

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 Appendix (CARSON CITY DEVELOPMENT STANDARDS), Division 2 (PARKING AND LOADING), 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]~~ **that** abuts or faces a single-family, two-family, or multi-family residential district or residential use ~~[shall provide]~~ **must, in a manner satisfactory to the Director, include the use of** screening ~~[meeting the director's approval]~~ **located** along the side **of the parking area** abutting or fronting on ~~[such]~~ **the** residential district or **residential** use.

2. ~~[In residential and office districts, required parking 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 6 feet behind the front and street side property lines, meet 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 parking lot for a business must be paved using** a hard surface **material** such as asphalt, concrete, turf stone ~~[type pavers]~~ **paver** or other **similar surface** material approved by the ~~[director.]~~ **Director.** Gravel and other similar **surface** materials ~~[are permitted]~~ **may be used** for storage and display areas only.

~~[4. If there is no]~~ **3. If a parking area is not available on [the] a building site, off-street parking [as required by this division] may be [provided on a] authorized for the parcel [within three hundred (300)] in a location not farther than 300 feet [of] from the building site [upon first securing] upon the issuance of a special use permit [in each case. Upon submittal of] authorizing the off-site parking. An applicant for such a special use permit may also request a modification to the distance requirement set forth in this subsection by including with his or her application properly accredited documentation [(e.g. ITE or the latest version of Smart Growth Parking Best Practices), the director] as supporting material, including, without limitation, the most current publication of the trip and parking generation report issued by the Institute for Transportation Engineers. Upon receipt of such accredited documentation, the Director may [accept a] elect to administratively authorize the requested modification [of] to the distance [criteria as specified herein and parking solution provided, or may request commission approval of such a modification.] requirement or cause the request to be placed on an agenda for a public meeting of the Commission for consideration.**

~~[5. Parking areas shall]~~ **4. Except as otherwise provided by CCMC, a parking lot:**

(a) May only be used [solely for automobile] for vehicle 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.] ; and

(b) May not be used for the storage of an inoperable or unlicensed vehicle or the repair, dismantling or servicing of a vehicle.

~~[6. Driveways]~~ **5. Except as otherwise provided in this subsection, 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] , the use or intended use of which requires one or more vehicles to be moved so as to allow the ingress or egress of another vehicle, shall not be [considered in meeting] deemed compliant with any 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.] Such a parking space may be deemed compliant with off-street parking requirements if the parking area is authorized by the provisions of Division 6.6.5 of this Appendix or if the parking area is located within:**

(a) A single-family residential development that:

1. Is authorized for the parking pursuant to a special use permit;
2. Has internal and abutting public streets which provides parking on both sides of internal and abutting public streets within the boundaries of the development or, in such circumstances where where on-street parking is not provided, has guest parking spaces which are provided within the boundaries of the development at an increased ratio of 1 space for each unit;

3. Provides a tandem parking space on each individual lot for the exclusive use of the lot;

4. Uses a minimum dimension of 10 feet wide by 20 feet in length for each tandem parking space which is used, excluding the width of any adjoining sidewalk.

5. Provides a covered structure for at least one of the two spaces of each tandem parking space; and

6. Uses a minimum depth of 20 feet for each driveway, excluding the width of any adjoining sidewalk;

(b) A planned unit development that:

1. Provides a tandem parking space on each individual lot for the exclusive use of the lot;

2. Uses a minimum dimension of 10 feet wide by 20 feet in length for each tandem parking space which is used, excluding the width of any adjoining sidewalk;

3. Provides a covered structure for at least one of the two spaces of each tandem parking space; and

4. Uses a minimum depth of 20 feet for each driveway, excluding the width of any adjoining sidewalk;

(c) A mobile home park for the use of an individual mobile home; or

(d) A recreational vehicle park.

~~[7. When the]~~ 6. If the calculation of a required number of off-street parking spaces results in a fractional space, [fractions] any fraction up to [½ shall] 1/2 of one parking space must be disregarded, and [fractions ½ and over shall require] any fraction of 1/2 of one parking space and above must be counted as 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] space that is required.~~

7. A commercial truck or trailer, other than a commercial van or pickup truck that is used for personal transportation, or vehicular equipment of a commercial or industrial nature [shall be parked] , is prohibited from parking in any district except:

~~[a. Where permitted]~~ (a) As specifically authorized as a use in [a zoning] that use district; [or

~~b. A commercial panel van or pickup truck, when used for personal transportation;~~

~~c.] (b) On residential parcels that are 1 acre or larger in size, [a commercial panel van or pickup truck is permitted with height not to exceed ten (10) feet; length not to exceed twenty two (22) feet; and shall not be] if the truck or trailer does not exceed 10 feet in height and 22 feet in length, is not parked within a setback [area. Vehicles shall be] and is screened from view from any sidewalk, roadway or adjacent parcel;~~

~~[d. When a person is engaged in the restoration of]~~ (c) Where the truck or trailer is deemed to be a vehicle of historic significance , it is parked temporarily for the purpose of restoration and [that vehicle] it is not being used for [commercial purposes.

~~e. When]~~ a commercial purpose; or

(d) Where the truck or trailer is temporarily parked and actually and expeditiously [engaged] being used in the loading or unloading of merchandise , or [when such vehicle] where the truck or trailer is being used in conjunction with the performance [of service,] or provision of a 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] **or service where it is temporarily parked.**~~

8. Except as otherwise provided in CCMC 8.10.090 and 13.03.190, the owner of a public and private parking [lots] **lot shall not allow [recreational vehicles] **any recreational vehicle** to park and to be occupied for living [and/or] **or** sleeping purposes.**

~~[12. Recreational vehicles shall]~~ **9. A recreational vehicle may** not be parked for living purposes except in **an area** approved **as a** recreational vehicle [parks] **park** or where authorized [in accord with] **by** CCMC [18.05 (Trailers, Mobilehomes, RV's and Commercial Coaches).

~~13. When] **18.05.030.**~~

9. Except as otherwise provided in subsection 10, if an existing building [or buildings] **that is located** within [the] **a** residential office, general office or redevelopment district [are] **is** converted to a use requiring more parking **spaces** than the existing use, on-street curb parking may be [considered as part of the required parking, provided all of the following are met:] **counted towards the total number of required parking spaces if:**

[a.] **(a)** Adequate off-street **parking** space is not available[;] or the [commission] **Commission** determines that strict compliance with **the new parking space** requirements **as a result of the conversion** would adversely affect the character of the neighborhood;

[b. At least 50%] **(b) Not less than 50 percent** of the required **number of** parking [shall] **spaces will** be provided [off street;] **off-street;**

[c. Allowable on-street parking shall be] **(c) The number of** [restricted to 50%] curb parking [space] **spaces** adjacent to the exterior boundaries of the [subject property;

~~d.] **property is limited to not more than 50 percent of the total number of authorized on-street parking;**~~

(d) On-street parking [may] **is** not [be] deducted from the total **number of required** off-street parking [requirements] **spaces** for car, truck or trailer rental agencies or property zoned **for an** air industrial [park;

~~e.] **park use district; and**~~

(e) Allowable on-street parking [may not be] **is not** located upon [streets which are] **any street or roadway that is** designated as [arterials] **an arterial street or roadway** in the master plan[;] .

[f. All] **10. Notwithstanding any other provision of this section, all** required parking for new construction must be located [off street.

~~14. When ongoing] **off-street.**~~

11. Any maintenance **that** requires the restriping or altering of a parking [lot, no changes shall be allowed] **lot is prohibited** without the approval of the [director.] **Director.**

12. All applicable sight distance requirements must be met in each use district.

SECTION II:

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

SECTION III:

This ordinance becomes effective on January 16, 2020.

PROPOSED on _____, 2020.

PROPOSED by _____.

PASSED _____, 2020.

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder