



## STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** January 16, 2020

**Staff Contact:** Heather Ferris, Associate Planner

**Agenda Title:** For Possible Action: Discussion and possible action to adopt, on second reading, Bill No. 101, an ordinance amending Title 18 Appendix, Division 2, Section 2.3 of the Carson City Municipal Code (CCMC) to allow tandem parking spaces to count towards the required minimum number of parking spaces in single family residential developments. (Heather Ferris, hferris@carson.org)

Staff Summary: Title 18 Appendix, Division 2, Section 2.3(6) of the Development Standards in the CCMC prohibits driveways or other areas required to move cars in and out of parking spaces (tandem parking) from being counted towards the minimum number of required off-street spaces, except mobile home parks, RV parks, and planned unit developments. Currently, only one parking space is counted towards meeting the required number of parking spaces when tandem parking is used in single-family residential developments. Title 18 Appendix, Division 6, Section 6.6.5(5) of the Development Standards also allows for tandem parking in the Downtown Mixed-Use zoning district for residential developments if at least one space is within an enclosed garage or parking structure. The proposed ordinance will allow tandem parking in single-family residential developments.

**Agenda Action:** Ordinance - Second Reading

**Time Requested:** 10 Minutes

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### **Proposed Motion**

I move to adopt Bill No. 101, on second reading, Ordinance No. \_\_\_\_\_.

### **Board's Strategic Goal**

Quality of Life

### **Previous Action**

December 17, 2019: The Planning Commission recommended approval by a vote of 6 - 0, 1 absent, 0 abstention.

January 2, 2020: The Board of Supervisors introduced the ordinance by a vote of 4 – 1.

### **Background/Issues & Analysis**

At its meeting of January 2, 2020, the Board considered the proposed Ordinance as recommended by the Planning Commission, and requested four specific modifications as follows:

1. Section 2.3.11 be modified to recognize that Recreational Vehicles shall not be parked for living purposes unless otherwise stated in the Municipal Code;
2. When tandem parking is utilized, at least one space must be covered parking;

3. When tandem parking is utilized, the driveway must have a depth of twenty feet exclusive of the sidewalk; and

4. The proposed standards for tandem parking for single family residential shall also apply to PUDs.

The Board also authorized the District Attorney's office to prepare conforming language as appropriate.

The attached Ordinance reflects the Board's direction.

**Applicable Statute, Code, Policy, Rule or Regulation**

CCMC 18.02.075 (Zoning Code Amendments); NRS Chapter 244; Article 2 of the Carson City Charter.

**Financial Information**

**Is there a fiscal impact?** No

**If yes, account name/number:**

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:**

**Alternatives**

Do not adopt the Ordinance, stating the finding that is not met and provide alternative direction to staff.

**Attachments:**

[ZA-2019-0004 Ord.-Tandem Parking \(1-16-20\).docx](#)

**Board Action Taken:**

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

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

Summary: Revises provisions related to parking.

BILL NO. 101

ORDINANCE NO. 2020 - \_\_\_\_\_

AN ORDINANCE RELATING TO ZONING; AMENDING TITLE 18 APPENDIX (DEVELOPMENT STANDARDS), DIVISION 2 (PARKING), SECTION 2.3 (GENERAL PARKING REQUIREMENTS) OF THE CARSON CITY MUNICIPAL CODE TO ALLOW FOR TANDEM PARKING SPACES TO COUNT TOWARDS THE REQUIRED MINIMUM NUMBER OF PARKING SPACES WHEN USED IN SINGLE FAMILY RESIDENTIAL DEVELOPMENTS; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

The Board of Supervisors of Carson City do ordain:

SECTION I:

That Title 18 (ZONING), Chapter 18.16 (DEVELOPMENT STANDARDS), Division 2 (PARKING), Section 2.3 (GENERAL PARKING REQUIREMENTS), is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) 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~~] **must have** screening [~~meeting the director's approval~~] **in a manner satisfactory to the Director** along the side abutting or fronting on such residential district or use.
2. In residential and office districts, required parking may be located within the front [~~and/or~~] **or** street side yard setback outside of sight distance clearance area. [~~All other uses~~] **Any other use** may [~~provide parking lots~~] **have a parking lot located** in the front or street side [~~yards, provided said~~] **if the** parking lot is located at least 6 feet behind the front and street side property [~~lines~~] **line**, meets sight distance requirements, and [~~provided~~] **so long as** 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] **In any** other zoning [~~districts, parking lots are~~] **district, a parking lot is** not required to be set back from property lines unless required [~~to do so by~~] **pursuant to a** use or variance permit [~~conditions.~~] **condition.** [~~Sight distance requirements must be met in all zoning districts.~~]
3. [~~Businesses with parking lots are required to provide~~] **Any business with a parking lot must have** a lot with a hard surface such as asphalt, concrete,

turf stone type [~~pavers~~] **paver** or other material approved by the [~~director.~~] **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 [~~three hundred (300)~~] **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~~] **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~~] **A parking area** shall be used solely for automobile parking with no permanent sales, storage of [~~inoperable,~~] **inoperable or** unlicensed vehicles, repair work, dismantling or servicing of any kind. [~~Parking areas~~] **A parking area** shall not be used for overnight sleeping or camping.
6. [~~Driveways~~] **A driveway or any other [areas] area used or intended to be used as a parking space** [~~required to move cars in or out of parking spaces~~] **that requires a vehicle to be moved to allow ingress or egress of another vehicle** 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.~~]**except in:**
  - a. **A single-family residential development that meets all of the following requirements:**
    1. **Approval of a special use permit;**
    2. **Internal and abutting public streets provide parking on both sides of the street(s); or in a case where on-street parking is not provided, guest parking is provided, within the boundaries of the project, at an increased ratio of 1 space for each unit;**
    3. **The tandem spaces are provided on individual lots for the exclusive use of each individual lot; and**
    4. **Tandem spaces must have a minimum dimension of 10 feet wide by 20 feet in length, excluding the width of the sidewalk.**
    5. **Covered parking must be provided for at least one of the two spaces.**
    6. **The driveway must have a depth of 20 feet exclusive of the sidewalk.**
  - b. **A planned unit development that meets all of the following requirements:**
    1. **The tandem spaces are provided on individual lots for the exclusive use of each individual lot; and**
    2. **Tandem spaces must have a minimum dimension of 10 feet wide by 20 feet in length, excluding the width of the sidewalk.**

- 3. Covered parking must be provided for at least one of the two spaces.
  - 4. The driveway must have a depth of 20 feet exclusive of the sidewalk.
  - c. An individual mobile home unit within a mobile home park;
  - d. A recreational vehicle park; or
  - e. As authorized by the Development Standards set forth in Division 6.6.5.
7. When the required number of off-street spaces results in a fractional space, fractions up to [~~1/2~~] **1/2** shall be disregarded, and fractions [~~1/2~~] **1/2** and over shall require an additional space.
  8. Open parking of vehicles accessory to a residential use [~~shall be~~] **is** 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 1 acre or larger in size, a commercial panel van or pickup truck is permitted with height not to exceed [~~ten (10)~~] **10** feet; length not to exceed [~~twenty-two (22)~~] **22** feet; and shall not be parked within a setback area. Vehicles 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.
  10. No parking of trailers or vehicles larger than a commercial panel van or pickup truck within a public right-of-way [~~shall be~~] **is** permitted within any district, except as specified in 9(d), directly above.
  11. [~~Owners~~] **An owner** of a public and private parking [~~lots~~] **lot** shall not allow recreational vehicles to park and to be occupied for living [~~and/or~~] **or** sleeping purposes **except as otherwise provided in CCMC 8.10.090 and CCMC 13.03.190.**
  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).]~~ **18.05.030 (Trailers, Mobilehomes, Recreational Vehicles, Commercial Coaches and Storage Containers).**
  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%~~] **50 percent** of the required parking shall be provided off street;
  - c. Allowable on-street parking shall be restricted to [~~50%~~] **50 percent** 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.~~] **Director.**
- 15. Sight distance requirements must be met in all zoning districts.**

SECTION II:

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

SECTION III:

This ordinance becomes effective on January \_\_\_\_, 2020.

PROPOSED on \_\_\_\_\_, 2020.

PROPOSED by \_\_\_\_\_.

PASSED \_\_\_\_\_, 2020.

VOTE:

AYES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

NAYS: \_\_\_\_\_  
 \_\_\_\_\_

ABSENT: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
ROBERT L. CROWELL, Mayor

ATTEST:

\_\_\_\_\_  
AUBREY ROWLATT, Clerk-Recorder