



Carson City Planning Division

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MEMORANDUM

Board of Supervisors Meeting of September 3, 2009 (Agenda Item #26)

TO: Mayor and Supervisors

FROM: Lee Plemel, Planning Director

DATE: September 1, 2009

SUBJECT: Ordinance Changes Relating to Pickup Trucks and Vans

The Board of Supervisors continued the first reading of the proposed ordinance on August 20, 2009, with specific direction to staff to make certain modifications. Following is a summary of the modifications made to the ordinance since the August 20 meeting:

1. The term maximum "height" was changed to maximum "manufactured height" in the definitions for pickup truck and van to allow after-market vehicle suspension and tire modifications that may lift vehicles above the maximum permitted height of eight feet.
2. The maximum gross vehicle weight (MGVW) was deleted from the definition of a van. The weight appeared to be inconsistent with actual passenger van weights, and the additional language in the definition of a van provides enough clarification to distinguish commercial vehicles from permitted vans.
3. Subparagraph 9(c) is undeleted and added back to allow additional pickup truck and van height of up to 10 feet on parcels one acre or larger in size. Additional language is proposed in this paragraph to clarify that only pickup trucks and vans exceeding the eight-foot height limit are required to be screened from view. Without this clarifying language, no pickup truck or van of any size would be permitted in the driveway or anywhere visible from adjacent properties, which is not the intent of the ordinance.
4. Subparagraph 9(f) is added to allow certain types of trucks on parcels of one acre or larger when used on-site for animal-keeping purposes. This is intended to recognize that some one-acre areas of the city have a relatively significant number of property owners who keep horses and other livestock and use various types of trucks, which may not strictly comply with the proposed definition of a pickup truck, for hauling hay and/or horse trailers.
5. The Board of Supervisors also directed staff to include an exception for "emergency vehicles" being parked in residential neighborhoods when needed during emergency events and/or for on-call personnel. After further discussing this issue with the Fire Chief and closer inspection of the types of vehicles typically used by fire personnel, staff has concluded that an exception for emergency vehicles may not be necessary, particularly whereas there has never been an exception for such vehicles in City code and the issue has never been a

problem. An exception for emergency vehicles was not included in the draft ordinance provided with the original packet to the Board of Supervisors. However, in order to provide clarity on this issue at the direction of the Board, the following exception is recommended to the ordinance in the Development Standards Section 2.3, subparagraph 9:

- g. Municipal emergency vehicles owned by a state or local government agency for on-duty or on-call service.*

A copy of the revised ordinance with the modification to paragraph 2.3.9(g), as noted above, is attached.

Please contact Lee Plemel, Planning Director, with any questions regarding this item.

BILL NO. ____

ORDINANCE NO. 2009-__

AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, CHAPTER 18.03, DEFINITIONS, SECTION 18.03.010, WORDS AND TERMS DEFINED, BY AMENDING THE DEFINITIONS OF "PANEL VAN" AND "TRUCK, PICKUP;" AND AMENDING CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 2, PARKING AND LOADING, BY AMENDING SECTION 2.3, GENERAL PARKING REQUIREMENTS, TO MODIFY THE SIZE AND NATURE OF PICKUPS TRUCKS AND PANEL VANS PERMITTED IN RESIDENTIAL DISTRICTS, AND OTHER MATTERS PROPERLY RELATED THERETO.

Fiscal effect: None

THE BOARD OF SUPERVISORS OF CARSON CITY DO ORDAIN:

SECTION I:

That the Carson City Municipal Code Title 18, Zoning, Chapter 18.03, Definitions, Section 18.03.010, Words and Terms Defined, is hereby amended, in part, by amending the definitions of "Panel Van" and "Truck, Pickup," as follows:

18.03.010 Words and Terms Defined.

Panel Van means a van not exceeding ~~[seven]~~ eight feet in manufactured height, 20 feet in length ~~[and maximum MGWV rating 9500 pounds or less]~~. Panel vans have a continuous body style with interior access connecting the cab to the rear van storage area and with the rear wheels partially covered by a wheel well that is part of the body of the panel van. The definition does not include vehicles of a commercial nature including, but not limited to cutaways, bobtails, or buses.

Truck, Pickup means a vehicle with a maximum manufactured height of ~~[10]~~ eight feet and length of 22 feet, with the capacity to carry a maximum of six passengers and containing an attached sided but unenclosed cargo area. Pickup trucks ~~[have the capacity to carry an enclosed camper in the unenclosed cargo area.]~~ have the appearance of a continuous body style connecting the cab to the truck bed and have the rear wheels partially covered by a wheel well that is part of the body of the pickup truck. This definition does not include vehicles of a commercial nature including, but not limited to dump trucks, stake-beds, flat-beds, tow trucks or wreckers.

SECTION II:

That the Carson City Municipal Code Chapter 18.16, Development Standards, Section 2, Parking and Loading, Subsection 2.3, General Parking Requirements, is hereby amended as follows:

2.3 General Parking Requirements.

1. Any off-street parking area which abuts or faces a single-family, two-family, or multi-family residential district or residential use shall provide screening meeting the

Director's approval along the side abutting or fronting on such residential district or use.

2. In residential and office districts, required parking for residential uses may be located within the front and/or street side yard setback outside of sight distance clearance area. All other uses may provide parking lots in the front or street side yards, provided said parking lot is located at least six feet behind the front and street side property lines, meets sight distance requirements, and provided the area between the parking lot and the property line is landscaped and is not surfaced in whole or in part with concrete, asphalt or other surface material except to provide driveway access to the parking area and walkways. In all other zoning districts, parking lots are not required to be set back from property lines unless required to do so by use or variance permit conditions. Sight distance requirements must be met in all zoning districts.
3. Businesses with parking lots are required to provide a lot with a hard surface such as asphalt, concrete, turf stone type pavers or other material approved by the Director. Gravel and other similar materials are permitted for storage and display areas only.
4. If there is no parking area available on the building site, off-street parking as required by this Division may be provided on a parcel within 300 feet of the building site upon first securing a Special Use Permit in each case. Upon submittal of accredited documentation (e.g. ITE or the latest version of Smart Growth Parking Best Practices), the Director may accept a modification of the distance criteria as specified herein and parking solution provided, or may request Commission approval of such a modification.
5. Parking areas shall be used solely for automobile parking with no permanent sales, storage of inoperable, unlicensed vehicles, repair work, dismantling or servicing of any kind. Parking areas shall not be used for overnight sleeping or camping.
6. Driveways or other areas required to move cars in or out of parking spaces shall not be considered in meeting off-street parking requirements. Tandem spaces shall only be authorized for individual mobile home units within mobile home parks, RV parks and planned unit developments, or as otherwise specifically permitted by the Development Standards.
7. When the required number of off-street spaces results in a fractional space, fractions up to one-half shall be disregarded, and fractions one-half and over shall require an additional space.
8. Open parking of vehicles accessory to a residential use shall be limited to those actually used by the residents or for temporary parking of guests.
9. No truck, commercial trailer or vehicular equipment of a commercial or industrial nature shall be parked in any district except:
 - a. Where permitted as a use in a zoning district; or
 - b. A ~~[commercial]~~ panel van or pickup truck, when used for personal transportation;
 - c. On residential parcels one acre or larger in size, a ~~[commercial]~~ panel van or pickup truck is permitted with height not to exceed 10 feet~~;~~ or length not to exceed 22 feet~~;~~ and **provided that such vehicles**

exceeding eight feet in manufactured height shall not be parked within a setback area~~[-Vehicles]~~ **and** shall be screened from view from any sidewalk, roadway or adjacent parcel;

- d. When a person is engaged in the restoration of a vehicle of historic significance and that vehicle is not being used for commercial purposes.
- e. When actually and expeditiously engaged in the loading or unloading of merchandise or when such vehicle is being used in conjunction with the performance of service, repair, construction or similar essential use within the immediate neighborhood.

f. On residential parcels one acre or larger in size, pickup trucks not exceeding 22 feet in length and eight feet in manufactured height with non-traditional body styles, such as flatbeds, when used for animal-keeping purposes (e.g. horses or livestock) on the property and provided that such vehicles shall not be parked within a setback area and shall be screened from view from any sidewalk, roadway or adjacent parcel.

g. Municipal emergency vehicles owned by a state or local government agency for on-duty or on-call service.

- 10. No parking of trailers or vehicles larger than a ~~[commercial]~~ panel van or pickup truck within a public right-of-way shall be permitted within any district, except as specified in 9, directly above.
- 11. Owners of public and private parking lots shall not allow recreational vehicles to park and to be occupied for living and/or sleeping purposes.
- 12. Recreational vehicles shall not be parked for living purposes except in approved recreational vehicle parks or where authorized in accord with CCMC 18.05 (Trailers, Mobilehomes, RV's and Commercial Coaches).
- 13. When an existing building or buildings within the Residential Office, General Office or Redevelopment District are converted to a use requiring more parking than the existing use, on-street curb parking may be considered as part of the required parking, provided all of the following are met:
 - a. Adequate off-street space is not available, or the Commission determines that strict compliance with requirements would adversely affect the character of the neighborhood;
 - b. At least 50% of the required parking shall be provided off street;
 - c. Allowable on-street parking shall be restricted to 50% curb parking space adjacent to the exterior boundaries of the subject property;
 - d. On-street parking may not be deducted from the total off-street parking requirements for car, truck or trailer rental agencies or property zoned air industrial park;
 - e. Allowable on-street parking may not be located upon streets which are designated as arterials in the Master Plan;

f. All required parking for new construction must be located off street.

14. When ongoing maintenance requires the restriping or altering of a parking lot, no changes shall be allowed without the approval of the Director.

SECTION III:

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

PROPOSED on _____, 2009.

PROPOSED BY Supervisor _____

PASSED _____, 2009.

VOTE:

AYES:

NAYS:

ABSENT:

ROBERT L. CROWELL, 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 2009.