

STAFF REPORT FOR PLANNING COMMISSION MEETING OF FEBRUARY 22, 2017

FILE: ZCA-16-176 and ZMA-16-175

AGENDA ITEM: F-1 and F-2

STAFF AUTHOR: Susan Pansky, Special Projects Planner

ZONING CODE AMENDMENT REQUEST: To make a recommendation to the Board of Supervisors regarding an ordinance amending Title 18, Zoning; Chapter 18.04, Use Districts, Section 18.04.010, Districts Established, to add a new zoning district, General Industrial Airport (GIA), to the list of industrial districts; amending Section 18.04.150, General Industrial (GI), to prohibit federally illegal uses on parcels that share a boundary with land owned by the Carson City Airport; adding a new Section 18.04.152, General Industrial Airport (GIA), to create a new zoning district in the vicinity of the Carson City Airport allowing all manufacturing uses allowed in the General Industrial (GI) zoning district, but prohibiting all commercial uses allowed in the General Industrial (GI) zoning district; and amending Section 18.04.195, Non-Residential Districts Intensity and Dimensional Standards, to add site development standards for the new General Industrial Airport (GIA) zoning district.

ZONING MAP AMENDMENT REQUEST: To make a recommendation to the Board of Supervisors for approval of a Zoning Map Amendment to change the zoning from Air Industrial Park (AIP) and Public Community (PC) to a new zoning district called General Industrial Airport (GIA) on properties located in the vicinity of the Carson City Airport, generally located north of Arrowhead Drive and south of Conestoga Drive, east of Goni Road and west of the eastern section line of Section 33, Township 16 North and Range 20 East, excluding those parcels already zoned General Industrial (GI); to change the zoning from Limited Industrial (LI) to General Industrial (GI) on properties generally located east of the Carson City Airport and south of Arrowhead Drive, excluding those parcels already zoned General Industrial (GI); and to change the zoning from Public Regional (PR) and Limited Industrial (LI) to Public Regional (PR) on the Carson City Airport property, located at 2600 College Parkway.

APPLICANT: Carson City Planning Division

OWNERS: Multiple

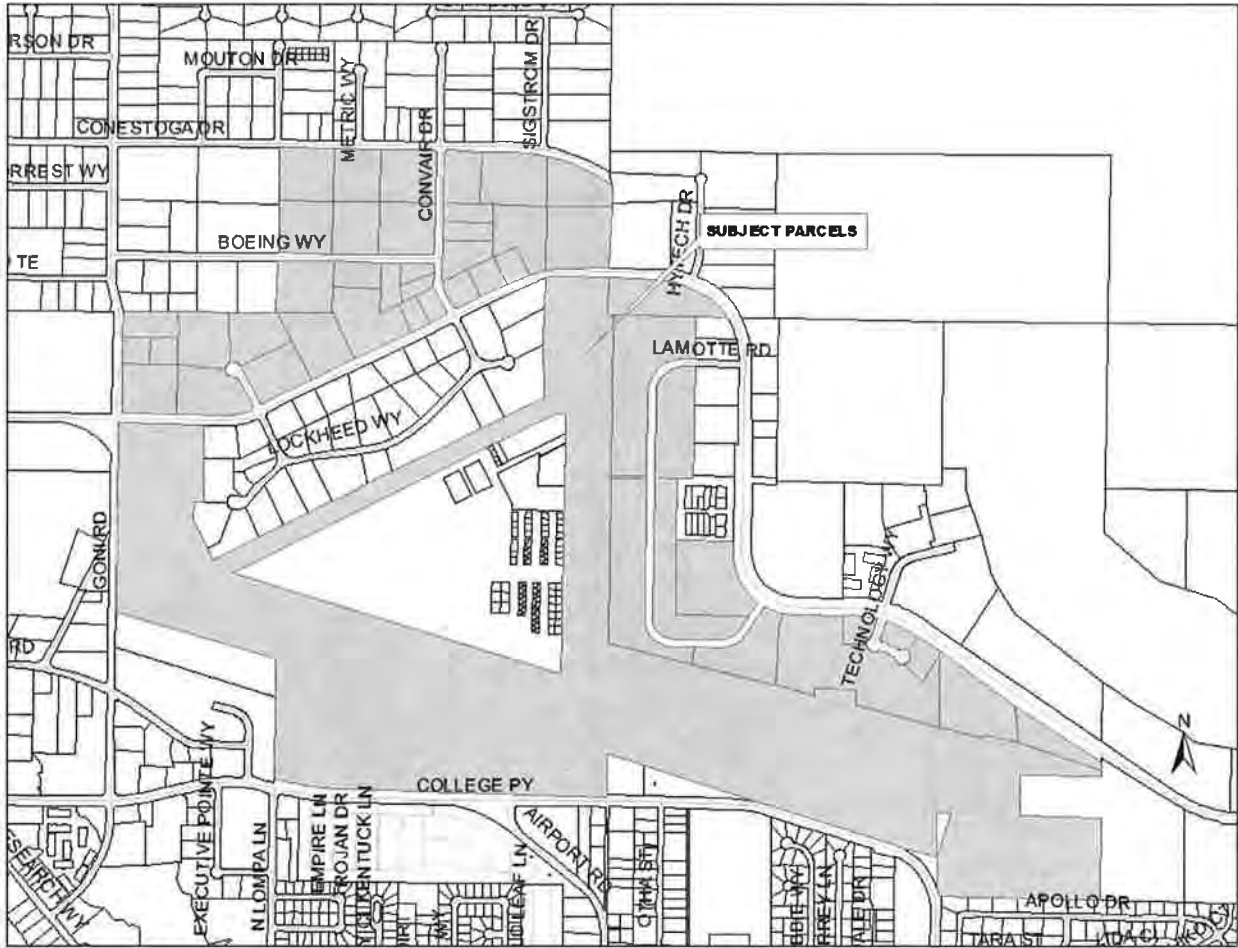
APNs: 005-072-22, 005-072-23, 005-072-24, 005-073-01, 005-073-02, 005-073-03, 005-072-18, 005-072-20, 005-072-21, 005-073-10, 005-073-11, 005-073-12, 005-071-01, 005-071-02, 005-071-03, 005-071-04, 005-071-05, 005-071-06, 005-071-07, 005-071-08, 005-071-09, 005-071-10, 005-071-11, 005-072-01, 005-072-02, 005-072-03, 005-072-04, 005-072-05, 005-072-06, 005-072-07, 005-072-08, 005-072-09, 005-072-10, 005-072-11, 005-072-99 and 005-073-99, APNs 005-052-01, 005-052-04, 005-053-01, 005-053-02, 005-053-07, 005-054-10, 005-081-01, 005-081-04, 005-081-05, 005-081-06, 005-081-07, 005-081-08, 005-081-16, 005-081-17, 005-081-09, 005-081-10, 005-081-11, 005-081-12, 005-081-13, 005-081-14, 005-081-15, 005-054-03, 005-054-04, 005-054-05, 005-054-06, 005-054-08, 005-054-09 and 005-054-11, and 005-011-01.

ZONING CODE AMENDMENT RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of an ordinance amending Title 18, Zoning; Chapter 18.04, Use Districts, Section 18.04.010, Districts Established, to add a new zoning district, General Industrial Airport, to the list of industrial districts; amending Section 18.04.150, General Industrial, to prohibit federally illegal uses on parcels that share a boundary with land owned by the Carson City Airport; adding a new Section 18.04.152, General

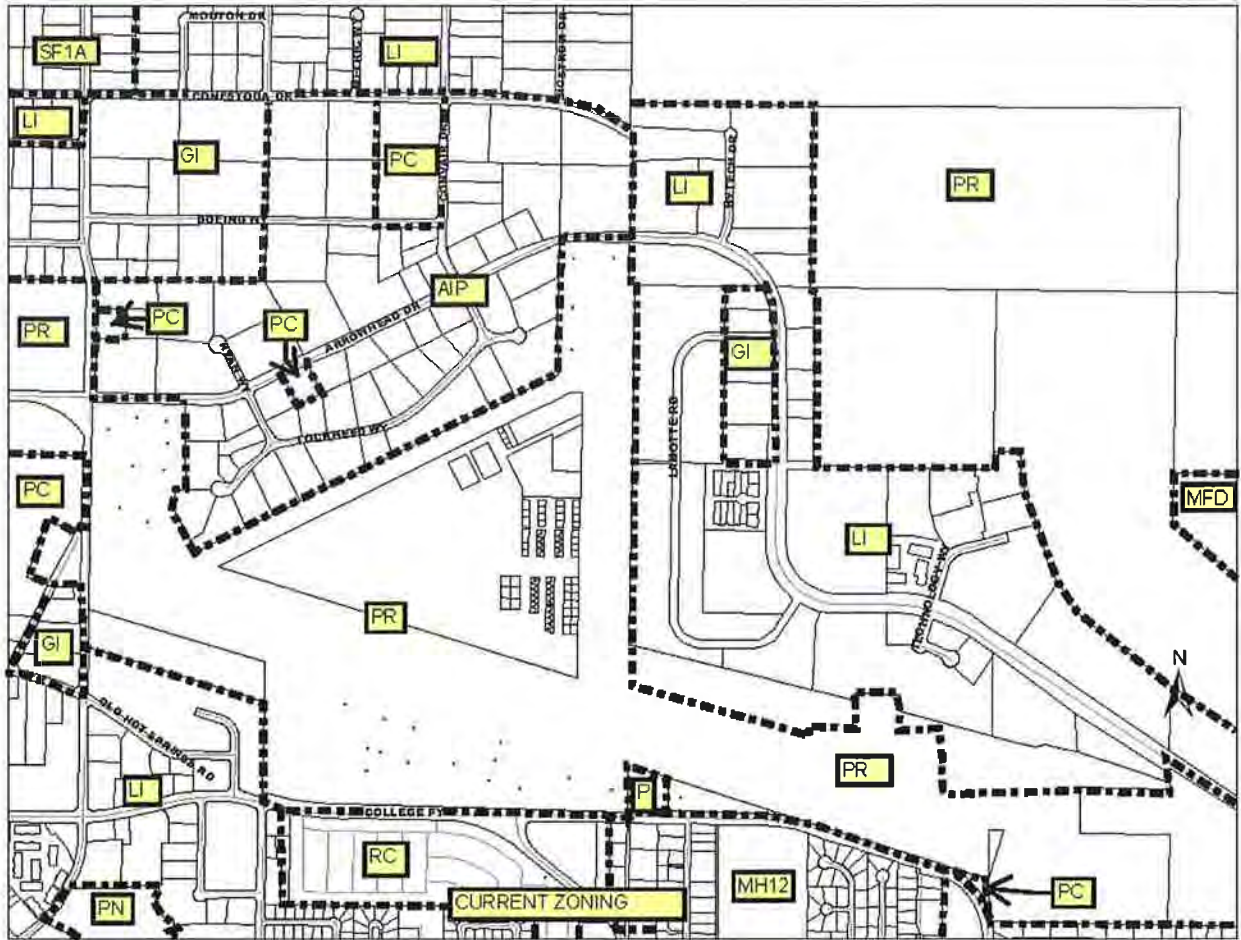
Industrial Airport, to create a new zoning district in the vicinity of the Carson City Airport allowing all manufacturing uses allowed in the General Industrial zoning district, but prohibiting all commercial uses allowed in the General Industrial zoning district; and amending Section 18.04.195, Non-Residential Districts Intensity and Dimensional Standards, to add site development standards for the new General Industrial Airport zoning district based on the findings contained in the staff report.”

ZONING MAP AMENDMENT RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of a Zoning Map Amendment to change the zoning from Air Industrial Park and Public Community to General Industrial Airport on properties located in the vicinity of the Carson City Airport, generally located north of Arrowhead Drive and south of Conestoga Drive, east of Goni Road and west of the eastern section line of Section 33, Township 16 North and Range 20 East, excluding those parcels already zoned General Industrial, APNs 005-072-22, 005-072-23, 005-072-24, 005-073-01, 005-073-02, 005-073-03, 005-072-18, 005-072-20, 005-072-21, 005-073-10, 005-073-11, 005-073-12, 005-071-01, 005-071-02, 005-071-03, 005-071-04, 005-071-05, 005-071-06, 005-071-07, 005-071-08, 005-071-09, 005-071-10, 005-071-11, 005-072-01, 005-072-02, 005-072-03, 005-072-04, 005-072-05, 005-072-06, 005-072-07, 005-072-08, 005-072-09, 005-072-10, 005-072-11, 005-072-99 and 005-073-99; to change the zoning from Limited Industrial to General Industrial on properties generally located east of the Carson City Airport and south of Arrowhead Drive, excluding those parcels already zoned General Industrial, APNs 005-052-01, 005-052-04, 005-053-01, 005-053-02, 005-053-07, 005-054-10, 005-081-01, 005-081-04, 005-081-05, 005-081-06, 005-081-07, 005-081-08, 005-081-16, 005-081-17, 005-081-09, 005-081-10, 005-081-11, 005-081-12, 005-081-13, 005-081-14, 005-081-15, 005-054-03, 005-054-04, 005-054-05, 005-054-06, 005-054-08, 005-054-09 and 005-054-11; and to change the zoning from Public Regional and Limited Industrial to Public Regional on the Carson City Airport property, located at 2600 College Parkway, APN 005-011-01 based on the findings contained in the staff report.”

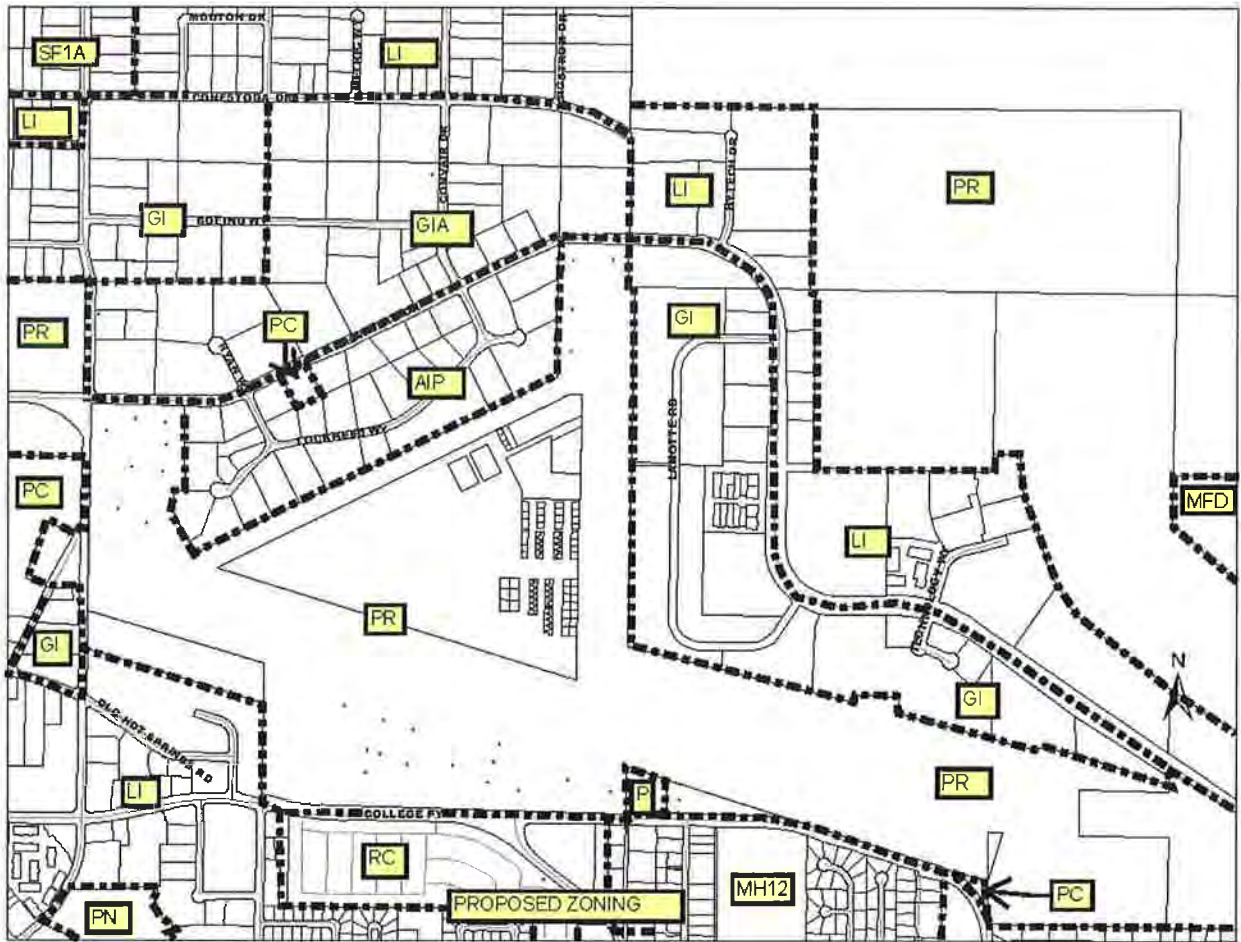
SUBJECT PROPERTIES



CURRENT ZONING



PROPOSED ZONING



LEGAL REQUIREMENTS:

CCMC 18.02.050 (Review); 18.02.075 Zoning Map Amendments and Zoning Code Amendments

DISCUSSION:

In December 2015, Supervisor Bonkowski sent a letter to property owners in the vicinity of the Carson City Airport whose parcels are currently zoned Air Industrial Park (AIP), Limited Industrial (LI) or Public Community (PC). This letter requested feedback regarding the property owners' opinions on changing the zoning of these parcels to General Industrial as a more appropriate zoning district to promote new development and expansion of manufacturing in north Carson City, and to revise the zoning to be more in line with truly appropriate uses for the area. GI zoning encompasses a larger range of allowed manufacturing uses, and provides broader opportunities for the subject parcels currently limited by the AIP, LI and PC zoning districts.

In January 2016, a meeting was held with interested property owners to discuss the potential Zoning Map Amendment proposed by Supervisor Bonkowski. This meeting was attended by several property owners in the vicinity. Airport staff and legal counsel, as well as some Airport Authority board members were present as well. Those present were generally in favor of the change to GI zoning, with two exceptions. The first exception was that no retail uses be allowed on the parcels that would change from AIP and PC to GI due to the heavy manufacturing environment of the area. The second exception was that no federally-illegal uses be allowed on parcels that would change from LI to GI with direct adjacency to the Carson City Airport. As a result of this meeting, Planning staff drafted preliminary language that could be incorporated into Title 18 (Zoning) through a Zoning Code Amendment to accompany the Zoning Map Amendment to GI.

On November 3, 2016, the Board of Supervisors directed staff to initiate the Zoning Map Amendment and Zoning Code Amendment based on the report and draft language provided by staff. The staff report and supporting materials for this Board item (including the original letter from Supervisor Bonkowski with attached maps and zoning district information) is attached to this report for reference.

Upon further review Planning staff determined that, rather than trying to capture the desire to prohibit retail uses in the existing GI zoning district by describing specific areas, a new zoning district would be more appropriate. The Zoning Code Amendment ordinance presented as a part of this report proposes a new zoning district in Title 18 (Zoning) called General Industrial Airport (GIA), which allows all of the manufacturing type uses currently allowed in the GI zoning district, but prohibits all commercial uses that are currently allowed in the GI zoning district. Related sections of Title 18 are also proposed for modification to insert the GIA zoning district and development standards, where appropriate. In addition, the Zoning Code Amendment ordinance proposes language that would prohibit federally-illegal uses within the GI zoning district that share a boundary with the Carson City Airport.

The Zoning Map Amendment ordinance presented as a part of this report proposes changing those subject properties that are currently zoned AIP and PC to the new GIA zoning district. In addition, it proposes changing those subject properties that are currently zoned LI to GI. Finally, the ordinance proposes to change the large Carson City Airport parcel from its current split-zone

designation of Public Regional (PR) and LI to PR only. This is a housekeeping item for the Planning Division, to provide consistent zoning across the entire main airport parcel.

PUBLIC COMMENTS:

Public notices were mailed to 759 adjacent property owners and tenants of mobile home parks within 900 feet of the subject parcels in accordance with the provisions of NRS and CCMC 18.02.045 on February 3, 2017. At the time of the writing of this report, staff had received inquiries requesting additional information from five property owners in the noticing area, but no specific comments about the proposal have been provided.

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:

Both the Zoning Code Amendment and the Zoning Map Amendment are scheduled to be heard by the Carson City Airport Authority on February 15, 2017. Staff's memo to the Airport Authority is attached to this staff report. Staff will provide an update on the result of the Airport Authority's meeting prior to the Planning Commission meeting on February 22, 2017.

No additional comments were received from other City departments or outside agencies.

FINDINGS:

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

- 1. The proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.***

The proposed code and map amendments are consistent with the existing Master Plan land use designation of Industrial in the areas north and east of the Carson City Airport. The amendments support the following goals and policies of the Master Plan:

*Chapter 3: A Balanced Land Use Pattern, Goal 1.1a – Balanced Land Use Plan
Chapter 3: A Balanced Land Use Pattern, Goal 2.1a – Range of Land Use Opportunities
Chapter 5: Economic Vitality, Goal 5.1 – Maintain and Enhance Primary Job Base
Chapter 5: Economic Vitality, Goal 5.8 – Promote Fiscal and Economic Health*

The proposed addition of a new industrial zoning district and the change in zoning of certain properties around the Carson City Airport to allow for a broader range of industrial and manufacturing uses within the existing Industrial land use designation maintains a balanced land use plan, and allows the City to provide opportunities for growth in the industrial and heavy manufacturing markets.

2. ***That 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.***

The proposed amendments will provide for expanded industrial uses that are compatible with the existing adjacent zoning of Air Industrial Park (AIP), Limited Industrial (LI) and General Industrial (GI). Because the proposed amendments to both the zoning code and zoning map provide for changes within existing industrial zones and in areas surrounded by other industrial zoning, detrimental impacts to properties in the vicinity are not anticipated.

3. ***That 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.***

The proposed amendments will allow for expanded uses within areas that already have industrial zoning and adequate public services and infrastructure to serve them. As a result, the public health, safety and welfare will not be negatively impacted.

Attachments:

Draft Zoning Code Amendment Ordinance

Draft Zoning Map Amendment Ordinance

Memo to Carson City Airport Authority dated February 6, 2017

Staff Report from Board of Supervisors Meeting of November 3, 2016

BILL NO. _____

ORDINANCE NO. 2017 - _____

AN ORDINANCE AMENDING TITLE 18, ZONING, CHAPTER 18.04, USE DISTRICTS, SECTION 18.04.010, DISTRICTS ESTABLISHED, TO ADD A NEW ZONING DISTRICT, GENERAL INDUSTRIAL AIRPORT (GIA), TO THE LIST OF INDUSTRIAL DISTRICTS; AMENDING SECTION 18.04.150, GENERAL INDUSTRIAL (GI), TO PROHIBIT FEDERALLY ILLEGAL USES ON PARCELS THAT SHARE A BOUNDARY WITH LAND OWNED BY THE CARSON CITY AIRPORT; ADDING A NEW SECTION 18.04.152, GENERAL INDUSTRIAL AIRPORT (GIA), TO CREATE A NEW ZONING DISTRICT IN THE VICINITY OF THE CARSON CITY AIRPORT ALLOWING ALL MANUFACTURING USES ALLOWED IN THE GENERAL INDUSTRIAL (GI) ZONING DISTRICT, BUT PROHIBITING ALL COMMERCIAL USES ALLOWED IN THE GENERAL INDUSTRIAL (GI) ZONING DISTRICT; AMENDING SECTION 18.04.195, NON-RESIDENTIAL DISTRICTS INTENSITY AND DIMENSIONAL STANDARDS, TO ADD SITE DEVELOPMENT STANDARDS FOR THE NEW GENERAL INDUSTRIAL AIRPORT (GIA) ZONING DISTRICT; AND OTHER MATTERS PROPERLY RELATED THERETO.

The Board of Supervisors of Carson City do ordain:

SECTION I:

That Title 18 (Zoning), Chapter 18.04 (Use Districts), Subsection 18.04.010 (Districts Established) is hereby amended, as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted), to add General Industrial Airport (GIA) as a new zoning district:

18.04.010 Districts Established. In order to classify, regulate and restrict the use of land; the location use, bulk and height of structures; and to carry out the purposes of this title, land use districts are established as follows:

Overlay Zones are areas which may require additional review:

Downtown Business District

Historic District
Skyline Ordinance Area

Single Family Residential

Abbreviated Designation

Single Family - 5 Acre	SF5A
Single Family - 2 Acre	SF2A
Single Family - 1 Acre	SF1A
Single Family - 21,000 square feet	SF21
Single Family - 12,000 square feet	SF12
Single Family - 6,000 square feet	SF6

Mobilehome - 6,000 square feet	MH6
Mobilehome - 12,000 square feet	MH12
Mobilehome - 1 Acre	MH1A
Mobilehome Park	MHP
<u>Multi Family Residential</u>	
Multi Family Duplex	MFD
Multi Family Apartments	MFA
<u>Office</u>	
Residential Office	RO
General Office	GO
<u>Commercial</u>	
Neighborhood Business	NB
Retail Commercial	RC
General Commercial	GC
Tourist Commercial	TC
<u>Mixed-Use</u>	
Downtown Mixed-Use	DT-MU
<u>Industrial</u>	
Limited Industrial	LI
General Industrial	GI
<u>General Industrial Airport</u>	<u>GIA</u>
Air Industrial Park	AIP
<u>Agricultural</u>	
	A
<u>Conservation Reserve</u>	
	CR
<u>Planned Unit Development</u>	
	PUD or -P
<u>Public</u>	
Public	P
Public Neighborhood	PN
Public Community	PC
Public Regional	PR

SECTION II:

That Title 18 (Zoning), Chapter 18.04 (Use Districts), Subsection 18.04.150 (General Industrial) is hereby amended, as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted), to add federally-illegal uses as prohibited uses on properties that share a boundary with the Carson City Airport:

18.04.150 General Industrial (GI). The GI District is established to preserve an industrial district for uses engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. 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
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
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
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
Medical Marijuana Cultivation Facility (subject to the provisions of Title 18.16 Development Standards, Division 1.20 Medical Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, **except on properties that share any portion of a boundary with the Carson City Airport, until such time as the use becomes permissible by United States federal law.**
Medical Marijuana Dispensary (subject to the provisions of Title 18.16 Development Standards, Division 1.20 Medical Marijuana Establishments), limited to those areas zoned General Industrial within Sections 1, 2, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E (Highway 50 East vicinity).
Medical Marijuana Production Facility (subject to the provisions of Title 18.16 Development Standards, Division 1.20 Medical Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, **except on properties that share any portion of a boundary with the Carson City Airport, until such time as the use becomes permissible by United States federal law.**
Medical Marijuana Testing Laboratory (subject to the provisions of Title 18.16 Development Standards, Division 1.20 Medical Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, **except on properties that share any portion of a boundary with the Carson City Airport, until such time as the use becomes permissible by United States federal law.**
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

On parcels that share any portion of a boundary with land owned by the Carson City Airport, land uses and commercial enterprises that are illegal under United States federal law but permissible under NRS.

Outdoor recreational use or facility

Residential uses

Schools (other than vocational)

SECTION III:

That Title 18 (Zoning), Chapter 18.04 (Use Districts), is hereby amended, as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted), to add a new zoning district as Subsection 18.04.152 (General Industrial Airport):

18.04.152 General Industrial Airport (GIA). The GIA District is established to preserve an industrial district which combines the uses engaged in the assembly or manufacture of products from previously prepared materials, with the uses engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, while continuing to promote accessory airport and support services due to its proximity to the Carson City Airport.

1. The Primary Permitted Uses in the GIA District are any permitted or conditional uses specifically listed in the General Industrial, Limited Industrial and Air Industrial Park districts which are not listed as GIA conditional uses, plus other uses of a similar nature. Any permitted uses listed in any commercial district including outdoor recreational use or facility and any residential use are prohibited, with the exception of watchman's quarters in conjunction with those uses permitted exclusively in the GIA District.

2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the GIA 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 GIA District which require approval of a Special Use Permit are:

Acetylene manufacturing and sale
Acid manufacturing and sales (including class H products)
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
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
Medical Marijuana Cultivation Facility (subject to the provisions of Title 18.16 Development Standards, Division 1.20 Medical Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on properties that share any portion of a boundary with the Carson City Airport, until such time as the use becomes permissible by United States federal law.
Medical Marijuana Production Facility (subject to the provisions of Title 18.16 Development Standards, Division 1.20 Medical Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on properties that share any portion of a boundary with the Carson City Airport, until such time as the use becomes permissible by United States federal law.
Medical Marijuana Testing Laboratory (subject to the provisions of Title 18.16 Development Standards, Division 1.20 Medical Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on properties that

share any portion of a boundary with the Carson City Airport, until such time as the use becomes permissible by United States federal law.

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 GIA District:

Adult Entertainment Facility

Any permitted use listed in any commercial district unless specifically listed as an allowed use in the GIA, LI, AIP or GI districts.

Churches

Institutions

Medical Marijuana Dispensary

On parcels that share any portion of a boundary with land owned by the Carson City Airport, land uses and commercial enterprises that are illegal under United States federal law but permissible under NRS.

Outdoor recreational use or facility

Residential uses

Schools (other than vocational)

SECTION IV:

That Title 18 (Zoning), Chapter 18.04 (Use Districts), Subsection 18.04.195 (Non-residential Districts Intensity and Dimensional Standards) is hereby amended, as follows (**bold, underlined** text is added, ~~{stricken}~~ text is deleted) to add site development standards for the new General Industrial Airport (GIA) zoning district:

18.04.195 Non-residential Districts Intensity and Dimensional Standards.

All development in non-residential districts shall be subject to the intensity and dimensional set forth in the following table. These standards may be further limited or modified by other applicable Sections of this code and the Development Standards.

Zoning Districts	Site Development Standards							
					Minimum Setbacks (Feet)			
	Minimum Area ¹³ (SF or AC)	Minimum Lot Width (Feet)	Maximum Lot Depth (Feet)	Maximum Height (Feet)	Front	Side	Street Side	Rear
RO	6,000 SF	60 ¹²	150	35 ¹	10 ^{8,14}	10 ⁵	10 ^{8,15}	20 ⁸
GO	6,000 SF	60	150	50 ¹	10 ^{8,15}	10	10 ⁸	20 ^{6,8}
NB	9,000 SF ⁴	75	N/A	26 ¹	0 ^{7,8}	0 ⁷	0 ^{7,8}	0 ^{7,8}
RC	6,000 SF	50	N/A	45 ¹	0 ^{7,8}	0 ⁷	0 ^{7,8}	0 ^{7,8}
GC	6,000 SF	60	N/A	45 ¹	0 ^{7,8}	0 ⁷	0 ^{7,8}	0 ^{7,8}
TC	6,000 SF	60	N/A	45 ¹	0 ^{7,8}	0 ^{7,8}	0 ^{7,8}	0 ^{7,8}
DT-MU	6,000 SF	50	N/A	0 ²	0 ^{2,9}	0 ^{2,9}	0 ^{2,9}	0 ^{2,9}
LI	21,000 SF	100	N/A	32 ¹	30 ^{8,10}	10 ^{10,11}	10 ^{8,10}	30 ^{8,10,11}
GI	12,000 SF	120	N/A	45 ¹	30 ^{8,10}	0 ¹⁰	0 ^{8,10}	0 ^{8,10}
<u>GIA</u>	<u>12,000 SF</u>	<u>120</u>	<u>N/A</u>	<u>45¹</u>	<u>30^{8,10}</u>	<u>0¹⁰</u>	<u>0^{8,10}</u>	<u>0^{8,10}</u>
AIP	20,000 SF	100	N/A	45 ¹	30 ⁸	20	20 ⁸	30 ⁸
CR	20 AC	300	N/A	40 ¹	30	20	20	30
A	20 AC	300	N/A	40 ¹	30	20	20	30
P	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³
PN/PC/PR	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³

Additional Requirements or Allowances:

- 1 Additional height allowed by Special Use Permit.
- 2 Subject to the Development Standards Division 6, Downtown Mixed-Use District.
- 3 Building height, building setbacks, minimum area, minimum lot width and maximum lot depth to be determined by Special Use Permit.
- 4 For each main structure.
- 5 Side setback may be waived if two adjacent structures are connected by a parapet fire wall.
- 6 Rear yard shall be increased by 10 feet for each story above two stories. Where the rear yard abuts a commercial district, the setback is zero feet.
- 7 Adjacent to Residential District 30 feet is required. Corner lots require setback for sight distance.
- 8 Business Arterial landscape setback requirement = 10 feet (average).
- 9 Adjacent to Residential District, 10 feet required. Corner lots require setback for sight distance.
- 10 Fifty feet adjacent to Residential District.

- 11 If adjacent to Limited Industrial (LI) District, side and rear yard setbacks may be reduced to zero subject to applicable building and fire codes.
- 12 Fifty-four feet minimum street frontage at the end of a cul-de-sac.
- 13 Except in the CR, A, P, PN, PC and PR zoning districts, minimum area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or condominium units where common access is provided to the project site. Minimum Lot Width (Feet) and Maximum Lot Depth (Feet) requirements may be waived.
- 14 An additional 10 feet is required for each story above two stories.
- 15 An additional 5 feet is required for each story above two stories.

SECTION V:

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

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

ATTEST:

SUSAN MERRIWETHER, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____ day of _____, 2017.

BILL NO. _____

ORDINANCE NO. 2017 - _____

AN ORDINANCE TO CHANGE THE ZONING OF APNs 005-072-22, 005-072-23, 005-072-24, 005-073-01, 005-073-02, 005-073-03, 005-072-18, 005-072-20, 005-072-21, 005-073-10, 005-073-11, 005-073-12, 005-071-01, 005-071-02, 005-071-03, 005-071-04, 005-071-05, 005-071-06, 005-071-07, 005-071-08, 005-071-09, 005-071-10, 005-071-11, 005-072-01, 005-072-02, 005-072-03, 005-072-04, 005-072-05, 005-072-06, 005-072-07, 005-072-08, 005-072-09, 005-072-10, 005-072-11, 005-072-99 AND 005-073-99, PROPERTY LOCATED NORTH OF ARROWHEAD DRIVE AND SOUTH OF CONESTOGA DRIVE, EAST OF GONI ROAD AND WEST OF THE EASTERN SECTION LINE OF SECTION 33, TOWNSHIP 16 NORTH AND RANGE 20 EAST, FROM AIR INDUSTRIAL PARK (AIP) AND PUBLIC COMMUNITY (PC) TO GENERAL INDUSTRIAL AIRPORT (GIA); TO CHANGE THE ZONING OF APNs 005-052-01, 005-052-04, 005-053-01, 005-053-02, 005-053-07, 005-054-10, 005-081-01, 005-081-04, 005-081-05, 005-081-06, 005-081-07, 005-081-08, 005-081-16, 005-081-17, 005-081-09, 005-081-10, 005-081-11, 005-081-12, 005-081-13, 005-081-14, 005-081-15, 005-054-03, 005-054-04, 005-054-05, 005-054-06, 005-054-08, 005-054-09 AND 005-054-11, PROPERTY LOCATED EAST OF THE CARSON CITY AIRPORT AND SOUTH OF ARROWHEAD DRIVE, FROM LIMITED INDUSTRIAL (LI) TO GENERAL INDUSTRIAL (GI); AND TO CHANGE THE ZONING OF APN 005-011-01, PROPERTY LOCATED AT THE CARSON CITY AIRPORT FROM PUBLIC REGIONAL (PR) AND LIMITED INDUSTRIAL (LI) TO PUBLIC REGIONAL (PR).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 005-072-22, 005-072-23, 005-072-24, 005-073-01, 005-073-02, 005-073-03, 005-072-18, 005-072-20, 005-072-21, 005-073-10, 005-073-11, 005-073-12, 005-071-01, 005-071-02, 005-071-03, 005-071-04, 005-071-05, 005-071-06, 005-071-07, 005-071-08, 005-071-09, 005-071-10, 005-071-11, 005-072-01, 005-072-02, 005-072-03, 005-072-04, 005-072-05, 005-072-06, 005-072-07, 005-072-08, 005-072-09, 005-072-10, 005-072-11, 005-072-99 and 005-073-99, property located north of Arrowhead Drive and south of Conestoga Drive, east of Goni Road and west of the eastern section line of Section 33, Township 16 North and Range 20 East, Carson City, Nevada was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of the subject parcel APNs 005-072-22, 005-072-23, 005-072-24, 005-073-01, 005-073-02, 005-073-03, 005-072-18, 005-072-20, 005-072-21, 005-073-10, 005-073-11,

005-073-12, 005-071-01, 005-071-02, 005-071-03, 005-071-04, 005-071-05, 005-071-06, 005-071-07, 005-071-08, 005-071-09, 005-071-10, 005-071-11, 005-072-01, 005-072-02, 005-072-03, 005-072-04, 005-072-05, 005-072-06, 005-072-07, 005-072-08, 005-072-09, 005-072-10, 005-072-11, 005-072-99 and 005-073-99 changing from Air Industrial Park (AIP) and Public Community (PC) to General Industrial Airport (GIA). After proper noticing pursuant to NRS 278 and CCMC Title 18, on February 22, 2017 the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted _____ ayes, _____ nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 005-052-01, 005-052-04, 005-053-01, 005-053-02, 005-053-07, 005-054-10, 005-081-01, 005-081-04, 005-081-05, 005-081-06, 005-081-07, 005-081-08, 005-081-16, 005-081-17, 005-081-09, 005-081-10, 005-081-11, 005-081-12, 005-081-13, 005-081-14, 005-081-15, 005-054-03, 005-054-04, 005-054-05, 005-054-06, 005-054-08, 005-054-09 and 005-054-11, property located east of the Carson City Airport and south of Arrowhead Drive, Carson City, Nevada was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of the subject parcel APNs 005-052-01, 005-052-04, 005-053-01, 005-053-02, 005-053-07, 005-054-10, 005-081-01, 005-081-04, 005-081-05, 005-081-06, 005-081-07, 005-081-08, 005-081-16, 005-081-17, 005-081-09, 005-081-10, 005-081-11, 005-081-12, 005-081-13, 005-081-14, 005-081-15, 005-054-03, 005-054-04, 005-054-05, 005-054-06, 005-054-08, 005-054-09 and 005-054-11 changing from Limited Industrial (LI) to General Industrial (GI). After proper noticing pursuant to NRS 278 and CCMC Title 18, on February 22, 2017 the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted _____ ayes, _____ nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION III:

An application for a Zoning Map Amendment on Assessor's Parcel Number 005-011-01, property located at the Carson City Airport, Carson City, Nevada was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of the subject parcel APN 005-011-01, changing from Public Regional (PR) and Limited Industrial (LI) to Public

Regional (PR). After proper noticing pursuant to NRS 278 and CCMC Title 18, on February 22, 2017 the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted _____ ayes, _____ nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION IV:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity; that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare; and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City shall be changing the zoning of APNs 005-072-22, 005-072-23, 005-072-24, 005-073-01, 005-073-02, 005-073-03, 005-072-18, 005-072-20, 005-072-21, 005-073-10, 005-073-11, 005-073-12, 005-071-01, 005-071-02, 005-071-03, 005-071-04, 005-071-05, 005-071-06, 005-071-07, 005-071-08, 005-071-09, 005-071-10, 005-071-11, 005-072-01, 005-072-02, 005-072-03, 005-072-04, 005-072-05, 005-072-06, 005-072-07, 005-072-08, 005-072-09, 005-072-10, 005-072-11, 005-072-99 and 005-073-99 from Air Industrial Park (AIP) and Public Community (PC) to General Industrial Airport (GIA) on approximately 100.52 acres or 4,378,651 square feet of parcels as shown on "Exhibit A" attached; the zoning map of Carson City shall be changing the zoning of APNs 005-052-01, 005-052-04, 005-053-01, 005-053-02, 005-053-07, 005-054-10, 005-081-01, 005-081-04, 005-081-05, 005-081-06, 005-081-07, 005-081-08, 005-081-16, 005-081-17, 005-081-09, 005-081-10, 005-081-11, 005-081-12, 005-081-13, 005-081-14, 005-081-15, 005-054-03, 005-054-04, 005-054-05, 005-054-06, 005-054-08, 005-054-09 and 005-054-11 from Limited Industrial (LI) to General Industrial (GI) on approximately 86.10 acres or 3,750,516 square feet of parcels as shown on "Exhibit A" attached; and the zoning map of Carson City shall be changing the zoning of APN 005-011-01 from Public Regional (PR) and Limited Industrial (LI) to Public Regional (PR) on approximately 264.90 acres or 11,539,044 square feet as shown on "Exhibit A" attached.

PROPOSED this ____ day of _____, 2017.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2017.

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

ATTEST:

SUSAN MERRIWETHER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ day of _____, 2017.

EXHIBIT A

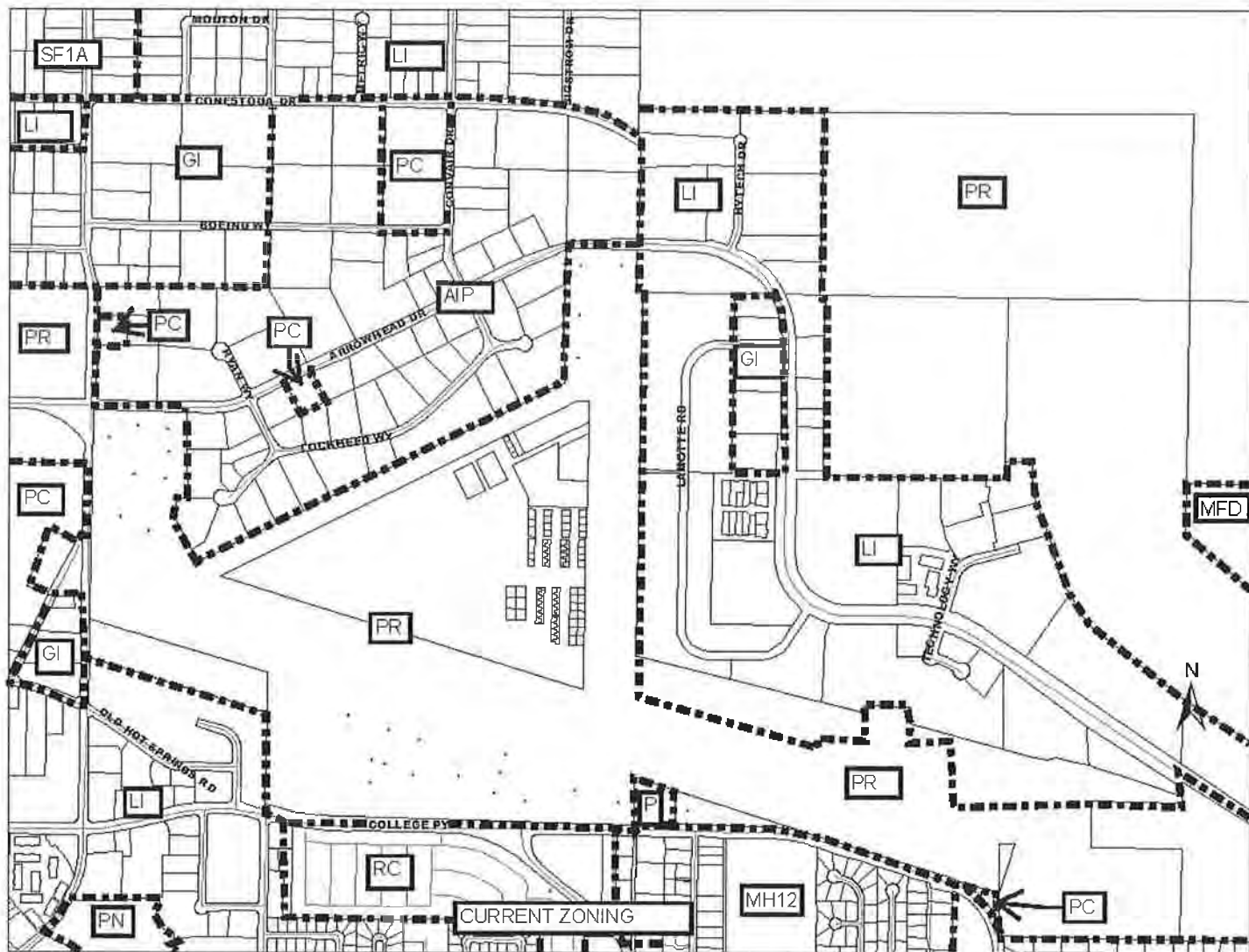
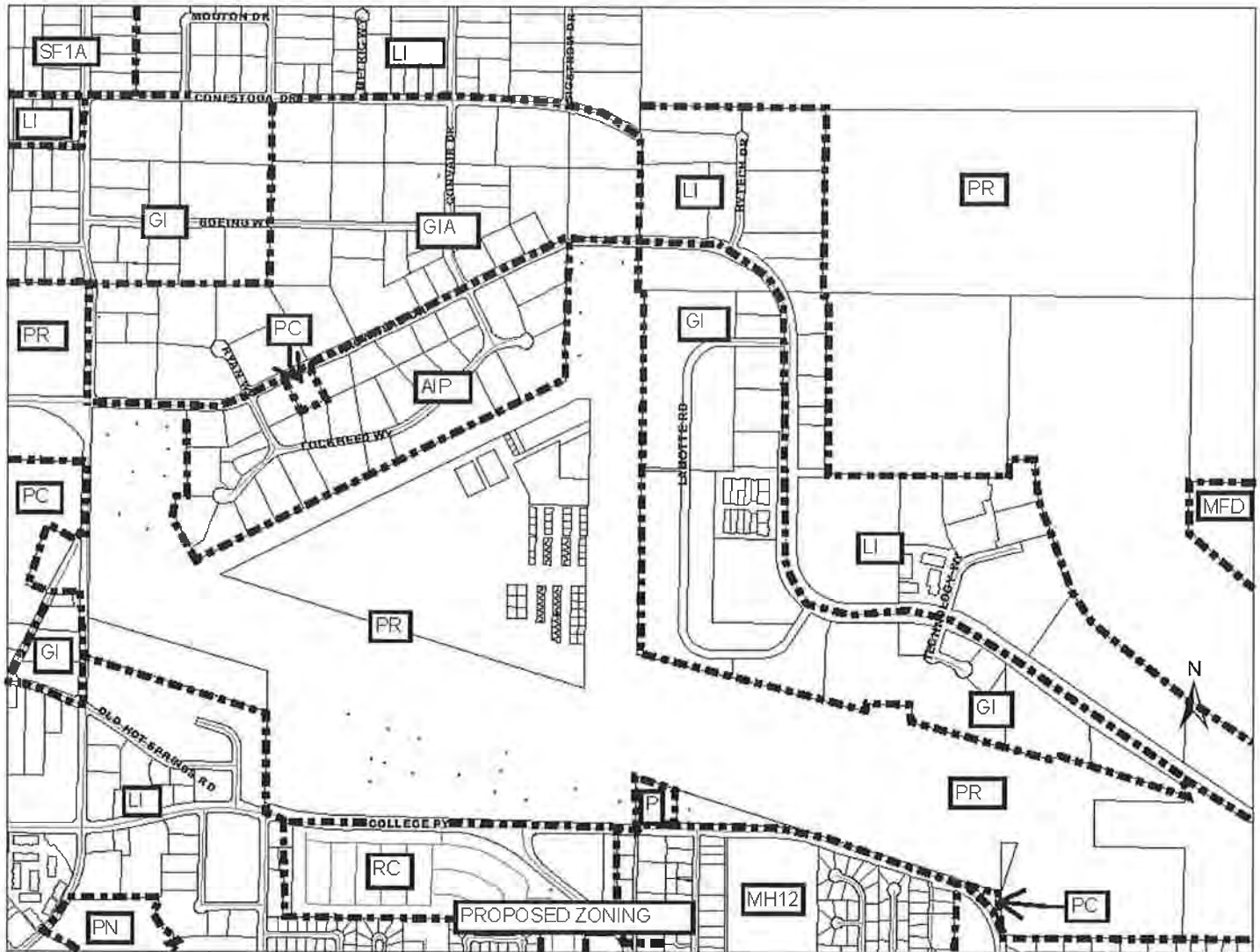


EXHIBIT A, CONTINUED





Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711
planning@carson.org
www.carson.org/planning

MEMORANDUM

Carson City Airport Authority Meeting of February 15, 2017

TO: Carson City Airport Authority

FROM: Susan Pansky, AICP
Special Projects Planner

DATE: February 6, 2017

SUBJECT: **Proposed Zoning Code and Zoning Map Amendments for Properties near the Carson City Airport (ZCA-16-176 and ZMA-16-175)**

The Board of Supervisors has directed Carson City Planning Division staff to process Zoning Code and Zoning Map Amendments in the vicinity of the Carson City Airport with the support of the Carson City Airport Authority. These amendments are proposed to include the following:

1. Zoning Code Amendment (ZCA-16-176):

- a. Create a new zoning district called General Industrial Airport (GIA), which would allow the manufacturing uses in the Limited Industrial (LI), General Industrial (GI) and Air Industrial Park (AIP) zoning districts, but would prohibit the commercial uses currently allowed in the Limited Industrial (LI) and General Industrial (GI) zoning districts; and
- b. Prohibit federally-illegal land uses and commercial enterprises on any parcel that shares a boundary with the Carson City Airport.

A draft of the ordinance for this Zoning Code Amendment is attached for review.

2. Zoning Map Amendment (ZMA-16-175):

- a. Change the zoning district on parcels generally located north of Arrowhead Drive and south of Conestoga Drive, east of Goni Road and west of the eastern section line of Section 33, Township 16 North, Range 20 East from Air Industrial Park (AIP) and Public Community (PC) to the new General Industrial Airport (GIA) zoning district. This excludes parcels already zoned General Industrial (GI) in the vicinity;
- b. Change the zoning district on parcels generally located east of the Carson City Airport and south of Arrowhead Drive from Limited Industrial (LI) to General Industrial (GI). This excludes parcels already zoned General Industrial (GI) in the vicinity; and
- c. Correct the zoning on the main Carson City Airport parcel to change the current split-zone designation of Public Regional (PR) and Limited Industrial (LI) to Public Regional (PR) only. The majority of the Carson City Airport parcel is zoned Public Regional (PR) but a small portion on the north side of the eastern runway is zoned Limited Industrial (LI).

A draft of the ordinance for this Zoning Map Amendment is attached for review.

The Planning Division seeks the Carson City Airport Authority's input on, and support of, the proposed Zoning Code and Zoning Text Amendments. Specific information regarding the Board of Supervisors' decision to request the aforementioned amendments may be found in the Board of Supervisors Staff Report of November 3, 2016 attached to this memo. These amendments will be heard by the Carson City Planning Commission on February 22, 2017 at 5:00pm in the Sierra Room of the Carson City Community Center, located at 851 E. William Street.

If you have any questions, please contact Susan Pansky at 283-7076 or spansky@carson.org. Thank you.

Attachments:

- 1) Draft Zoning Code Amendment Ordinance (ZMA-16-176)
- 2) Draft Zoning Map Amendment Ordinance (ZMA-16-175)
- 3) Board of Supervisors Staff Report of 11.3.16



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: November 3, 2016

Contact: Brad Bonkowski, Supervisor - Ward 2

Agenda Title: For Possible Action: To direct Planning staff to initiate a Zoning Map Amendment and Zoning Text Amendment for certain parcels in the vicinity of the Carson City Airport from Air Industrial Park (AIP), Limited Industrial (LI) and Public Community (PC) to General Industrial (GI), with certain land use restrictions on some of the parcels. This direction includes modifying the zoning of the Carson City Airport from Public Regional (PR) and Limited Industrial (LI) to only Public Regional (PR) to eliminate the split-zoning that currently exists on the parcel. (Brad Bonkowski, bbonkowski@carson.org)

Summary: Pursuant to Carson City Municipal Code (CCMC), Section 18.02.075(2) (Zoning Map Amendments and Zoning Code Amendments) the Board of Supervisors may initiate amendments to Title 18 (Zoning) and to the City's official zoning district map.

Agenda Action: Formal Action/Motion

Time Requested: 20 minutes

Proposed Motion

I move to direct staff to initiate a Zoning Map Amendment and Zoning Text Amendment for certain parcels in the vicinity of the Carson City Airport from Air Industrial Park, Limited Industrial and Public Community to General Industrial, with certain land use restrictions on some of the parcels; and to modify the zoning of the Carson City Airport from Public Regional and Limited Industrial to only Public Regional to eliminate the split-zoning that currently exists on the parcel.

Board's Strategic Goal

Economic Development

Previous Action

None

Background/Issues & Analysis

In December 2015, Supervisor Bonkowski sent a letter to property owners in the vicinity of the Carson City Airport whose parcels are currently zoned Air Industrial Park (AIP), Limited Industrial (LI) or Public Community (PC). This letter requested feedback regarding the property owners' opinions on changing the zoning of these parcels to General Industrial (GI) as a more appropriate zoning district to promote new development and expansion of manufacturing in north Carson City, and to revise the zoning to be more in line with truly appropriate uses for the area. GI zoning encompasses a larger range of allowed manufacturing uses, and provides broader opportunities for the subject parcels currently limited by the AIP, LI and PC zoning districts. The letter (including originally attached maps and zoning district information) and the list of affected parcels is attached to this report.

In January 2016, a meeting was held with interested property owners to discuss the potential Zoning Map Amendment proposed by Supervisor Bonkowski. This meeting was attended by several property owners in the

vicinity, Planning staff, and staff, legal counsel and some board members of the Carson City Airport Authority. Those present were generally in favor of the change to GI zoning, with two exceptions. The first exception was that no retail uses be allowed on the parcels that would change from AIP and PC to GI due to the heavy manufacturing environment of the area. The second exception was that no federally-illegal uses be allowed on parcels that would change from LI to GI with direct adjacency to the Carson City Airport.

As a result, Planning staff drafted preliminary language that could be incorporated into Title 18 (Zoning) through a Zoning Text Amendment to accompany the Zoning Map Amendment to GI. The preliminary language is attached to this report.

Should the proposed amendments be initiated by the Board of Supervisors, Planning staff will begin a formal process to change the zoning map and zoning text through the following steps:

- 1) Notify all impacted property owners of possible action to re-zone their property
- 2) Present the Zoning Map and Text Amendments to the Carson City Airport Authority
- 3) Present the Zoning Map and Text Amendments to the Planning Commission for review and recommendation for approval
- 4) Present the Zoning Map and Text Amendments to the Board of Supervisors for approval

Planning staff will also include in the Zoning Map Amendment a change in zoning of the main Carson City Airport parcel from PR and LI to PR only. As shown on the attached zoning map, the LI zoning district extends into the airport property on the northeast side. For consistency and to eliminate a split-zone on the airport parcel, staff proposes that the entire parcel be zoned PR.

Attachments:

- a) December 10, 2015 Letter to property owners from Supervisor Bonkowski (including attachments)
- b) List of affected parcels
- c) Proposed preliminary language for Zoning Text Amendment restricting certain uses

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.075, Zoning Map Amendments and Zoning Code Amendments; CCMC 18.04.145, Limited Industrial (LI); CCMC 18.04.150, General Industrial (GI); CCMC 18.04.155, Air Industrial Park (AIP); CCMC 18.04.180, Public Community (PC); and CCMC 18.04.185, Public Regional (PR).

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: Planning Postage/101-1425-419-06-02

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: Applicants are required to pay the cost of postage for property owner noticing of zoning applications. The City will bear the cost of noticing (approximately \$125.40) in addition to staff time processing the application.

Alternatives

- 1) Direct staff to initiate the Zoning Map and Text Amendment process with modifications
- 2) Do not direct staff to initiate the Zoning Map and Text Amendment process

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

Supervisor Brad Bonkowski
Carson City Hall
201 N. Carson St., Suite #2
Carson City, NV 89701
(775) 283-7073

Dec. 10, 2015

Dear Carson City Property Owner:

I am working with Carson City Planning to consider possibly rezoning properties north of Arrowhead Drive, currently zoned AIP (Airport Industrial Park), which may be more appropriately zoned LI or GI (Light Industrial or General Industrial) as well as properties east of the airport, now zoned LI (Light Industrial), to GI (General Industrial). The LI and GI zoning districts allow a wider range of industrial uses than AIP zoning.

Your property may be directly or indirectly affected by such a rezoning, and your input and feedback would be greatly appreciated.

The goal of such a conversation is two-fold: (1) to promote new development and expansion of manufacturing in north Carson City, by revising the zoning to be more in line with truly appropriate uses and (2) to rezone properties so that the zoning is more in line with the current, actual uses.

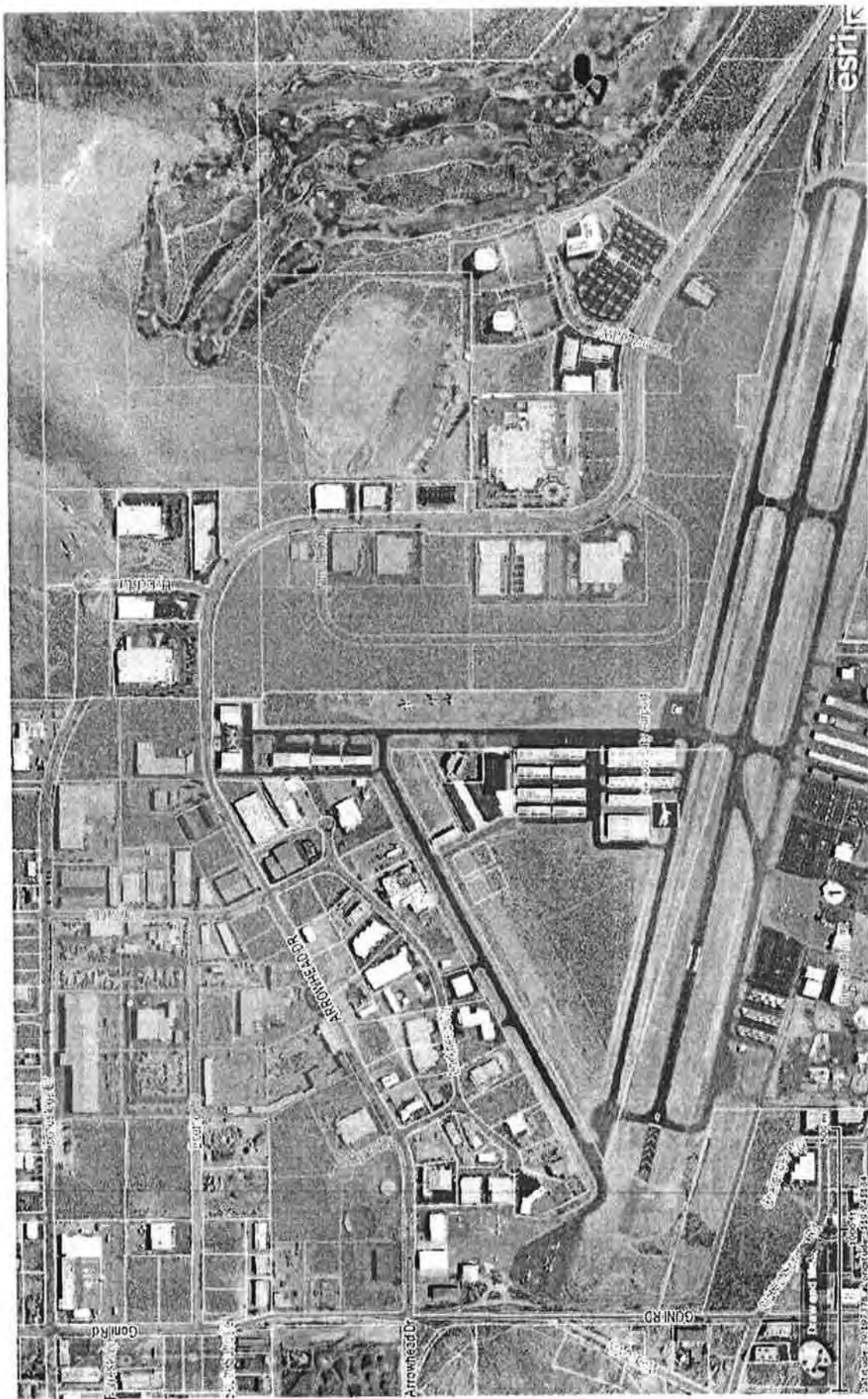
A meeting with property owners, myself and City staff will be held at The BRIC conference room located at 108 E. Proctor St., Carson City on Thursday, Jan. 28, 2016 at 5:30 p.m. to discuss this topic. We hope to see you at this meeting but if you are unable to attend and would still like to share your thoughts and ideas, please email your comments to me at bbonkowski@carson.org or call me at (775) 283-7073 at your convenience. Your emailed comments will be included in the meeting discussion.

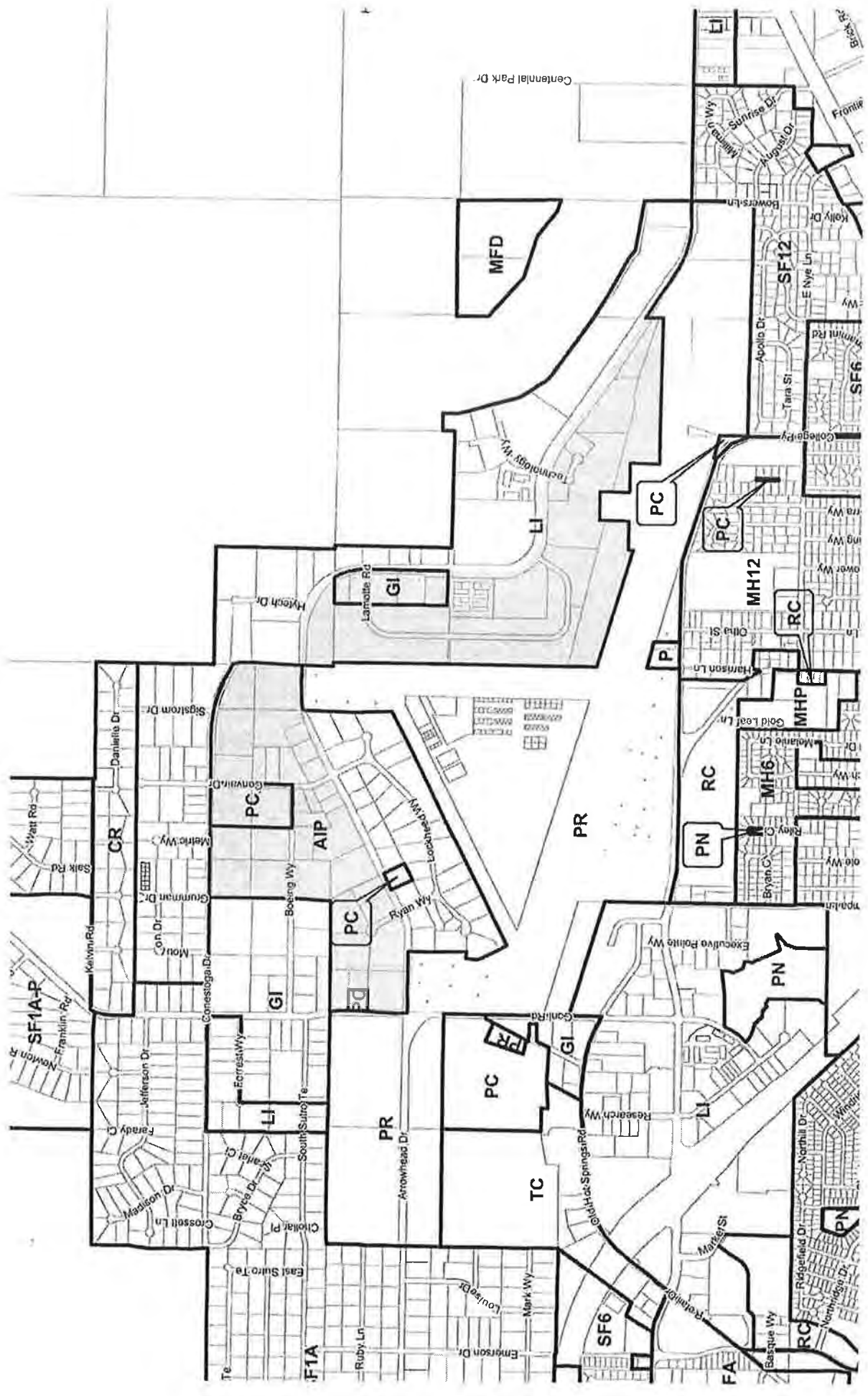
Kindest regards,

A handwritten signature in black ink, appearing to read "Brad Bonkowski".

Brad Bonkowski, Carson City Supervisor Ward 2

Brad Bonkowski, Supervisor
201 North Carson Street, Suite 22, Carson City, Nevada • 89701
(775) 283-7073 • Fax: (775) 887-2286
e-mail: bbonkowski@carson.org





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 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.

(Ord. 2007-23 § 1 (part), 2007: Ord. 2006-4 § 10 (part), 2006: Ord. 2004-12 § 6, 2004: Ord. 2001-23 § 2 (part), 2001).

(Ord. No. 2008-33, § VIII, 9-4-2008)

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 thirty (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 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 two hundred fifty (250) feet of a residential zoning district or use;

Metallurgical lab;

Municipal well facility;

Outside storage (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);

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.

(Ord. 2007-23 § 1 (part), 2007: Ord. 2006-4 § 10 (part), 2006: Ord. 2004-12 § 2, 2004: Ord. 2001-23 § 2 (part), 2001).

(Ord. No. 2008-33, § VI, 9-4-2008)

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. 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;

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;

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 one thousand (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;

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 two hundred fifty (250) feet of a residential zoning district or use;

Lubrication compounds, manufacturing;

Matches, manufacturing;

Meat packer;

Medical marijuana cultivation facility (subject to the provisions of Title 18.16 Development Standards, Division 1.20 Medical Marijuana Establishments), limited to those areas zoned General Industrial east of the freeway (I-580) and north of the north boundary of Sections 13—18 of Township 15 N, Range 20 E.

Medical marijuana dispensary (subject to the provisions of Title 18.16 Development Standards, Division 1.20 Medical Marijuana Establishments), limited to those areas zoned General Industrial along the Highway 50 East commercial corridor east of the freeway (I-580), north of the north boundary of Sections 13-18 of Township 15 N, Range 20 E.

Medical marijuana production facility (subject to the provisions of Title 18.16 Development Standards, Division 1.20 Medical Marijuana Establishments), limited to those areas zoned General Industrial east of the freeway (I-580) and north of the north boundary of Sections 13—18 of Township 15 N, Range 20 E.

Medical marijuana testing laboratory (subject to the provisions of Title 18.16 Development Standards, Division 1.20 Medical Marijuana Establishments), limited to those areas zoned General Industrial east of the freeway (I-580) and north of the north boundary of Sections 13—18 of Township 15 N, Range 20 E.

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).

(Ord. 2007-23 § 1 (part), 2007: Ord. 2006-4 § 10 (part), 2006: Ord. 2004-12 § 3, 2004: Ord. 2001-23 § 2 (part), 2001).

(Ord. No. 2008-33, § VII, 9-4-2008; Ord. No. 2014-10, § III, 7-3-2014)

	Parcel	Size (acres)	Current Zoning	Proposed Zoning	Proposed Use Restrictions (beyond existing code restrictions)
1.	005-052-01	5.35	LI	GI	Federally illegal uses prohibited – adjacent to airport
2.	005-052-04	11.82	LI	GI	Federally illegal uses prohibited – adjacent to airport
3.	005-054-10	10.14	LI	GI	Federally illegal uses prohibited – adjacent to airport
4.	005-054-09	4.82	LI	GI	Federally illegal uses prohibited – adjacent to airport
5.	005-054-11	14.83	LI	GI	Federally illegal uses prohibited – adjacent to airport
6.	005-054-08	1.21	LI	GI	None
7.	005-054-06	1.00	LI	GI	None
8.	005-054-05	1.24	LI	GI	None
9.	005-054-04	6.59	LI	GI	Federally illegal uses prohibited – adjacent to airport
10.	005-054-03	2.59	LI	GI	Federally illegal uses prohibited – adjacent to airport
11.	005-053-01	7.75	LI	GI	None
12.	005-053-07	7.15	LI	GI	None
13.	005-053-02	6.22	LI	GI	None
14.	005-081-01	.24	LI	GI	None
15.	005-081-16	.30	LI	GI	None
16.	005-081-17	.11	LI	GI	None
17.	005-081-04	.20	LI	GI	None
18.	005-081-05	.17	LI	GI	None
19.	005-081-06	.17	LI	GI	None
20.	005-081-07	.17	LI	GI	None
21.	005-081-08	.17	LI	GI	None
22.	005-081-09	.17	LI	GI	None
23.	005-081-10	.16	LI	GI	None
24.	005-081-11	.18	LI	GI	None
25.	005-081-12	.19	LI	GI	None
26.	005-081-13	.19	LI	GI	None
27.	005-081-14	.19	LI	GI	None
28.	005-081-15	2.78	LI	GI	None
29.	005-081-16	.30	LI	GI	None
30.	005-071-01	5.87	AIP	GI	No carry over of uses from General Commercial and below
31.	005-071-11	3.61	AIP	GI	No carry over of uses from General Commercial and below
32.	005-071-02	4.36	AIP	GI	No carry over of uses from General Commercial and below
33.	005-071-10	5.0	AIP	GI	No carry over of uses from General Commercial and below
34.	005-071-09	2.97	AIP	GI	No carry over of uses from General Commercial and below
35.	005-071-08	1.38	AIP	GI	No carry over of uses from General Commercial and below
36.	005-071-07	1.37	AIP	GI	No carry over of uses from General Commercial and below
37.	005-071-06	2.19	AIP	GI	No carry over of uses from General Commercial and below
38.	005-071-05	1.2	AIP	GI	No carry over of uses from General Commercial and below
39.	005-071-04	1.3	AIP	GI	No carry over of uses from General Commercial and below
40.	005-071-03	1.1	AIP	GI	No carry over of uses from General Commercial and below
41.	005-072-01	.93	AIP	GI	No carry over of uses from General Commercial and below
42.	005-072-02	.98	AIP	GI	No carry over of uses from General Commercial and below
43.	005-072-22	.79	AIP	GI	No carry over of uses from General Commercial and below
44.	005-072-21	.79	AIP	GI	No carry over of uses from General Commercial and below
45.	005-072-20	1.5	AIP	GI	No carry over of uses from General Commercial and below

46.	005-072-23	1.89	AIP	GI	No carry over of uses from General Commercial and below
47.	005-072-24	5.30	AIP	GI	No carry over of uses from General Commercial and below
48.	005-072-18	4.24	AIP	GI	No carry over of uses from General Commercial and below
49.	005-072-03	4.69	AIP	GI	No carry over of uses from General Commercial and below
50.	005-072-04	3.69	AIP	GI	No carry over of uses from General Commercial and below
51.	005-072-05	3.42	AIP	GI	No carry over of uses from General Commercial and below
52.	005-072-06	4.42	AIP	GI	No carry over of uses from General Commercial and below
53.	005-072-07	4.64	AIP	GI	No carry over of uses from General Commercial and below
54.	005-072-08	4.04	AIP	GI	No carry over of uses from General Commercial and below
55.	005-072-09	1.0	PC	GI	No carry over of uses from General Commercial and below
56.	005-072-10	1.0	AIP	GI	No carry over of uses from General Commercial and below
57.	005-072-11	2.17	AIP	GI	No carry over of uses from General Commercial and below
58.	005-073-01	4.32	PC	GI	No carry over of uses from General Commercial and below
59.	005-073-02	3.63	AIP	GI	No carry over of uses from General Commercial and below
60.	005-073-03	4.24	AIP	GI	No carry over of uses from General Commercial and below
61.	005-073-10	4.34	AIP	GI	No carry over of uses from General Commercial and below
62.	005-073-11	3.72	AIP	GI	No carry over of uses from General Commercial and below
63.	005-073-12	4.43	PC	GI	No carry over of uses from General Commercial and below
64.	005-011-01	264.90	PR/LI	PR	Clean Up PR/LI Split-Zone on Airport property – all to PR

AIP and PC to GI (Preliminary language for zoning text amendment ordinance)

Those parcels located north of Arrowhead Drive and east of Goni Road in the following locations:

1. The N ½ of the NE ¼ of the NW ¼ of Section 4, T15N, R20E
2. The N ½ of the NW ¼ of the NE ¼ of Section 4, T15N, R20E
3. The SW ¼ of the SE ¼ of Section 33, T16N, R20E, south of Conestoga Drive
4. The SE ¼ of the SE ¼ of Section 33, T16N, R20E, between Conestoga Drive and Arrowhead Drive

The uses allowed on the parcels described above are limited to those uses specifically identified in the Air Industrial Park (AIP), Limited Industrial (LI) and General Industrial (GI) zoning districts, and do not include any uses that would normally be allowed under the General Commercial (GC) zoning district or any other zoning district outlined in CCMC.

LI to GI (Preliminary language for zoning text amendment ordinance)

Those parcels located south and west of Arrowhead Drive that are immediately adjacent to (share a boundary with) the Carson City Airport.

The uses allowed on the parcels described above include all uses listed in the General Industrial (GI) zoning district including those that carry over from all other applicable zoning districts as outlined in CCMC, with the exception of those land uses and commercial enterprises that are illegal under United States federal law but permissible under Nevada Revised Statutes are prohibited on parcels that share any portion of a boundary with land owned by the Carson City Airport.