8 (Outdoor Sales and Activities)

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

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

Metallurgical lab

Municipal well facility

Outside Storage ~~(within an enclosed sight obscured area)~~ **(as a primary permitted use)** subject to Division 1 and 1.12 Outside Storage of the Development Standards

Permanent Outdoor Sales subject to Title 18.02.115.8 (Outdoor Sales and Activities)

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

SECTION VII:

That Chapter 18.04 (Use Districts), Section 18.04.150 General Industrial, of the Carson City Municipal Code is hereby amended, as follows, to modify language associated with outdoor sales and activities for code consistency and correction of "paint manufacturing (alpha order) to read as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted):

18.04.150 General Industrial (GI). The GI district is established to preserve an industrial district for uses engaged in the basics 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 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 area 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 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 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
Paint 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
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 (other than vocational)

SECTION VIII:

That Chapter 18.04 (Use Districts), Section 18.04.155 Air Industrial Park, of the Carson City Municipal Code is hereby amended, as follows, to modify language associated with outdoor sales and activities for code consistency to read as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted):

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, providing accessory airport and support services, excluding unscreened ~~outdoor~~ **outside** 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 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 18.04.155.1 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 IX:

That Chapter 18.04 (Use Districts), Section 18.04.185 Public Regional, of the Carson City Municipal Code is hereby amended, as follows, the correction of "museum" (alpha order) to read as follows (**bold, underlined** text is added, [~~stricken~~] text is deleted):

18.04.185 Public Regional (PR). PR means Federal, state and city facilities and uses whose main purpose is to sustain wide regional needs. The Conditional Uses permitted in the PR District which require approval of a Special Use Permit are:

Airports/Heliports
Animal Shelter
Archaeological Heritage/Cultural Resource
Buildings and facilities owned, leased, or operated by the City of Carson City, Carson City School District or any other district, State of Nevada or the government of the United States
Bus Terminal/Station
Cemetery
Child Care Facility
Civic Auditorium and Theater
Clinic
Community Institution (non-profit)
Communication Antenna/Tower
Congregate Care Housing/Senior Citizen Home
Conservation and Wildlife Sanctuary
Convention Facility
Corporate Yard
Crisis Care Facility/Residency/Center
Equestrian Center
Fairground/Theme Park
Farm
Farmer's Market

Flood/Storm Drain Protection Devices
Forest Area
Fuel Storage Tank Facility
Golf Course/Driving Range/Club House
Historical Site
Hospital
Impound Yard
Institutional Use
Library
Maintenance Garage
Military Facility
Municipal Well Facility
~~Museum~~
Municipal Garage
Municipal Training Facility
Museum
Noise Attenuation Barrier
Open Space
Outside Storage
Pavilion/Stadium
Prison
Public Administrative Office
Public Nursery
Public Park/Playground
Public Parking Lots
Public Performing Arts Center
Public Utility Building
Public Water Supply
Quarry/Extraction Site
Radio Station/TV Station Tower
Regional Park
Resource Management Use/Groundwater Recharge Use
Schools (Elementary, Middle, High School, and College/University)
Sewage Works Facility
Social Services Center/Facility Offices
Special Complementary Uses
Sport Playing Field
Storage
Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the
Development Standards
Storage Facility
Storm Drainage and Floodplain Devices
Summer Camp
Tennis Court Complex
Transfer Station/Sanitary Landfill
Utility Easement
Utility Facilities
Utility Substation
Warehouse
Waste Disposal Area/Site Facility

Wastewater Treatment Facility
Watchman's Quarters
Water Facility
Water, Oil, Gas or Geothermal Drilling Operation Sites
Water Tank
Water Works Facility
Wilderness Area
Wildlife Park/Preserves/Habitat Area
Wind Energy Conversion Facility
Zoo

SECTION X:

That Chapter 18.05 (General Provisions), Section 18.05.045 Home Occupation, of the Carson City Municipal Code is hereby amended, as follows, to modify language associated with outside storage for code consistency to read as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted):

18.05.045 Home Occupation. Uses which shall not be permitted as home occupations include barber and beauty shops, food processing or packaging, real estate and law offices, restaurants, cabinet shops, adult entertainment businesses, kennels (except for certified training of three or fewer service animals), vehicle repair or similar uses.

All home occupations shall be subject to and must comply with the following provisions of this Section:

1. Business license requirements. All home occupations must obtain a Carson City business license and meet the requirements of this Section.
2. Sale of merchandise. Sale of goods, samples, materials, equipment or other objects on the premises is not permitted. Home occupations shall not conduct business in person with clients at the home address, with the exception of federally licensed gun dealers, required by federal regulations to conduct firearm sales at their home location.
3. Size Limits. No more than 20% of the total ground floor area of the dwelling and accessory structure may be used for home occupation.
4. Employees. No on-site office staff or business personnel shall be permitted in any home occupation unless the employees are members of the resident family and reside on the premises.
5. Character. The characteristics of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting or by signs, or the emission sounds, noises, dust, odors, fumes, smoke, electrical disturbance or vibrations, or disturbs the peace and general welfare of the area.
6. Traffic. Pedestrian and vehicular traffic shall be limited to that normally associated with residential districts. Deliveries from commercial suppliers may not be made more than once each week and the deliveries shall not restrict traffic circulation.

7. There shall be no ~~outdoor~~ **outside** storage of materials or equipment; no storage of toxic or hazardous materials, including ammunition and gunpowder; not shall merchandise be visible from outside the dwelling.
8. Location. The home occupation shall be confined within the main building and/or accessory structure as a secondary use of the residential use. When conducted in a garage, the home occupation shall not permanently eliminate the use of the garage as a parking space for a car, nor shall the bay door be open while the home occupation is conducted within the garage.
9. Use of facilities and utilities. The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.
10. Advertising. There must not be any public advertising which calls attention to the fact that the dwelling is being used for business purposes. Telephone listings, business cards, or any other advertising of the business, shall not include the dwelling address. The name, telephone, and purpose of the home occupation may be advertising on not more than one ~~-(4)~~ vehicle which is operated by the resident or residents of the dwelling in conjunction with the business. The home address may appear on letterhead and invoices when the home address is also the business address.
11. Electromagnetic interference. Electrical or mechanical equipment which creates video or audio interference in customary residential electrical appliances or causes fluctuations in line voltage outside the dwelling unit is prohibited.
12. Fire safety. Activities conducted and equipment or material used or stored shall not adversely change the fire safety of the premises.
13. Parking. No parking or placement of commercial vehicles such as trucks, trailers, equipment or materials except one panel van or pickup truck, when used for personal transportation.

SECTION XI:

That Chapter 18.05 (General Provisions), Section 18.05.065 Uses Required to be Within a Structure, of the Carson City Municipal Code is hereby amended as follows, in part, to modify language associated with outdoor sales for code consistency to read as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted):

18.05.065 Uses Required to be Within a Structure. In all office, commercial and industrial districts, all uses must be conducted within a fully enclosed structure, except that automobile sales, boat sales, large equipment sales, Christmas trees, pumpkins, or other large equipment for sale or rent, may be displayed ~~outside~~ **outdoors** by sales or rental businesses, or businesses determined by the Director to be of a similar nature or circumstance.

SECTION XII:

That Chapter 18.14 (Mining Extractions), Section 18.14.030 Temporary On-Site AggregateFacilities/Production, of the Carson City Municipal Code is hereby amended as

follows, in part, to modify language associated with outdoor sales for code consistency to read as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted):

18.14.030 Temporary On-site Aggregate Facilities/Production. Aggregate facilities subject to this Section are to be restricted to temporary usage and allowed in any land use district. Applications for this type of use shall support the following provisions:

1. The temporary aggregate site shall identify the project that it is to serve and must be within a five mile radius of the project site.
2. No Special Use Permit for a temporary facility shall be effective until the project which it is to serve has received all necessary approval and permits.
3. No ~~outside~~ **outdoor** sales of material will be allowed.
4. Once the project is complete the aggregate facility site will be restored and rehabilitated to its natural state.

SECTION XIII:

That Chapter 18.16 (Development Standards), Division 1 (Land Use and Site Design), Section 1.2 (Site Design), of the Carson City Municipal Code is hereby amended, as follows, to modify language associated with outside areas for code consistency to read as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted):

1.2 Site Design.

These standards are intended to promote quality development, visual compatibility, safety and consistency through an integration of site design elements including building orientation and location, site access, circulation, parking, service areas and pedestrian and bicycle access. Of primary concern is the appearance as viewed from the street.

- 1.2.1 Primary entries and/or facades of buildings should be oriented towards the street or main parking area.
- 1.2.2 The orientation and location of a building should provide for pedestrian and bicycle activity and access. Bike racks shall be located in a safe and convenient location close to building entrances. Clustering of multiple buildings should create pedestrian plazas, courts or patio areas and be linked architecturally with arcades, trellises, or other similar open structure concepts.
- 1.2.3 Buildings oriented in a "strip" or straight row with parking along the entire street frontage are not encouraged.
- 1.2.4 Buildings or other improvements shall not impair visibility at street corners or driveway.
- 1.2.5 Detached storage buildings or storage areas shall be located towards the rear of a site and be screened with the use of walls, fencing, and/or landscaping.

1.2.6 Trash enclosures shall be placed so as to be screened from public right-of-ways and adjacent uses. ~~{Outdoor}~~ **Outside** areas used for the storage of trash, refuse or recycled materials shall be completely enclosed by a gate and a six foot ~~{(6')}~~ masonry block wall (all cells grouted solid) and be designed to integrate with the site design. Trash enclosures shall be screened with appropriate plant material.

Trash enclosures shall be designed to meet or exceed minimum size requirements as determined by the sanitation company and shall be located to provide unobstructed access to refuse vehicles. All trash, refuse or recycled material shall be stored in containers within its walled enclosure.

1.2.7 Provision for newspaper racks, postal boxes and street furniture shall be included as necessary in the overall project design.

1.2.8 All utilities shall be supplied to a building or project by underground service, except as approved by the Director.

1.2.9 Non-residential power transformers or other above ground equipment shall not impair sight distances and shall be screened from the adjacent public right-of-way. Consideration shall be given to utility company access.

1.2.10 Restaurant and food service businesses shall install a drain that is connected to an approved grease interceptor in accordance with Division 15.

SECTION XIV:

That Chapter 18.16 (Development Standards), Division 1 (Land Use and Site Design), Section 1.12 (Site Design), of the Carson City Municipal Code is hereby amended, as follows, to modify language associated with screening and clarification of storage area for code consistency to read as follows (**bold, underlined** text is added, ~~{stricken}~~ text is deleted):

1.12 Outside Storage.

Outside storage requires the following:

1. Storage areas shall be enclosed by a 100% sight obscuring fence or wall permanently installed and maintained by a minimum height of six feet ~~{; provided further, that the design of any such wall or sight obscuring fence shall be first approved by the Commission prior to installation}~~. No materials and/or equipment shall be stored therein to a height exceeding that of the wall or fence.
2. Storage areas **allowed** as an accessory use **in a commercial zoning district** shall not occupy more than 20% of the lot area ~~{; except in a zoning district that designates outside storage as a primary permitted use}~~, unless a Special Use Permit is first obtained.

3. Storage areas shall not be located within any required yard setback, or parking areas nor shall they be located in any way which interferes with normal traffic flow onto, within or from the lot, or which impedes sight distance at intersections, or which otherwise impedes driver visibility. In the case of gasoline service stations, storage areas shall not be permitted in the setback distance applicable to pump islands.
4. Outside storage is prohibited as a primary permitted use in the RC and GC districts.
5. Storage containers or other similar enclosures are allowed in the LI, GI and AIP districts, subject to approval of the Director. The storage containers themselves shall be screened from view from a public right-of-way by a 100% site obscuring fence or wall six feet in height (minimum).

SECTION XV:

That Chapter 18.16 (Development Standards), Division 1 (Land Use and Site Design), Section 1.19 (Adult Merchandise Retail Establishment Performance Standards), of the Carson City Municipal Code is hereby amended as follows, in part, to modify language associated with outside to outdoors for code consistency to read as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted):

1.19 Adult Merchandise Retail Establishment Performance Standards.

The following performance standards are mandatory requirements in the review of business licenses for Adult Merchandise Retail Establishments.

1. The floor area devoted to material defined in "Adult Merchandise Retail Establishment" does not exceed up to 5% of the total display or retail floor area of the business or 200 square feet, whichever is less;
2. The material is available only for sale or lease for private use by the purchaser or lessee ~~[outside]~~ **outdoors** and off the premises of the business~~[-]~~;
3. The floor area devoted to material as defined in "Adult Merchandise Retail Establishment" is segregated by partition, separate entrance or otherwise obscured from casual observance by minors;
4. The floor area devoted to material defined in "Adult Merchandise Retail Establishment" is clearly signed to prohibit access to minors;
5. The floor area devoted to material defined in "Adult Merchandise Retail Establishment" is adequately staffed by persons over 18 years of age to assure monitoring of minors who may seek access to the restricted floor area;
6. The business does not advertise or hold itself out to the public in any way as being an adult merchandise retail establishment, whether by store window displays, signs or other means;

7. The business cannot be combined with any other area or business to result in an increase in the floor area devoted to this activity beyond the maximum specified in (1) above;
8. No product for sale or gift, picture or other graphic representation thereof, shall be displayed so as to be visible from the street or exterior of the building;
9. At the time of the business license request, the applicant shall provide a detailed site plan designating the proposed Adult Merchandise Retail Establishment area, as it relates to the total floor area of the business;
10. Adult Merchandise Retail Establishments established prior to November 7, 2007 which do not comply with the provisions of Division 1.19 Adult Merchandise Retail Establishment shall be deemed non-conforming and may continue to operate as approved by the criteria identified in their approved Carson City Business License.
11. Nonconforming Adult Merchandise Retail Establishments shall not relocate in Carson City unless the establishment comes into full compliance with the current code and development standards.
12. No Adult Merchandise Retail Establishment shall be located within 1,000 feet of any other Adult Merchandise Retail Establishment or Adult Entertainment Facility.
13. Location Criteria. Adult Merchandise Retail Establishments may be located only in Retail Commercial (RC), General Commercial (GC), Limited Industrial (LI), and General Industrial (GI) zoning districts and provided that the business comply with all performance standards.

SECTION XVI:

That Chapter 18.16 (Development Standards), Division 3 (Landscaping), Section 3.7 (Trees), of the Carson City Municipal Code is hereby amended as follows, in part, to modify language associated with outdoor display for code consistency to read as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted):

3.7 Trees.

3.7.1 The minimum number of trees shall be one tree per 400 square feet of landscape area. Additional trees are required if the number of trees for parking areas and along right-of-way areas as described in subsections 3.7.1.1 and 3.7.1.2 exceed this minimum. The Director may modify this standard for public uses such as parks.

1. Included in the minimum required number of trees, a minimum of one shade tree must be planted for every 10 parking spaces or fraction thereof, and distributed throughout the parking area surface to provide even shading within the parking lot. For example, 18 parking spaces shall require two trees. A minimum of one deciduous tree shall be placed in each standard sized parking_island.

2. Included in the minimum required number of trees, at least one tree shall be placed along the right-of-way frontage for every 30 lineal feet of right-of-way at a point not more than 20 feet from the right-of-way. The Director may allow for different spacing or locations of trees for projects with ~~outside~~ **outdoor** display such as automobile sales lots.

3.7.2 Where more than 10 deciduous trees are provided as a part of the landscape plan, a minimum of 50% of the trees shall be of a different species to ensure diversity. Additional species may be required on larger projects.

SECTION XVII:

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

PROPOSED on _____, 2008.

PROPOSED BY Supervisor

PASSED _____, 2008.

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 2008.

CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: 7-30-08

AGENDA ITEM NO.: H-1

APPLICANT(s) NAME: Carson City
PROPERTY OWNER(s): N/A

FILE NO. ZCA-08-059

ASSESSOR PARCEL NO(s): N/A
ADDRESS: N/A

APPLICANT'S REQUEST: Action to consider an ordinance amending the Carson City Municipal Code Title 18 Zoning, Chapter 18.02 Administrative Provisions, Section 18.02.115.8, Temporary Use Permits, to modify language associated with Outdoor Sales and Activities for consistency purposes; amending Chapter 18.03 Definitions, Section 18.03.010, Words and Terms Defined, to modify the definitions of "Beauty Shop," "Motel," "Personal Services," to define "Animals and Fowl" and to delete the definition of "Full Service Beauty Salon" and "Mobile Canteen;" amending Chapter 18.04 Use Districts, Section 18.04.120 Neighborhood Business, to add the specific Outdoor Sales and Activities reference; amending Section 18.04.130 Retail Commercial, to modify language associated with Outdoor Sales and Activities for consistency purposes, and to delete Facial Cosmetic Shading, Permanent, from accessory uses for consistency; amending Section 18.04.135 General Commercial, to modify language associated with Outdoor Sales and Activities and Outside Storage for consistency purposes, and to add Facial Cosmetic Shading, Permanent, as a primary permitted use ; amending Section 18.04.145 Limited Industrial, to modify language associated with Outdoor Sales and Activities and Outside Storage for consistency purposes; amending Section 18.04.150 General Industrial, to modify language associated with Outdoor Sales and Activities and Outside Storage for consistency purposes, and to correct Paint Manufacturing to alphabetical order; amending Section 18.04.155 Air Industrial Park, correcting Outdoor Storage to Outside Storage for consistency purposes; amending Section 18.04.185 Public Regional, correcting Museum to alphabetical order in the list of conditional uses; amending Chapter 18.05 General Provisions, Section 18.05.045 Home Occupation, correcting Outdoor Storage to Outside Storage for consistency purposes; amending Section 18.05.065 Uses Required to be within a Structure, correcting Outside Sales to Outdoor Sales for consistency purposes; amending Chapter 18.14 Extraction Operations, Section 18.14.030 Temporary On-Site Aggregate Facilities/Production, correcting Outside Sales to Outdoor Sales for consistency purposes; amending Chapter 18.16 Development Standards Division 1, Land Use and Site Design, Section 1.2 Site Design, correcting Outdoor Storage to Outside Storage for consistency purposes; amending Section 1.12 Outside Storage, to clarify Outside Storage purpose; amending Section 1.19 Adult Merchandise Retail Establishment Performance Standards, correcting Outside Sales to Outdoor Sales for consistency purposes; and amending Section 3.7 Trees, correcting Outside Display to Outdoor Display for consistency purposes; and making various technical corrections and other matters properly related thereto.

COMMISSIONERS PRESENT: [X] PEERY [X] KIMBROUGH [X] BISBEE
[X] MULLET [X] REYNOLDS [X] VANCE [X] WENDELL

STAFF REPORT PRESENTED BY: Lee Plemel [] REPORT ATTACHED
STAFF RECOMMENDATION: [X] APPROVAL [] DENIAL
APPLICANT REPRESENTED BY:

APPLICANT/AGENT PRESENT APPLICANT/AGENT SPOKE APPLICANT/AGENT NOT PRESENT APPLICANT/AGENT DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE/SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

0 PERSONS SPOKE IN FAVOR OF THE PROPOSAL

0 PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

Change made on page 25 Section XIV, 1.12 Outside Storage #2: "in a commercial zoning district" was changed to "in a commercial or L1 zoning district".

Change made on page 26 Section XV, 1.19 Adult Merchandise Retail Establishment Performance Standards #2: "outdoors and" was removed.

APPEAL PROCESS MENTIONED AS PART OF THE RECORD

MOTION WAS MADE TO RECOMMEND APPROVAL

WITH THE FINDINGS AND CONDITIONS OF THE STAFF REPORT AS MODIFIED (1.12 & 1.19)

MOVED: Wendell SECOND: Vance PASSED: 7/AYE 0/NO 0/ABSTAIN 0/ABSENT

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: 8-21-08

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JULY 30, 2008

FILE NO: ZCA-08-059

AGENDA ITEM: H-1

STAFF AUTHOR: Jennifer Pruitt, AICP, LEED AP, Senior Planner

APPLICANT: Carson City Planning Division

SUBJECT: A Zoning Code Amendment to modify the Carson City Municipal Code (CCMC) Title 18, Chapter 18.02 Administrative Provisions, Chapter 18.03 Definitions, Section 18.03.010 Words and Terms Defined, Chapter 18.04 Use Districts, 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; Section 18.04.185 Public Regional, Chapter 18.05 General Provisions, Section 18.05.045 Home Occupation, Chapter 18.14 Extraction Operations, Section 18.14.030 Temporary On-Site Aggregate Facilities/Production, Chapter 18.16 Development Standards Division 1, Land Use and Site Design, Section 1.2 Site Design, Section 1.19 Adult Merchandise Retail Establishment Performance Standards, and Section 3.7 Trees.

RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of ZCA-08-059, a Zoning Code Amendment amending various portions the Carson City Municipal Code, Title 18, including clarifications relating to the provisions for outside storage and outdoor sales and activities, and including various technical corrections, as published on the agenda, based on the findings contained in the staff report."

DISCUSSION:

The purpose of the above mentioned Zoning Code Amendment is to accomplish the following:

1. To correct the existing inconsistencies within the Carson City Municipal Code specifically related to Outside Storage and Outdoor Sales and Activities. For example, temporary outdoor display and sales of merchandise is listed as a permitted use and a conditional use in the Retail Commercial zoning district. Attachment A shows the existing and proposed code for the various zoning districts and code sections as it relates to outside storage and outdoor sales and display of merchandise. The proposed code corrects and clarifies the code so the regulations are consistent with other provisions in the code and how it has actually been applied in the past and currently;
2. To include clarification language for consistency with the terms "outside storage" and "outdoor sales and activities" as defined in Chapter 18.03. These changes are only for consistency in terminology and have no effect on the application of the code as it relates to outside storage or outdoor merchandise displays;
3. To add a definition for "Animals and Fowl," which is listed as a permitted use in one-acre and larger zoning districts and are subject to the requirements of CCMC Title 7 (Animals);
4. To make clarifications to definitions and other sections relating to the inclusion of "permanent facial cosmetic shading" as an accessory use to a "Beauty Shop" and "Personal Services" uses;
5. To clarify that a "Motel" provides accommodations on a transient basis, consistent with the definition of "Hotel;" and

6. In addition, to include minor technical corrections, including but not limited to definition corrections and the correction of uses to alphabetical order.

The proposed amendments make several points of clarification to Title 18 and Development Standards of the Carson City Municipal Code as identified in the attached draft ordinance. The Planning Division staff has thoroughly reviewed the Carson City Municipal Code in its entirety and prepared this Zoning Code Change which will result in a code that is consistent in the language specific to Outdoor Storage and Outside Sales and Activities.

PUBLIC NOTIFICATION REQUIREMENTS: Public notices were published in the newspaper for the Zoning Code Amendment in accordance with the provisions of NRS and CCMC 18.02.045. As of June 20, 2008, no written comments have been received either in support or opposition of this application. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

No written comments from other city department comments were received.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments and Zoning Code Amendments).

FINDINGS: Staff recommends the following findings for approval pursuant to the Carson City Municipal Code Section 18.02.075(5), Zoning Map Amendments and Zoning Code Amendments.

The Commission, in forwarding a recommendation to the Board for approval of a Zoning Map Amendment or Zoning Code Amendment shall make the following findings of fact:

1. ***The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.***

GOAL 5.2—PROMOTE EXPANSION OF RETAIL SERVICE BASE

5.2 a—Encourage Regional Retail

Encourage the development of regional retail developments consisting of shops, restaurants, entertainment venues, offices, hotels, premium amenities and upscale gaming venues in the City to allow residents access to a variety of retail service and entertainment needs close to home, and to attract patrons from surrounding growth areas. Work with local and regional economic development organizations, such as the Carson City Retail Recruitment Team and the Chamber of Commerce, on the development of a marketing strategy designed to attract national retailers to the community, particularly within the Downtown CBD and where access can be provided from the Carson City Freeway.

GOAL 5.4—PROMOTE TOURISM ACTIVITIES AND AMENITIES THAT HIGHLIGHT THE CITY'S HISTORIC AND CULTURAL RESOURCES

5.4a—Heritage Tourism

Support tourism activities associated with the major historic resources within the community, such as the V&T Railroad, the various cultural institutions, and the State Capitol Complex, by ensuring that future development supports the functions and visual character of these resources. Adopt

design standards for developments that are adjacent to or highly visible from the V&T railroad alignment or the State Capitol Complex. Develop specific guidelines and policies for a tourism-focused activity center along Highway 50 East that will serve V&T Railroad visitors.

GOAL 5.6—PROMOTE DOWNTOWN REVITALIZATION

5.6b—Business Retention and Expansion

Promote the retention and expansion of existing Downtown businesses through recruitment and retention of local restaurants and trend retail, along with other complementary services that provide local entrepreneurial franchise opportunities. Continue to explore opportunities to establish a Downtown Business Association (DBA), Local Improvement District (LID) and/or a Business Improvement District (BID) in Downtown to help pay for public infrastructure improvements and/or Downtown area marketing and events coordination.

GOAL 5.9—PROMOTE REDEVELOPMENT

5.9a—Redevelopment Areas

The City will continue to work with local businesses and property owners to encourage and assist in redevelopment efforts within the boundaries of its existing redevelopment areas. Efforts should be focused on encouraging higher intensity and mixed-use development in Downtown and along major gateway corridors. Existing redevelopment areas boundaries should be reviewed periodically and expanded to support the redevelopment objectives of this Master Plan.

Rationale: The proposed Zoning Code Amendment will provide for consistency throughout the CCMC as it relates to Outside Storage and Outdoor Display. Primarily the overall consistency of the Outdoor Display and Sales criteria of the code will promote redevelopment, promote downtown revitalization, promote tourism activities and lastly assist in the promotion of the retail service base. This code amendment will result in a clear and consistent Outdoor Storage and Outside Sales and Activities criteria for all commercial/industrial districts in Carson City.

- 2. The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.***

Rationale: The proposed Zoning Code Amendment will provide for consistency throughout the CCMC as it relates to Outside Storage and Outdoor Display. This code change will result in all regulations associated to Outside Storage and Outdoor Display to be enforced consistently throughout Carson City. This Zoning Code Amendment will result in land use compatibility in Carson City as it relates to Outdoor Storage and Outside sales and activities.

- 3. The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.***

Rationale: The proposed Zoning Code Amendment will not negatively impact existing or planned public services or facilities in that the uses are already permitted and can be adequately served by all applicable services. This ZCA will result in a code that is consistent as it related to Outdoor Display and Outside Sales and Activities.

Attachments:

- 1) Table of proposed CCMC changes
- 2) Draft ordinance

Respectfully Submitted,
DEVELOPMENT SERVICES, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Senior Planner

**Outside Storage
Code Changes Summary Table**

Zoning	Outside Storage Current Code	Outside Storage Proposed Code
Neighborhood Business (NB)	Prohibited (not listed as allowed in 18.04.120)	No change
Retail Commercial (RC)	Prohibited in purpose statement (18.04.130)	Delete as prohibited in purpose statement (which is inconsistent with it being an accessory use)
	Prohibited as primary use (Development Standards DS 1.12.4)	No change
	Allowed as an accessory use (18.04.130.2)	No change
	Limited to 20% of site or SUP required (DS 1.12.2)	No change
General Commercial (GC)	Prohibited as primary use (DS 1.12.4)	Add <u>Outside Storage</u> as an accessory use in 18.04.135 (Previously carried over from 18.04.130.2 as a primary permitted use, in conflict with DS 1.12.4)
	Limited to 20% of site or SUP required (DS 1.12.2)	No change
Tourist Commercial (TC)	Prohibited	No change
Limited Industrial (LI)	Listed only as a conditional use (18.04.145.3)	Add <u>Outside Storage</u> as an accessory use in 18.04.145.2
	Storage containers (permanent) allowed with Director's approval (DS 1.10.9 & 1.12.5)	Clarify that <u>Outside Storage as a primary use</u> is a conditional use in 18.04.145.3
General Industrial (GI)	Primary permitted use (carried over from LI district)	Clarify storage containers temporary with Director's approval in 18.04.145.2
Airport Industrial Park (AIP)	Conditional use (18.04.155.2)	No change (delete redundant text)
		No change (clarify language re: temporary to <u>outside storage</u>)

**Outside Storage
Code Changes Summary Table**

Code Section	Outside Storage Current Code	Outside Storage Proposed Code
18.05.045.7 Home Occupation	There shall be no outdoor storage	[outdeef] <u>outside</u> storage
18.05.065 Uses Required to be Within a Structure	...displayed outside	: displayed [outside] <u>outdoors</u>
18.14.030.3 Temporary On-site Aggregate Facilities/Production	No outside sales	No [outside] outdoor sales
DS 1.2.6 Trash Enclosure	Outdoor areas used for the storage of trash.....	[Outdeef] Outside areas used for the storage of trash.....
DS 1.12	<ol style="list-style-type: none"> Storage area screening fences or walls shall be approved by the Planning Commission. Storage areas as an accessory use shall not occupy more than 20% of the lot area except where outside storage is a primary permitted use unless a Special Use Permit is first obtained. 	<ol style="list-style-type: none"> Delete requirement for Planning Commission approval. Clarify that the 20% limitation only applies to outside storage as an accessory use in commercial districts (not industrial districts).

Notes:

- In various sections throughout the code, technical corrections are made to be consistent with the terms “outside storage” and “outdoor sales and display” as used in the definitions of Chapter 18.03.
- All outside storage must be screened per the Development Standards Division 1.12.1.

**Outdoor Sales, Display and Activities
Code Changes Summary Table**

Zoning	Outdoor Sales and Display Current Code	Outdoor Sales and Display Proposed Code
Neighborhood Business (NB)	Allowed as a temporary use for up to 30 days; permanent outdoor display prohibited (18.04.120)	No change (clarification language added)
Retail Commercial (RC)	<p><u>Temporary</u> outdoor sales permitted as an accessory use for a period not to exceed 30 days within a calendar year and is listed as a conditional use (18.04.130)</p> <p><u>Permanent</u> outdoor display is a conditional use (18.04.130.3)</p>	Delete temporary outdoor sales as a conditional use; leave as a permitted accessory use (other clarification language added)
General Commercial (GC)	<p><u>Temporary</u> outdoor sales permitted for a period not to exceed 30 days within a calendar year (18.04.135, purpose statement)</p> <p><u>Permanent</u> outdoor sales is listed as an accessory use (in conflict with purpose statement)</p>	<p>No change (clarification language added)</p> <p>Move permanent outdoor sales from accessory to conditional uses; add temporary as accessory use</p>
Limited Industrial (LI)	"Temporary outdoor sales and activities" is only listed as a conditional use	Delete temporary outdoor sales from conditional uses and add to permitted accessory uses
General Industrial (GI)	Primary permitted use (carry-over from LI)	Add permanent outdoor sales as a conditional use
Airport Industrial Park (AIP)	Prohibited	No change