



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** January 20, 2022

**Staff Contact:** Hope Sullivan

**Agenda Title:** For Possible Action: Discussion and possible action on the Planning Commission’s recommendations and proposed amendments to chapters 18.02 to 18.05, inclusive, chapter 18.13 and Divisions 1 to 4, inclusive, of Title 18 Appendix of the Carson City Municipal Code ("CCMC"), which set forth various local ordinance provisions governing land use, zoning and development standards in Carson City. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: At its meeting of November 16, 2021, the Planning Commission conducted a public hearing and made various recommendations and proposed amendments concerning local ordinance provisions governing land use, zoning and development standards for consideration by the Board of Supervisors. This agenda item is to present those recommendations and proposed amendments, and to receive direction from the Board of Supervisors, if any, on preparing ordinance language for possible future action as part of the City's ongoing efforts to update and revise CCMC for clarity and consistency in legislative style and convention.

**Agenda Action:** Formal Action / Motion

**Time Requested:** 30 minutes

**Proposed Motion**

Depends on discussion.

**Board's Strategic Goal**

N/A

**Previous Action**

See attached.

**Background/Issues & Analysis**

See attached.

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

N/A

**Financial Information**

**Is there a fiscal impact?** No

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

**Is it currently budgeted?** No

Explanation of Fiscal Impact: N/A

**Alternatives**

**Attachments:**

[11.16 Staff Report with Attachments \(2-20\)](#)

[11-16-2021 Minutes \(PC\).pdf](#)

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_  
2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

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

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 16, 2021

FILE NO: ZA-2020-0001

AGENDA ITEM: 6A

**STAFF CONTACT:** Hope Sullivan, AICP, Community Development Director

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding proposed amendments to the Carson City Municipal Code (“CCMC”), Chapter 18.02 (Administrative Provisions), Chapter 18.03 (Definitions), Chapter 18.04 (Zoning Districts), Chapter 18.05 (General Provisions), Chapter 18.13 (Bed and Breakfast Inns) and Title 18 Appendix (Development Standards), Division 1 (Land Use and Site Design) Division 2 (Parking and Loading), Division 3 (Landscaping), and Division 4 (Signs).

**STAFF SUMMARY:** Per CCMC 18.02.075, the Board of Supervisors is authorized to amend Title 18. The Planning Commission conducts a public hearing and makes a recommendation to the Board of Supervisors.

**PROPOSED MOTION:** “I move to recommend to the Board of Supervisors approval of ZA-2020-0001, and that it adopt an ordinance amending Title 18 and Title 18 Appendix consistent with the attachments to the staff report to the Planning Commission.”

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); CCMC 18.02.075 (Zoning map amendments and zoning code amendments); and NRS 278.260.

**KEY ISSUES:** Will the proposed amendments meet the findings required for a zoning text amendment?

### **DISCUSSION:**

In 2020 and in 2021, the Planning Commission conducted a series of workshops to review Title 18 and the Development Standards in anticipation of a comprehensive update of certain sections of the Carson City Municipal Code. The Commission focused its review on Chapters 18.02 (Administrative Provisions), 18.03 (Definitions), 18.04 (Zoning Districts), 18.05 (General Provisions), the Title 18 Appendix (Development Standards), Division 1 (Land Use and Site Design), Division 2 (Parking and Loading), Division 3 (Landscaping), and Division 4 (Signs). Additionally, as the Planning Commission conducted its regular duties during 2020 and 2021, Planning Commissioners recognized when it came across provisions that it thought should be addressed as part of the Title 18 update. Although the Commission has not reviewed Chapter 18.13 (Bed and Breakfast Inns), the substance of it has been added to Development Standards Division 1.7. Therefore staff is recommending the elimination of CCMC 18.13.

The proposed changes include technical text corrections and clarifying verbiage in addition to substantive changes. The substantive changes are enumerated in this report. There are also staff notes in the attached language.

It is anticipated that once the Planning Commission has made its recommendation to the Board, the District Attorney’s office will draft and structure an ordinance reflecting the substance of the Commission’s recommendation but also reflecting the City’s style, convention and language for ordinances.

### Proposed Modifications to Chapter 18.02 (Administrative Provisions)

1. CCMC 18.02.085: modifications to the findings for a variance consistent with findings utilized nationally.
2. CCMC 18.02.085: Current language states variances may not be granted that changes the permitted residential density of a zoning district. Consistent with this, language is added that

states a variance may not be granted that allows for the creation of a lot that does not meet the minimum lot size for a zoning district.

3. CCMC 18.02.085: Language is added that requires that an application for a Minor Variance include evidence that the required variance findings can be made in the affirmative.

4. CCMC 18.02.105: The standard conditions for a Tentative Map require a grading permit from the Nevada Division of Environmental Protection (“NDEP”) be obtained. This is removed as NDEP does not issue grading permits.

5. CCMC 18.02.105: The standard conditions for a Tentative Map require that the district attorney approve any CC&R’s prior to recordation of the first final map. This is removed as the City is not a party to the CC&R’s.

6. CCMC 18.02.110: A tract sales office temporary is proposed to be included in the list of items that are subject to an administrative permit. It currently requires a special use permit.

### Proposed Modifications to Chapter 18.03 (Definitions)

1. The following definitions are deleted. If a term is not defined in Chapter 18.03, it is interpreted to have the meaning commonly associated with it in the context of planning and zoning. Many of these terms are not used in Title 18.

Abutting commercial and industrial corridors to Carson City of Carson City

Access

Accessory farm structure or accessory farm building

Air rights

Ambulatory

Animal slaughtering and processing

Apartment house

Appliances

Archery range

Area of site

Art store

Art studio

Artist, commercial

Assayer

Astrologer, hypnotist or psychic art & science

Automobile detailing shop

Automobile paint and body repair shop

Automobile parking lot or garage

Automobile parts new, rebuilt & accessory sales service

Automobile sales lot

Automobile wash (self-service)

Bakery

Ballroom

Billiards hall

Blood plasma donor center

Boat and trailer sales dealerships (new and used)

Boats and other marine products and accessories

Body piercing

Bonding company

Bookbindery

Bookstore

Boutique

Bowling alley

Brokerage house

Building and landscape material / lumber yard

Building line

Building maintenance service and sales

Bulk building materials  
Bus charter service and service facility  
Cafeteria  
Carport  
Cellular communication facility  
Changeable promotional flag  
Christmas tree sales  
Cleaners, commercial  
Club  
Coffee Shop  
Cold storage plant  
Collectible  
Collection Agency  
Commercial Amusement/recreation (inside)  
Commercial Amusement/recreation (outside)  
Commercial dog kennel  
Common open space areas  
Community center private (accessory)  
Community recreational facility, public  
Consignment shop  
Construction coach  
Construction material supply yard  
Contractors' plant, shop & storage yard  
Convenience market or store  
Copy center  
Corral  
Court  
Crating and hauling depot and storage  
Custom & craft work  
Dairy  
Delicatessen  
Delivery service  
Department store  
Development project  
Downtown area  
Downtown business district  
Drugstore  
Dry cleaning  
Dwelling attached  
Dwelling manufactured  
Dwelling, multiple family  
Dwelling, patio home  
Dwelling, single family  
Dwelling, townhouse  
Dwelling, two family  
Excavation  
Embroidery shop  
Employment agency  
Escrow company  
Excavation  
Facial cosmetics shading, permanent  
Factory built housing  
Factory outlet store  
Fall zone

Family  
Feed Store  
Florist  
Fortune telling  
Gallery  
Garden supply/ plant nursery  
Gas station mini mart  
Gasoline, retail  
Gift shop  
Golf course  
Government facility  
Grade, natural  
Grandfathered  
Green house  
Grocery store  
Gun club, skeet or target range  
Gun store  
Hardware store  
Helipad  
Hillside development manual  
Home improvement center  
Horse corral or stable (commercial)  
Horse corral or stable (private)  
Hospice  
Ice cream parlor  
Insurance company  
Interior decorator  
Jewelry store  
Kitchen  
Labor and service organizations  
Lapidary services  
Lithographer  
Locksmith  
Lodge or fraternal organization  
Magazine sales  
Manufactured building  
Mechanical equipment building  
Messenger service  
Metal storage container  
Mobile home  
Mobile home park  
Mobile home space  
Modular building  
Modular component  
Nonflammable definition  
Nontoxic definition  
Office  
Office park  
Open air vending/transient sales lot  
Optician  
Outdoor sports and recreation facilities  
Parking, commercial  
Pawnshop  
Perfumery

Permit authority  
Personal communications services  
Previously owned children's merchandise business  
Professional business  
Public garage  
Public neighborhood  
Public nursery  
Public notice  
Public or private school  
Public park  
Public regional  
Radio, TV, microwave communication tower  
Ramada  
Real estate agents and brokers  
Recording studio  
Refuse and sewerage systems  
Rental store  
Resort  
Restaurant, fast food  
Room  
Salvage or reclamation of products  
Secondhand business  
Seminary  
Sewage works facility  
Shoeshine stand  
Silk screening  
Skating arena  
Social services center/facility offices  
Tea house  
Testing laboratory  
Tour operator  
Towing services  
Trade school  
Transient dwelling purposes  
Travel agency  
Trucking and hauling services  
Variety store  
Vending machine operator  
Video sales and rental

2. Regulatory wording that repeats what is stated in other portions of Title 18 is removed.
3. The definition of "hotel" and "hotel or motel residence" is modified to create a distinction between a dwelling and a transient use.
4. The definition of Personal storage is modified to remove the requirement that each compartment is limited to 500 square feet.

Proposed Modifications to Chapter 18.04 (Zoning Districts)

1. CCMC 18.04.190: Residential Office is removed from the Residential Development Standards table. It is currently on both the Residential Development Standards table and the Non-Residential Development Standards table. It remains on the Non-Residential Development Standards table.
2. Rather than listing uses under each zoning district, Tables of Uses have been created including:
  - Commercial and Industrial Districts Use Table
  - Non-Residential Districts Use Table
  - Residential District Use Table

Retail Use Table  
Personal Services Use Table  
Other Commercial Uses Table  
Office, Residential and Lodging Use Table  
Recreational Use Table  
Industrial Use Table  
Agriculture and Conservation Reserve District Table  
Public Districts Use Table

3. Uses have been consolidated into general categories including “Retail,” “Personal Services,” and “Manufacturing.”

#### Proposed Modifications to Chapter 18.05 (General Provisions)

1. CCMC 18.05.030: Provisions that allow for someone to reside in a recreational vehicle in order to assist an infirmed person is proposed for deletion. This provision has only been used once since 2002. Additionally, CCMC 18.02.130 has provisions for “reasonable accommodation,” which can allow for flexibility under circumstances of caring for people.
2. CCMC 18.05.035: The requirement that a watchman’s quarters be reviewed every two years and that rent cannot be charged is proposed to be removed. The watchman’s quarters will still be limited to 1 family and may be required to be removed if not in compliance with conditions of approval.
3. CCMC 18.05.045: The list of uses, with the exception of vehicle repair and maintenance, not permitted as a home occupation are proposed to be removed. This will result in reliance on the performance standards (no sale of merchandise, character, traffic associated with residential districts, etc). Also, the limitation that no more than twenty percent of the ground floor area be used for the home occupation is proposed to be removed. There will continue to be a requirement that the home occupation be accessory to the use of the property as a residence.
4. CCMC 18.05.050: Provisions relative to Accessory Farm Structures are removed. This provision is to accommodate buildings on farms. There are very few, if any, farms still operating in Carson City.
5. CCMC 18.05.055: The procedural provisions for accessory buildings are proposed to be modified to allow for a larger building in proportion to the size of the primary residence before a discretionary review is required. Provisions requiring that an accessory building exceeding 5 percent of the lot size obtain a special use permit and provisions and provisions that require an accessory building with five parking bays obtain a special use permit are proposed to be deleted. Design criteria for accessory buildings including compatibility with the neighborhood and building materials and colors that match or complement the primary building are proposed.

#### Proposed Modifications to Chapter 18.13 (Bed and Breakfast Inns)

This chapter is proposed to be deleted in its entirety as the performance standards are in the Development Standards 1.7. Additionally, this chapter states all Bed and Breakfast Inns require a special use permit, which conflicts with other parts of Title 18.

#### Proposed Modifications to Title 18 Appendix, Development Standards – Division 1, Land Use and Site Design

1. DS 1.2 Site design: wording is added that bike racks shall be provided based on the type of use and location of the property.
2. DS 1.4 Guest building development: It is proposed that the minimum lot size to build a guest house be 8,000 square feet. The maximum size of a guest house is 700 square feet if the lot is less than 21,000 square feet and 1,000 square feet if the lot size is 21,000 square feet or more.
3. DS 1.7 Bed and breakfast inn performance standards: The requirement for a minimum of 2 guest bedrooms is proposed to be removed.
4. DS 1.8 Satellite dishes and antennas: This section is proposed to be deleted in its entirety as CCMC 18.15 addresses Communication Facilities and Equipment.

5. DS 1.10 Personal storage and metal storage containers. The maximum height of a storage unit adjacent to a residential zoning district is proposed to be increased from 14 feet to 16 feet. Additionally, provisions are made to allow metal storage containers in residential zoning districts subject to placement standards, it being covered with building material and painted, and that there be no human occupancy.

Proposed Modifications to Title 18 Appendix, Development Standards – Division 2, Parking and Loading

1. DS 2.3 Access Circulation: provisions for bicycles and other modes of transportation are to be incorporated as appropriate.
2. DS 2.5 General parking requirements: the requirement that off-site parking not be more than 300 feet from the subject property is proposed to be deleted. This will result in not having a prescribed maximum distance and the distance being determined at the time of Special Use Permit.

Proposed Modifications to Title 18 Appendix, Development Standards – Division 3, Landscaping

1. DS 3.6 Turf: Wording is added to allow for the use of artificial turf.
2. DS 3.7 Trees: The requirement for trees along a frontage is reduced from one every thirty feet to one every fifty feet to allow for adequate space for full grown trees. Wording is also added to limit the number of the same tree species to 60 percent. The existing wording is awkward, stating that a minimum of 50 percent of the trees be of a different species.

Proposed Modifications to Title 18 Appendix, Development Standards – Division 4, Signs

This Division is completely rewritten to create compliance with the United States Supreme Court decision in the case of Reed v. Town of Gilbert (AZ). The Supreme Court decision in 2015 in the case of Reed v. Town of Gilbert (AZ) is one of the most recent cases establishing standards for “content neutral” sign regulations under the free speech provisions of the First Amendment to the U.S. Constitution. The result is that a local government’s sign regulations cannot be based on the message that appears on a sign—i.e. “content-based.” For example, a city cannot have a regulation that treats real estate signs (e.g. “for sale”) differently from election signs or garage sales signs. A city may regulate the size and location of signs, rules distinguishing between lighted and unlighted signs, signs with fixed message and signs with messages that change, signs on private versus public property, and signs on residential property versus commercial property. But the regulation may not be dependent on the message that is being conveyed by the sign.

With consideration of this, an update to the sign code is proposed to bring it into compliance with content neutrality requirements while maintaining existing code provisions to the extent reasonably possible. However, many elements of the current sign code must change due to provisions that would be considered content based.

The table below shows the comparison of current sign regulations to proposed sign regulations. Administrative provisions and processes for review and approving signs generally remain the same and are not included in this table.

<b>Current Regulation</b>	<b>Proposed Regulation</b>
<p><b>4.7 – Regulations and standards by <u>use</u>:</b></p> <p>Generally, sign area, freestanding sign height and other regulations are based on the type of use regardless of the zoning district in which it is located: e.g. an “office” use has different standards than “other commercial” uses.</p>	<p><b>Regulations by <u>zoning</u>:</b></p> <p>Generally, except as otherwise provided, sign area, freestanding sign height and other regulations are based on the zoning district in which the sign is located.</p>
<p><b>4.7.1 – All single-family residential <u>uses</u>:</b></p>	<p><b>All single-family residential <u>zoning districts</u>:</b></p>

<ul style="list-style-type: none"> <li>- 1 identification sign.</li> <li>- Max. sign area: 6 sq. ft.</li> <li>- Max. height: Roof eave height.</li> <li>- Indirect illumination only.</li> </ul>	<ul style="list-style-type: none"> <li>- 1 sign per street frontage.</li> <li>- Max. sign area: 6 sq. ft. (parcels &lt; 5 ac.) 32 sq. ft. (parcels 5+ ac.)</li> <li>- Max. freestanding sign height: 6 ft.</li> <li>- Max. freestanding sign area: 100% of sign area.</li> <li>- Illumination: Indirect only.</li> <li>- Animation: Prohibited.</li> </ul>
<p><b>4.7.2 – All multi-family residential <u>uses</u>:</b></p> <ul style="list-style-type: none"> <li>- 1 identification sign.</li> <li>- Max. sign area: 6 sq. ft.</li> <li>- Max. height: Roof eave height.</li> <li>- Indirect illumination only.</li> </ul>	<p><b>All multi-family residential <u>zoning districts</u>:</b></p> <ul style="list-style-type: none"> <li>- 1 sign per street frontage.</li> <li>- Max. sign area: 32 sq. ft. (parcels &lt; 5 ac.) 64 sq. ft. (parcels 5+ ac.)</li> <li>- Max. freestanding sign height: 6 ft.</li> <li>- Max. freestanding sign area: 100% of sign area.</li> <li>- Illumination: Indirect only.</li> <li>- Animation: Prohibited.</li> </ul>
<p><b>4.7.3 – Office building <u>uses</u>:</b></p> <ul style="list-style-type: none"> <li>- Max. wall sign area: 15 sq. ft.</li> <li>- Max. freestanding sign area: 32 sq. ft.</li> <li>- Max. freestanding height: 20 ft (6 ft. in RO &amp; GO zoning districts)</li> <li>- Illumination limited in RO &amp; GO only.</li> </ul>	<p><b>Residential Office (RO) &amp; General Office (GO) <u>zoning districts</u>:</b></p> <ul style="list-style-type: none"> <li>- Max. wall sign area: 1 sq. ft. for each lineal foot of building frontage, but not more than 15 sq. ft. per street frontage.</li> <li>- Max. freestanding sign area: 32 sq. ft.</li> <li>- Max. freestanding sign height: 6 ft.</li> <li>- Illumination: Indirect only.</li> <li>- Animation: Prohibited.</li> </ul>
<p><b>4.7.4 – Shopping center <u>uses</u>:</b></p> <p>Generally, the same requirements as “other commercial uses” below, except additional freestanding sign area (300 sq. ft.) and height (30 ft.) are allowed.</p>	<p><b>Signs for shopping centers:</b></p> <p>Same regulations.</p>
<p><b>4.7.5 – Other commercial <u>uses</u>:</b></p> <ul style="list-style-type: none"> <li>- Max. sign area: 3 sq. ft. for each lineal foot of building frontage for the first 100 feet of frontage, then 1 sq. ft. for each additional foot of frontage above 100 feet, up to a maximum of 600 sq. per parcel.</li> <li>- Max. freestanding sign area: Not more than 50% of the total allowed sign area (up to 300 sq. ft.)</li> <li>- Max. freestanding sign height: 20 ft.</li> <li>- Illumination: Any type.</li> <li>- Animation: Allowed.</li> </ul>	<p><b>Neighborhood Business (NB), Retail Commercial (RC), General Commercial (GC), Tourist Commercial (TC) &amp; Downtown Mixed-Use <u>zoning districts</u>:</b></p> <p>Same regulations as “other commercial uses” in 4.7.5 except:</p> <ul style="list-style-type: none"> <li>- In the NB and DTMU zoning districts, total sign area is limited to 300 sq. ft. per parcel and sign animation is prohibited.</li> </ul>

<p><b>4.7.6 – Manufacturing and industrial uses:</b></p> <ul style="list-style-type: none"> <li>- Max. sign area: 3 sq. ft. for each lineal foot of building frontage, up to a maximum of 200 sq. per parcel.</li> <li>- Max. freestanding sign area: Up to 100% of the total allowed sign area.</li> <li>- Max. freestanding sign height: 10 ft.</li> <li>- Illumination: Any type.</li> <li>- Animation: Allowed.</li> </ul>	<p><b>General Industrial zoning district:</b></p> <p>Same regulations as “other commercial uses” in 4.7.5:</p> <ul style="list-style-type: none"> <li>- Max. sign area: 3 sq. ft. for each lineal foot of building frontage for the first 100 feet of frontage, then 1 sq. ft. for each additional foot of frontage above 100 feet, up to a maximum of 600 sq. per parcel.</li> <li>- Max. freestanding sign area: Not more than 50% of the total allowed sign area (up to 300 sq. ft.)</li> <li>- Max. freestanding sign height: 20 ft.</li> <li>- Illumination: Any type.</li> <li>- Animation: Allowed.</li> </ul> <p><b>Limited Industrial (LI), General Industrial Airport (GIA) &amp; Air Industrial Park (AIP) zoning districts:</b></p> <p>Same as currently allowed for manufacturing and industrial uses in 4.7.6 except that animation is prohibited.</p>
<p><b>Public zoning and uses:</b></p> <p>All standards related to signs approved only through special use permit.</p>	<p><b>Public zoning districts:</b></p> <ul style="list-style-type: none"> <li>- Max. sign area: 32 sq. ft.</li> <li>- Max. freestanding sign area: Up to 100% of the total allowed sign area.</li> <li>- Max. freestanding sign height: 10 ft.</li> <li>- Illumination: Any type.</li> <li>- Animation: Allowed.</li> </ul>
<p><b>4.7.7 – Area identification signs:</b></p> <p>Allowed subject to the following requirements:</p> <ul style="list-style-type: none"> <li>- Maximum Area. 100 square feet;</li> <li>- Maximum Height. 10 feet.</li> </ul>	<p><b>Area identification signs:</b></p> <p>Exempt under the definition of “official” sign, limited to 100 sq. ft. in area per “area identification sign” definition.</p>
<p><b>4.7.8 – New automobile dealership uses:</b></p> <p>Additional sign area, freestanding signs, freestanding sign height and other advertising devices are permitted.</p>	<p><b>Signs for businesses licensed to sell new automobiles:</b></p> <p>Same regulations as currently allowed in 4.7.8.</p>
<p><b>4.4.7 – Exempt signs:</b></p> <ol style="list-style-type: none"> <li>a. Professional occupation/name signs in professional building not exceeding 2 sq. ft.</li> <li>b. Certain memorial signs integral to the building structure.</li> <li>c. Identification nameplates not exceeding 4 sq. ft.</li> <li>d. Bulletin boards no exceeding 15 sq. ft. for charitable organization or religious institutions.</li> <li>e. Community directory sign or community directional sign.</li> <li>f. Any sign denoting a political campaign, charitable organization or religious institution.</li> </ol> <ul style="list-style-type: none"> <li>- Max sign area: 32 sq. ft. per sign.</li> <li>- Max sign height: 8 feet.</li> <li>- No limit on the number of signs per parcel.</li> </ul>	<p>“Incidental” sign exemption not exceeding 4 sq. ft. or address sign exemption.</p> <p>Same exemption.</p> <p>Same exemption.</p> <p>Signs as permitted in the zoning district in which the sign is located, and any other exempt signs.</p> <p>“Official sign” exemption.</p> <p>Signs during “election period” (first day of filing to 10 days after election).</p> <ul style="list-style-type: none"> <li>- Max sign area: 32 sq. ft. per sign.</li> <li>- Max sign height: 8 feet.</li> <li>- No limit on the number of signs per parcel.</li> </ul>



<p>u. Sign with NDOT right-of-way in compliance with State regulations.</p> <p>v. Official flags, no size limit, plus one corporate flag not more than 48 square feet.</p> <p>w. Off-premise community college sign, subject to limitations.</p> <p>x. A-frame signs for businesses, subject to limitations.</p>	<p>Flags which contain a non-commercial message as defined in this chapter, subject to a) not more than 2 flags per parcel; and b) each flag may be not more than 15 sq. ft. in any residential zoning district (standard 5' x 3' flag size) or more than 120 sq. ft. in combined total area in all other zoning districts.</p> <p>Off-premise sign owned by a community college, subject to same limitations as current code.</p> <p>Same exemption.</p> <p><b>Additional exempt signs (new):</b></p> <p>“Civic displays,” per new definition (e.g. in connection with a civic event).</p> <p>“Holiday decorations” that contain no commercial message and are placed not more than 45 days before the holiday and removed not more than 30 days after the holiday, per new definition.</p> <p>“Incidental signs” of not more than 4 square feet each, per new definition (e.g. traffic control or directional signs).</p> <p>“Monument signs, special,” a sign not exceeding 32 sq. ft. or 6 ft. in height, non-illuminated, which may be placed at each entrance to a parcel excluding single-family residential zoning districts.</p> <p>Murals that contain a non-commercial message.</p> <p>Nameplates appearing on residences or mailboxes.</p> <p>“Official signs,” per new definition (e.g. sign erected by a government agency in official duties).</p> <p>Signs on outdoor dining umbrellas.</p> <p>Signs on vending machines and fuel pumps.</p> <p>Signs painted on the horizontal, flat surface of a roof and only visible from the air.</p>
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Proposed regulations:

The proposed regulations are intended to allow real property signs of the same number and size as currently allowed. The regulation changes to allow signs during a period in which the property or a building on the property on which the sign is located is for sale, rent, or lease, subject to the same size and height limitations as current code. However, in order to allow real property signs of the same number and size as currently allowed, the signs cannot be limited by content and the additional signs may contain any message. For example, a business could use the signs to advertise any business or any other message during a period in which the property or a building on the property is for lease.

“Open house” signs: Current regulations regarding open house signs are content-based and need to be amended.

Current regulations:

- Max. sign area: 3 sq. ft. per street frontage
- Max. sign height: 3 ft.
- Not fewer than 3 off-premise signs allowed, which may be placed in the right-of-way, subject to specific requirements.

Proposed regulations:

Open house sign area is limited to that permitted under “signs during the period in which the property is for sale” as noted above in addition to sign area as permitted in the zoning district in which the sign is located. No signs are permitted within the right-of-way. Signs may be placed elsewhere (off-site) on private property, with the permission of that property owner, subject to the sign size limitations on the property on which the sign is located (e.g. “incidental signs”).

Official flags: “Official flags” include the flags of the United States of America, the state of Nevada, the consolidated municipality of Carson City, flags of the U.S. military including P.O.W./M.I.A. flags, and any flag approved by the board or any foreign nation having diplomatic relations with the United States which are flown in accordance with protocol established by the Congress of the United States, as currently defined in CCMC.

Current regulations:

- No limit on the number of official flags.
- No size limit on official flags.
- One “corporate” flag of not more than 48 sq. ft. is permitted in addition to official flags (which is a content-based regulation).

Proposed regulations:

Flags which contain a “non-commercial message,” as defined, subject to

- Not more than 2 flags per parcel; and
- The total area of all flags may not exceed 120 square feet (e.g. two 10’ x 6’ flags).

Billboards: Billboards or “off-premise signs,” as defined in the current sign code, have been the subject of many court challenges across the country and to the Supreme Court related to the Constitutionality of sign regulations under First Amendment’s free speech provisions. These challenges are the primary reason that municipalities across the county have re-written their sign codes to adopt content-neutral standards. The basis of regulating a sign containing a message advertising a business or commercial activity that is located on the site on which the sign is located versus a commercial message for something not located on that site is the type of regulation that has been struck down by courts.

Current regulations:

The Carson City sign code currently regulates billboards or “off-premise signs” differently from commercial signs that advertise on-site goods and services. Billboards are permitted with Special Use Permit approval only in certain locations, and including the following requirements:

- Only on Carson Street, William Street, Highway 50 East, and a portion of Highway 50 West;
- Only within the General Commercial or General Industrial zoning districts;
- Not located within 1,000 ft. of any other billboard;
- Not within a Redevelopment District (e.g. all of S. Carson Street) or within 300 ft. of a residential zoning district.
- Limited to 400 sq. ft. in sign area and 28 ft. in height.
- Billboard Special Use Permits expire every 5 years.

There are 23 existing billboards in Carson City, 10 of which are in non-conforming locations but may be maintained in accordance with current code provisions. There are 3 potential locations remaining for new billboards that meet the currently code requirements, all of which are on Highway 50 East.

Proposed regulations:

Existing billboards would become legal nonconforming signs; no new billboards would be allowed unless approved as part of the signage for a parcel under a Special Use Permit. Existing billboards may remain and can be maintained and replaced in accordance with the current Special Use Permit approval for the sign. No new Special Use Permit will be required upon expiration of the current Special Use Permit for an existing billboard.

Special monument signs: This is a new defined category of signs that are proposed to be added as exempt signs. A “special monument sign” is a sign not exceeding 32 sq. ft. or 6 ft. in height, non-illuminated, which may be placed at each entrance to a parcel excluding single-family residential zoning districts.

Staff believes this exemption will allow for appropriate signs to direct motorists to the proper entrance while minimizing the sign impacts from any illumination. Illuminated freestanding signs at entrances would be required to comply with the sign area and height limitations based on the other applicable code requirements.

Consistent with CCMC 18.02.075, the Board of Supervisors is authorized to amend Title 18. The Planning Commission makes a recommendation to the Board based on the ability to make the three required findings.

**1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.**

Title 18 is the City’s zoning ordinance. The zoning ordinance is adopted to create regulations and enforcement authority to implement the Master Plan. In large part, the proposed modifications to the zoning ordinance are intended to promote clarity, create administrative feasibility, and improve legal defensibility. With the proposed modifications, the zoning ordinance will continue to be in substantial compliance with and support the goals and policies of the master plan.

**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 do not constitute any amendments to the zoning map. All zoning districts will remain as currently designated. Modifications to Chapter 18.04 related to incorporating a table of permitted uses and grouping uses will improve the ease of administration of the ordinance.

**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 modifications to Title 18 are intended to promote clarity, create administrative feasibility and improve legal defensibility. The proposed modifications will not impact existing or planned public services or facilities.

**ATTACHMENTS:**

1. Proposed modifications to Chapter 18.02 (Administrative Provisions)
2. Proposed modifications to Chapter 18.03 (Definitions)
3. Proposed modification to Chapter 18.04 (Zoning Districts)
4. Proposed Residential Use Table
5. Proposed Non-Residential Use Table
6. Proposed Retail Use Table
7. Proposed Service Use Table
8. Proposed Other Commercial Use Table
9. Proposed Office and Lodging Use Table
10. Proposed Recreation Use Table
11. Proposed Industrial Use Table
12. Proposed Agriculture and Conservation Reserve Use Table
13. Proposed Public Use Table
14. Proposed modifications to Chapter 18.05 (General Provisions)
15. Proposed modifications to Chapter 18.13 (Bed and Breakfast Inns\_
16. Proposed modification to Title 18 Appendix, Development Standards Division 1, Land Use and Site Design
17. Proposed modification to Title 18 Appendix, Development Standards Division 2, Parking and Loading
18. Proposed modification to Title 18 Appendix, Development Standards Division 3, Landscaping
19. Proposed modification to Title 18 Appendix, Development Standards Division 4, Signs

## Chapter 18.02 – Administrative Provisions

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## Chapter 18.02 - ADMINISTRATIVE PROVISIONS

### 18.02.005 - Short title.

This title shall be known and may be cited in all proceedings as the Carson City Zoning Ordinance.  
(Ord. 2001-23 § 2 (part), 2001).

### 18.02.007 - Power of the Board [~~board of supervisors (hereinafter in Title 18 referred to as "board")~~]—Zoning and planning.

1. The [~~board~~] Board may:
  - (a) Divide Carson City into districts and regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings[~~-~~], structures or land within those districts[~~-~~];
  - (b) Adopt master plans for Carson City which will serve as a pattern and guide for the kind of orderly physical growth and development of the city that will minimize impairment of the city's natural resources[~~-~~]; and
  - (c) Establish and adopt ordinances and regulations relating to the subdivision of land.
2. The [~~board~~] Board shall carry out the provisions of subsection 1 in the manner prescribed by Chapters 278 and 278A of [~~Nevada Revised Statutes (NRS)~~] NRS.  
(Ord. 2001-23 § 2 (part), 2001).

**18.02.010 - Planning Commission: Creation; duties; appointment, terms and removal of members; compensation.**

1. There is hereby created [~~in Carson City~~] the Carson City Planning Commission pursuant to NRS 278.030.

2. In accordance with NRS 278.010 to 278.630, inclusive, and the provisions of CCMC, the Commission shall perform all duties that are required and may exercise all powers which have been granted.

3. The Commission must be composed of seven members, appointed by the Mayor from Carson City at large with the approval of the Board as required by NRS 278.030 **and 278.040** and in accordance with the Policies and Procedures of the Carson City, Nevada Boards, Committees, and Commissions adopted by the Board, as may be amended.

4. The term of each member is [~~four~~] **4** years, or until his or her successor takes office. A vacancy on the Commission that occurs other than through the expiration of a member's term must be filled for the unexpired term in the same manner provided in subsection 3.

5. Each member appointed to the Commission pursuant to this section must continuously reside and be registered to vote in Carson City throughout his or her term in office.

6. The members of the Commission shall elect a Chair and [~~Vice Chair~~] **Vice-Chair** by majority vote each year. Pursuant to NRS 278.060 and subject to any additional limitations set forth in the Policies and Procedures of the Carson City, Nevada Boards, Committees, and Commissions adopted by the Board, as may be amended, each term of Chair and [~~Vice Chair~~] **Vice-Chair** is one year, with eligibility for reelection.

7. A member of the Commission may be removed, after a public hearing, by a majority vote of the Board for just cause, including, without limitation, for any of the following conduct:

- (a) Inefficiency;
- (b) Neglect of duty;
- (c) Malfeasance; or

(d) Violation of any provision set forth in the Policies and Procedures of the Carson City, Nevada Boards, Committees, and Commissions adopted by the Board, as may be amended.

8. The members of the Commission shall serve without compensation.  
(Ord. 2018-3, 2018).

**18.02.011 - Meetings; records.**

The Commission shall:

- 1. Hold at least [~~one~~] **1** regular meeting in each month;
- 2. Adopt bylaws and rules for the transaction of business; and
- 3. Keep a complete record of its resolutions, transactions, findings and determinations, all of

which constitute a public record and must be maintained [~~at~~] **by** the Department.  
(Ord. 2018-3, 2018).

**18.02.012 - Commission actions; appeal to Board; attendance of Director.**

1. On any matter properly before the Commission and on which the Commission has[  
~~—(a) Taken~~] **taken** final action, the action may be appealed to the Board by the proponent of the action, any party aggrieved by the action [~~and~~] **or** any member of the Board pursuant to CCMC 18.02.060.

[~~(b) Made~~] **2. On any matter properly before the Commission and on which the Commission has made** a recommendation for action to the Board, the approval or denial of the matter by majority vote of the Board shall be deemed to be the final action, unless the matter is remanded to the Commission by the Board for further consideration.

[~~2.~~] **3.** The Director or his or her designee shall attend each meeting of the Commission.  
(Ord. 2018-3, 2018).

## Chapter 18.02 – Administrative Provisions

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### 18.02.015 - Purpose.

The purpose of ~~[Title 18]~~ **title 18 of CCMC** is to promote the health, safety and general welfare of Carson City's citizens through implementation of Carson City's Master Plan and its elements. It is the intent of the board and the commission that regulatory decisions made pursuant to Title 18 shall promote orderly and appropriate use of land throughout Carson City and be consistent with the goals, policies, objectives and programs of the master plan and its elements.

It is the purpose and intent of the board and commission that this title promote NRS 278.010 through 278.630 inclusive and the following purposes:

1. ~~[To coordinate and ensure the execution of]~~ **Implement the goals, policies and strategies adopted in** the Carson City ~~[master plan]~~ **Master Plan** and its elements through effective implementation of development review requirements~~[-, adequate facility and services review.];~~
2. ~~[To establish]~~ **Establish** a system of comprehensive, consistent and equitable regulations, standards and procedures for the review and approval of all proposed land development within the city~~[-];~~
3. ~~[To implement]~~ **Implement** the process oriented standards located in this title~~[-];~~
4. ~~[To implement]~~ **Implement** design-oriented standards contained in the development standards which is parallel authority to this title~~[-];~~

(Ord. 2001-23 § 2 (part), 2001).

*[Staff note: Amendments to this section include general reorganization, and deletion of duplicated verbiage..]*

### 18.02.020 - Administration of ~~[Title 18]~~ **title 18 of CCMC**.

The ~~[Carson City planning and community development director]~~ **Director** shall administer this title. ~~[For the purposes of this title, the term "director" means the director of the planning and community development department or the director's designee. The director shall determine when any application under his jurisdiction is complete.]~~

(Ord. 2001-23 § 2 (part), 2001).

*[Staff note: "Director" and other terms are defined in the definitions chapter of CCMC. Determination of the completeness of applications and other duties of the Director are authorized in the applicable sections later in this chapter.]*

### 18.02.025 - Jurisdiction, interpretation and application.

The provisions and standards contained in this title, as well as the standards contained in the development standards, shall be deemed to be minimum standards with which compliance is essential to the permitted uses, and shall not be construed as limiting the legislative discretion of the ~~[board]~~ **Board** to further restrict the permissive uses or to withhold or revoke permits for uses when the protection of the public health, morals, safety, welfare and residential neighborhoods is necessary. ~~[Title 18 ordinance requirements and corresponding development standards ordinance]~~ **Except as otherwise noted as exceptions in title 18, the requirements of title 18 and the corresponding development standards of title 18 Appendix A** shall apply to all properties within Carson City.

1. When this title imposes a greater restriction upon the use of land, or upon height, bulk, location or use of buildings than is required by existing provisions of law or by private covenant or other restriction, the provisions of this title shall prevail. Private covenants or deed restrictions which impose more restrictive conditions than herein contained are not superseded by this title **but are separate from the provisions of this title and are not enforced by this title**.

2. Rules of Interpretation. In interpreting the language of this title, the rules set out in this subchapter shall be observed unless the interpretation would be inconsistent with the expressed language of this title.

3. Text Controls. In case of any conflict between the text of this title and any figure, the text shall control.

## Chapter 18.02 – Administrative Provisions

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4. Computation of Time. The time within which an act is to be performed shall be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday or legal holiday, the period runs until the next day which is not a Saturday[-], Sunday, or legal holiday. The following time-related words shall have the meanings ascribed below:

- (a) "Day" means a calendar day unless otherwise stated.
- (b) "Week" means [~~seven (7)~~] 7 calendar days.
- (c) "Month" means [~~one (1)~~] 1 calendar month.
- (d) "Year" means a calendar year, unless a fiscal year is indicated.

5. Other Clarifications.

(a) Headings. The headings contained in this title are for convenience only and do not limit or modify the intent or meaning of the provisions.

(b) Tense. Unless clearly indicated to the contrary, words used in the present tense shall include the future, words used in the plural shall include the singular, words used in the singular shall include the plural, and words of one gender shall include the other.

(c) Use of Certain Words. The words "shall," "must," and "will" are always mandatory. The terms "may" **and "should"** [~~is~~] **are** discretionary. Words and phrases shall be construed according to the common and approved usage in the language, except for technical words and phrases that may have acquired a peculiar and appropriate meaning **as may be specifically defined within this title.**

(d) Conjunctions. Unless the context clearly indicates the contrary, conjunctions shall be interpreted as follows:

           (1) "And" indicates that all connected items or provisions apply; and

           (2) "Or" indicates that the connected items or provisions may apply singularly or in any combination.

6. Delegation of Authority. Whenever reference is made to the head of a department or to some other [~~city~~] **City** officer or employee, the reference shall be construed as authorizing the head of the department or other officer to designate, delegate to and authorize subordinates to perform the required act or duty, unless expressly provided otherwise.

7. Amendments to this title may create nonconforming uses. In this instance, standards from the previous code still apply to property made nonconforming by the amended code. All applications and permits that have been filed and are in process of review and approval, or when construction is occurring at the time of zoning changes to this title, will be reviewed and approved under the terms of the previous [~~Title 18~~] **title 18** in effect at the time of application. **The expansion of a nonconforming use or the development of a new use on a nonconforming property shall only be done in accordance with the provisions of this title.**

(Ord. 2001-23 § 2 (part), 2001).

### **18.02.030 - Enforcement.**

It is unlawful for any person, firm or corporation, whether as a principal, agent, employee, or otherwise (hereinafter referred to as "party"), to construct, build, convert, alter, erect **or** maintain a building, structure or any use of property, equipment, or operation in violation of a provision of this title. Any use contrary to this title is a misdemeanor offense as defined in [~~Title 1~~] **CCMC 1.08** (Misdemeanor Declared) and a public nuisance. The following procedure shall apply to enforce the provisions of this title:

1. In the event of a violation of this title, the [~~director~~] **Director** may deliver to any party in violation of this title an order to comply with the provision of this title in a time period up to [~~thirty (30)~~] **30** days from the issuance of the order to comply, at the [~~director's~~] **Director's** discretion.

2. Upon failure of any party in violation of this title to comply with the order described above, the [~~director~~] **Director** is authorized and empowered to prepare, sign, and serve a criminal misdemeanor citation for [~~said~~] **the** violation. A party is guilty of a separate offense for each and every day **on** which such violation of this title or failure to comply with any order is committed, confined, or otherwise maintained.

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3. The ~~[director]~~ **Director** may also refer notice of ~~[such]~~ **a** violation to the district attorney for commencement of action to abate, remove and enjoin ~~[such]~~ **the** violation as a public nuisance and a criminal action in the manner provided by law.

4. The conviction and punishment of any person under this section shall not relieve ~~[such]~~ **the** person from the responsibilities of correcting the nuisance.  
(Ord. 2001-23 § 2 (part), 2001).

### **18.02.035 – ~~[Commission/board]~~ Commission and Board applications.**

1. Application Deadline. An application for a ~~[variance, a special use permit, a zoning map amendment, a master plan amendment, zoning code amendment, an abandonment of street or easement, an amendment to this Title, a tentative subdivision or PUD map, or an appeal of an administrative decision]~~ **Variance, Special Use Permit, Zoning Map Amendment, Zoning Code Amendment, Master Plan Amendment, Tentative Subdivision Map, Tentative Planned Unit Development, or an abandonment of a right-of-way or easement** shall be filed with the ~~[director]~~ **Director** no later than 12:00 p.m. on the Thursday of the sixth week prior to the ~~[planning commission]~~ **Commission** meeting at which the application will be heard.

2. Determination of a Complete Application. ~~[Within three]~~ **Not more than 3** working days after the ~~[commission or board]~~ **Commission or Board** application deadline, the ~~[director]~~ **Director** shall determine whether the application is complete and forward written notice to the applicant of the determination. If it is determined that the application is not complete, the written notice shall specify the application's deficiencies and describe the additional information required **in order to make the application complete**. The ~~[director]~~ **Director** shall take no further action on the application unless the deficiencies are remedied. An incomplete application shall only be scheduled for ~~[commission or board]~~ **Commission or Board** review upon the submittal of a complete application pursuant to the provisions of this section. An application may only be scheduled for ~~[planning commission]~~ **Commission** review if the ~~[director]~~ **Director** deems the application complete no later than 12:00 p.m. 33 days prior to the ~~[planning commission]~~ **Commission** meeting. If the ~~[director]~~ **Director** fails to make a determination of completeness within ~~[three]~~ **3** working days after the ~~[commission or board]~~ **Commission or Board** application deadline without the written concurrence of the applicant, the application is deemed complete. A determination of completeness shall not constitute a determination of compliance with other requirements of this title or NRS.

3. Processing of an Application. Following the determination of completeness of an application, the applicant shall tender the application fee **to the Department**. The ~~[director]~~ **Director** shall review the application and prepare a report for the ~~[commission or board]~~ **Commission or Board**, as applicable, recommending approval, conditional approval, denial, or continuance for re-design. The ~~[director]~~ **Director** shall schedule the application for public hearing within the time and in the manner required by this title, NRS, and administrative guidelines.

4. Official Filing Date. The time for processing and acting on ~~[commission and board]~~ **Commission or Board** applications as established by NRS or this title shall commence on the date that the application is deemed complete and the fees are paid. Material modifications of any application by the applicant following the filing of the application shall reestablish the time for processing and acting on the application upon the ~~[director's]~~ **Director's** determination that the modified application is complete.

**5. Continuance of Application. An applicant may request a continuance of any application to a future meeting that is held not more than 180 days after the continuance request. A continuance requested by an applicant suspends the time established in NRS Chapter 278 and title 18 in which the applicable hearing body must render a decision. The applicable decision-making body may continue an application upon its own action provided that the meeting to which the application is continued allows for a decision on the application within required time limits established in NRS and this title.**

### **6. Withdrawal of Application.**

**(a) After an application has been deemed complete, the applicant may withdraw the application at any time by submitting a letter of withdrawal to the Director. No further action shall be taken on an application once the withdrawal letter is received by the Director.**

**(b) An applicant is not entitled to a refund of application fees for a withdrawn application. However, the Director may refund fees not expended during staff review of the application, based on an hourly basis of staff time, if the application is withdrawn prior to the publication of the notice of public hearing.**

(Ord. 2007-41 § 1, 2007: Ord. 2007-33 § 2, 2007: Ord. 2004-13 § 9, 2004: Ord. 2003-2 § 1, 2003: Ord. 2001-23 § 2 (part), 2001).

*[Staff note: Application continuance provisions are consolidated from other code sections here in paragraph 5. Provisions regarding the withdrawal of applications are added in paragraph 6.]*

**18.02.040 – [~~Application limitations~~] Subsequent applications.**

A second or subsequent application substantially similar to the first for a [~~variance, special use permit, zoning map amendment, zoning code amendment or master plan amendment~~] **Variance, Special Use Permit, Zoning Map Amendment, Zoning Code Amendment or Master Plan Amendment** shall not be submitted for review [~~within one year of~~] **prior to 1 year after** the first application's denial by the [~~commission or board~~] **Commission or Board** with respect to that parcel or any portion of that parcel [~~under the same ownership or if ownership changes~~] unless the [~~director~~] **Director** determines that the subsequent application is substantially different such that the facts supporting the previous denial from the [~~commission or board~~] **Commission or Board** no longer [~~exists~~] **exist**.

Where the holder of an application for a development approval wishes to file a subsequent application for a project which is substantially different from the first project, the new development application shall supersede the previous development application, and the applicant shall state on his **or her** application that, upon approval by the [~~commission~~] **Commission or Board** of the subsequent application, [~~he requests review and action to approve the withdrawal of~~] the first development approval **is withdrawn**.

(Ord. 2004-13 § 10, 2004: Ord. 2001-23 § 2 (part), 2001).

**18.02.045 - Notice of [~~commission~~] public hearings.**

*[Staff note: This is a reorganization of this section; there are no substantive changes proposed to the noticing requirements.]*

**1. Except as otherwise provided, all public hearing notices that are required for zoning or land division applications as identified in this title and title 17 (Division of Land) of CCMC shall comply with the provisions of this section.**

**2. Required public hearing notices shall be published in a newspaper of general circulation and mailed to surrounding property owners not less than 10 days before the public hearing.**

**Required notices shall:**

- (a) Identify the application type;**
- (b) Describe the nature and scope of the proposed project or request;**
- (c) Describe the location of the property that is subject to the application;**
- (d) Identify the date, time and location of the hearing being noticed;**
- (e) Provide contact information that may be used by interested persons to obtain additional information regarding a public hearing item;**
- (f) If the application is for a Master Plan Land Use Amendment or Zoning Map Amendment, provide existing and proposed Master Plan or Zoning Map designations, as applicable; and**
- (g) If a proposed Zoning Map amendment involves a change in the boundary of a zoning district that would reduce the density or intensity with which a parcel of land may be used, the property owner notice must include a section that an owner of property may complete and return**

**to the governing body to indicate his or her approval of or opposition to the proposed amendment.**

*[Staff note: Subsection (g) added per the requirements of NRS 278.260(3)]*

**3. Except as otherwise noted in this section for noticing of public right-of-way abandonments, public hearing notices shall be sent via first-class mail to the applicant or appellant, as applicable, and all property owners as shown on the most recent equalized assessment rolls and all tenants of a mobile home park located within the following radius measured from the perimeter boundaries of the property subject to the application:**

**(a) If the subject property is one acre or less in size, 300 feet;**

**(b) If the subject property is larger than one acre and less than 40 acres in size, 600 feet; or**

**(c) If the subject property is 40 acres or larger in size, 900 feet; and**

**(d) If the owners of record of the properties described in subparagraphs (a), (b) and (c) of this paragraph comprise less than 30 unique property owners, additional distance from the subject property as necessary to result in a total of 30 unique property owners within the notification radius.**

**4. A public hearing notice for a right-of-way abandonment shall be published in a newspaper of general circulation and mailed not less than 10 days before the public hearing. Notice shall be sent via U.S. mail, pursuant to a method that provides confirmation of delivery and does not require the signature of the recipient, to:**

**(a) The applicant; and**

**(b) Every owner of record of property that abuts upon the proposed right-of-way to be abandoned.**

~~[1. The commission shall, in accordance with this section, provide written notice of any public hearing which is scheduled to consider:~~

~~—— (a) An application for a variance, special use permit, zoning map amendment, tentative map, planned unit development map, master plan amendment such as a land use map amendment or element text amendment, appeal of administrative decision or commission decision, or appeal of an administrative permit.~~

~~—— (b) An application for a right-of-way abandonment.~~

~~—— (c) An appeal of a decision pursuant to section 18.02.060.~~

~~2. Every notice required by this section must:~~

~~—— (a) Indicate the date, time, location and purpose of the public hearing;~~

~~—— (b) Indicate, whenever applicable, the existing zoning designation of the application property and the proposed zoning change;~~

~~—— (c) Include a description of the general location of the property that is owned by the person to whom the notice is delivered;~~

~~—— (d) Include a reference to the application property or the proposed right-of-way abandonment, as applicable; and~~

~~—— (e) Not less than 10 days before the date of the hearing, be published in a newspaper of general circulation in Carson City and delivered by regular first class mail to the persons described in subsection 3 or 4, as applicable.~~

~~3. A notice required by paragraph (a) or (c) of subsection 1 must be provided to:~~

~~—— (a) The applicant or the appellant, as applicable.~~

~~—— (b) The following persons, as shown on the most recent equalized assessment rolls whose properties are located within the applicable radius as measured from the perimeter boundaries of the application property:~~

~~—— (1) If the application property is one acre or less in size, every owner of record of property and every tenant of a mobile home park which is located within 300 feet of the application property;~~

~~—— (2) If the application property is larger than one acre and less than 40 acres in size, every owner of record of property and every tenant of a mobile home park which is located within 600 feet of the application property;~~

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~~\_\_\_\_\_ (3) If the application property is 40 acres or larger in size, every owner of record of property and every tenant of a mobile home park which is located within 900 feet of the application property; and~~

~~\_\_\_\_\_ (4) If the owners of record of the properties described in subparagraphs (1), (2) and (3) of this paragraph comprise less than 30 unique property owners, such additional owners of record of properties that are located nearest in proximity to the application property as are necessary to comprise 30 unique property owners.~~

~~\_\_\_\_\_ 4. A notice required by paragraph (b) of subsection 1 must be provided to:~~

~~\_\_\_\_\_ (a) The applicant.~~

~~\_\_\_\_\_ (b) Every owner of record of property that abuts upon the proposed right-of-way abandonment which is the subject of the application to be considered at the public hearing.~~

~~\_\_\_\_\_ 5. As used in this section, "application property" means property, other than a proposed right-of-way abandonment, that is the subject of an application to be considered at a public hearing of the commission].~~

(Ord. 2004-13 § 11, 2004: Ord. 2002-41 § 1, 2002: Ord. 2001-23 § 2 (part), 2001). ([Ord. No. 2016-11, § I, 7-7-2016](#))

### 18.02.050 - Review.

1. The [~~board and the commission~~] **Commission and Board** in reviewing and judging the merit of a proposal for a [~~variance, special use permit, zoning map amendment, master plan amendment, zoning code amendment, master plan element or~~] **Variance, Special Use Permit, Zoning Map Amendment, Master Plan Amendment, Zoning Code Amendment, or public right-of-way** abandonment shall find that the regulations and standards in this title or state law are met.

2. The [~~commission and the board~~] **Commission and Board**, after reviewing a proposal and taking public testimony, shall reduce their respective [~~recommendations and~~] decisions to writing and shall include therein the [~~recommendation or~~] decision in a concise and explicit statement of the evidence. A copy of the [~~commission's and board recommendation and~~] **Commission's or Board's** decision must be mailed by certified mail, **delivered electronically to the applicant's email address provided on the application**, or hand delivered to the applicant. The applicant must sign the notice of decision and return the notice of decision to the [~~planning and community development department~~] **Department** within 21 working days of receipt. A copy of [~~this recommendation and~~] **the Commission's or Board's** decision shall be [~~forthwith~~] placed in the [~~planning and community development department~~] **Department** files as a record of the [~~commission's and board decisions~~] **decision**. Failure of the applicant to return the notice of decision within the required timeframe may be cause to place the application on the next [~~commission~~] **Commission or Board** agenda for further review.

3. The [~~board~~] **Board** shall have the power to review the recommendations and **appeals of** decisions of the [~~commission~~] **Commission** and by majority vote may affirm, deny, modify or return the recommendations or decisions to the [~~commission~~] **Commission** for further consideration.

**4. The applicant for a Variance, Special Use Permit, Zoning Map Amendment, Master Plan Amendment, Zoning Code Amendment, or public right-of-way abandonment shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed application. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission or Board. The applicant shall provide adequate information in the application and on any site plan to substantiate the findings required in this chapter. The Commission and Board shall determine if the information presented is adequate to support their decisions.**

(Ord. 2004-13 § 12, 2004: Ord. 2001-23 § 2 (part), 2001).

*[Staff note: Paragraph 4 provisions regarding burden of proof for findings is consolidated here from other sections in this chapter.]*

### 18.02.052 - Hearing examiners.

## Chapter 18.02 – Administrative Provisions

1. Appointment. A ~~[hearing examiner]~~ **Hearing Examiner** shall be appointed by formal action of the ~~[board]~~ **Board** and must meet the qualifications as established in NRS 278.263.

2. Compensation. The ~~[hearing examiner]~~ **Hearing Examiner** is entitled to no extra compensation for the hearing examiner duties.

3. Powers and Duties. The ~~[hearing examiner]~~ **Hearing Examiner** shall have the ~~[following]~~ power and duty to study, review, approve, disapprove or approve with conditions ~~[applications for all proposed work at hearings]~~ **all Administrative Permit applications and any other applications that may be authorized by this title for the hearing examiner's review.**

4. Procedure.

(a) All hearings conducted by the ~~[hearing examiner in Title 18]~~ **Hearing Examiner pursuant to the provisions of this title** must be at a meeting for which notice is given in accordance with the ~~[state open meeting law]~~ **Open Meeting Law** contained in NRS.

(b) Notice of a hearing ~~[to be sent by U.S. Mail and to be consistent with Title 18]~~ **shall be provided in accordance with CCMC 18.02.045** (Notice of ~~[Commission Hearings]~~ **public hearings**).

(c) An audio recording of the hearing must be made and copies of the ~~[tapes]~~ **recordings** must be made available **to the public.**

(d) The ~~[hearing examiner]~~ **Hearing Examiner** shall produce his **or her** decision in writing ~~[within ten days from]~~ **not more than 10 days after the date of** the hearing.

5. Decision. Where ~~[Title 18]~~ **this title** indicates the ~~[hearing examiner]~~ **Hearing Examiner** process may be used, the decision of the ~~[hearing examiner]~~ **Hearing Examiner** is final unless appealed in accordance with ~~[Title 18]~~ **CCMC 18.02.060** (Appeals).  
(Ord. 2004-13 § 13, 2004: Ord. 2001-23 § 2 (part), 2001).

### 18.02.055 - Fees and service charges.

*[Note: This section will be deleted in its entirety, and fees will be adopted by Resolution of the Board of Supervisors. No changes to fees are proposed except as noted below.]*

~~[Before accepting any application required by this title]~~ **Except for applications initiated by the Commission or Board or as otherwise provided in this section,** fees adopted by the board, including service charges, shall be charged, collected and deposited with the **Department prior to any application required by this title being deemed complete for processing.** ~~[planning division of the development service department. A fee sheet is available to the general public at the main desk of the planning division.]~~

#### 1. Zoning Application Fees:

Administrative Permit	\$750.00 + \$60.00/hr over 10 hours
Appeal	\$250.00 + \$60.00/hr over 4 hours
Zoning Map Amendment	\$2,450.00
Continuance	\$600.00
Historic Resources Review	No Charge
Major Project Review	No Charge
Master Plan Amendment	\$3,050.00
Minor Variance	\$500.00 + \$60.00/hr over 4 hours
Mobile Home Park Review	\$2,300.00
Recreational Vehicle Park Review	\$2,300.00

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Special Use Permit—Minor (conditional uses or height use permit within any residential zoning district)	\$2,200.00
Special Use Permit—Major (all special use permits not considered minor)	\$2,450.00
Temporary Use Permit	\$750.00
Variance	\$2,150.00
Zoning Code Amendment	3,250.00

### 2. Division of Land Fees Pursuant to Title 17 **of CCMC.**

Development Agreement	\$1,800.00
Development Agreement Amendment	\$800.00
Land Division Map	\$750.00
<del>[Land Division Map Recording]</del>	<del>[\$50.00 for the 1<sup>st</sup> sheet + \$10.00 for each additional sheet (NRS 278.4725)]</del>
Lot Line Adjustment or Deletion	\$500.00 + \$60.00/hr over 4 hours
Parcel Maps	\$2,750.00
<del>[Parcel Map Recording]</del>	<del>[\$17.00 for the 1<sup>st</sup> sheet + \$10.00 for each additional sheet (NRS 278.468)]</del>
Plat Amendment	\$2,550.00
Planned Unit Development—Tentative	\$3,450.00
Planned Unit Development—Final Map	\$3,550.00 per Phase
<del>[Planned Unit Development—Final Map Recording]</del>	<del>[\$50.00 for the 1<sup>st</sup> sheet + \$10.00 for each additional sheet (NRS 278A.570)]</del>
Subdivision—Tentative	\$3,500.00
Subdivision—Final	\$1,800.00 per Phase
<del>Subdivision Map Recording</del>	<del>[\$50.00 for the 1<sup>st</sup> sheet + \$10.00 for each additional sheet (NRS 278.450)]</del>
<del>[Merger and Re-subdivision—Same as applicable Parcel Map, Subdivision Map or Planned Unit Development]</del>	<del>[See fees above]</del>

### 3. General Planning Division Fees.

Manufactured Home in Single Family Zoning	\$500.00
Modification to Zoning or Division of Land Approvals	75% of Current Application Fee
Private Activity Bond Volume Cap Allocation/Review of Application	\$500.00
Public Utility Easement Abandonment	\$1,850.00
Research Fee	Per City Policy
Right-of-Way Abandonment	\$2,450.00
Time Extension, Administrative[)]*	\$100.00

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Time Extension, Public Hearing*	\$600.00
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\*Not applicable to Development Agreements.

4. All fees are non-refundable except for recording fees when there is no actual recording.

~~5. Unless a continuance is requested by the planning commission or board of supervisors with the applicant's concurrence, a continuance of a planning commission agenda item to a later meeting is subject to the following:~~

~~(a) Any application that has been placed on the published agenda for the planning commission or board of supervisors, and which is required by the applicant to be continued after the posting of the notice of public hearing, shall pay the fee listed above.~~

~~(b) The requests for continuances shall be granted or denied by the planning commission or board of supervisors at the time set for consideration of the application. If the request for continuance is denied, the fee shall be refunded and the hearing conducted in accordance with the posted agenda.]~~

**5. An applicant who requests the continuance of an application after the notice of public hearing for the application has been published or mailed to property owners shall pay the continuance fee listed above, and the applicable public hearing body shall consider whether to grant or deny the continuance when the item is considered on the agenda. If the public hearing body denies the request for a continuance, the fee shall be refunded and the hearing conducted in accordance with the posted agenda.**

**(a) Notwithstanding the above provisions, the applicant shall not be required to pay a continuance fee if the applicable public hearing body requests the continuance.**

*[Staff note: This paragraph is clarified and reorganized only. No substantive changes are made to the fees and requirements related to continuances.]*

6. No part of a filing fee will be refunded in the event that an application is not approved.

7. All application costs shall be ~~paid in US cash or by check~~ payable to Carson City. (Ord. 2007-28 § 1, 2007; Ord. 2001-23 § 2 (part), 2001). ([Ord. No. 2013-29, § I, 11-7-2013](#))

### **18.02.060 - Appeals.**

1. Appeals of Staff Decisions. An administrative decision of the ~~[director]~~ **Director** may be appealed by the applicant or any aggrieved party to the ~~[commission]~~ **Commission** by following the procedures in subsection 4 of this section within ten days of the date of the decision. The ~~[commission]~~ **Commission** may affirm, modify or reverse the decision.

2. Appeals of Commission, Hearing Examiner or Historic Resources Commission ~~[(HRC)]~~ **Decisions**. Any decision of the ~~[commission]~~ **Commission**, ~~[hearing examiner or the HRC]~~ **Hearing Examiner or the Historic Resources Commission** may be appealed to the ~~[board]~~ **Board** by the applicant, any aggrieved party, or any member of the ~~[board]~~ **Board** by following the procedures in subsection 4 of this section ~~[within 10 days of the date of the decision]~~. The ~~[board]~~ **Board** may affirm, modify or reverse the decision. ~~[In reviewing the decision, the board shall be guided by the statement of purpose underlying the regulation of the improvement of land expressed in NRS 278.020.]~~

*[Staff note: The last sentence above applies to all zoning regulations generally and not just appeals; it is superfluous verbiage.]*

3. Appeals of Board Decisions. A decision of the ~~[board]~~ **Board** is final. Any appeal of its decision shall be in a court of competent jurisdiction within the time frames established by ~~[the]~~ NRS.

4. Procedures for Filing an Appeal.

(a) Standing for filing an appeal. Any project applicant or any aggrieved party may file an appeal as specified in this section provided that the appellant has participated in the administrative process prior to filing the appeal.

(b) Issues for an Appeal. Issues not addressed in the public hearing stage of the administrative process for a project which is being appealed may not be raised as a basis for the appeal unless there is substantial new evidence which has become available accompanied by proof that the evidence was not

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available at the time of the public hearing. If new information is submitted to the [~~board~~] **Board**, the application shall]be referred back to the [~~commission~~] **decision making body** for further appeal, review and action.

(c) Appeal Application. [~~All appeal applications~~] **An appeal** shall be **accompanied by the appropriate fee and** filed in writing with a letter of appeal to the [~~director~~] **Director not more than 10 days after the date of the decision that is being appealed. The letter of appeal must include:**

(1) [~~The letter of appeal and application shall be submitted within ten days of the date of the staff or commission decision for which an appeal is requested.~~

~~\_\_\_\_\_~~ (2) ~~The appeal letter shall include the~~ **The** appellant's name, mailing address, daytime phone number and **email address;** [~~shall be accompanied by the appropriate fee.~~]

(3) ~~The letter shall specify the~~ **(2) A description of the** project or decision for which the appeal is being requested. The letter shall indicate which aspects of the decision are being appealed. No other aspect of the appealed decision shall be heard~~[-]~~ **; and**

(4) ~~The letter shall provide the~~ **(3) The** necessary facts or other information that support the appellant's contention that the [~~staff or commission~~] **applicable decision-making body** erred in its consideration or findings supporting its decision.

(d) Decision. The [~~commission or board~~] **Commission or Board**, whichever has jurisdiction over the appeal, shall render its decision on the appeal [~~within 60 days of~~] **not more than 60 days after** the submittal of a complete appeal application.

(e) Notice of Appeals. Notice of an appeal hearing shall be provided in accordance with [~~section~~] **CCMC 18.02.045.**

(Ord. 2004-13 § 14, 2004: Ord. 2001-23 § 2 (part), 2001). ( [Ord. No. 2016-11, § II, 7-7-2016](#) )

*[Staff note: This section is clarified and reorganized only. No substantive changes are made to the appeal process or requirements.]*

### **18.02.065 - Administrative abandonment of public utility~~[-]~~ easements.**

**1.** For the purposes of this section a "public utility easement" is an easement obtained by Carson City or a public utility which is owned or controlled by Carson City and which runs in favor of the [~~city~~] **City**. Pursuant to NRS 278.480(10) and through the use of the procedure contained in this section, a public utility easement may be abandoned without a hearing of the [~~board~~] **Board** or the [~~commission~~] **Commission**. The owner of property who seeks abandonment of a public utility easement involving his or her property shall file an application in writing with the [~~planning and community development department~~] **Department** on the forms required by [~~that department~~] **the Department**. The application shall also include a legal description and exhibit prepared and signed by a surveyor licensed in the state of Nevada unless the city engineer waives the requirements of retaining a state licensed surveyor for the preparation of the documents. The [~~director of the planning and community development department, or his or her designee,~~] **Director** may issue a written order abandoning a public utility easement after:

~~[1-]~~ **(a)** Receiving a complete application;

~~[2-]~~ **(b)** Obtaining the written approval of the city engineer or his or her designee, and the utilities director or his or her designee; and

~~[3-]~~ **(c)** Determining the subject public utility easement is no longer necessary or useful to Carson City.

**2.** The abandonment of a public utility easement pursuant to this section does not affect an easement held by a private utility company even if such private utility easement was created by the same instrument or it has the same legal description, and also does not affect an easement held by the public as distinguished from an easement held by Carson City or a public utility owned or controlled by Carson City.

**3.** A decision of the [~~director~~] **Director** made under this section may be appealed in the manner provided for in [~~Title 18 (Administrative Procedures)~~] **CCMC 18.02.060 (Appeals)**.

(Ord. 2001-23 § 2 (part), 2001).

**18.02.070 - Master Plan.**

1. Purpose. The purpose of this subchapter is to provide for the adoption of Carson City's ~~[master plan]~~ **Master Plan** and amendments to the ~~[master plan]~~ **Master Plan**.

2. Adoption of Master Plan. The ~~[commission]~~ **Commission** shall prepare and adopt a comprehensive, long term master plan for the physical development of Carson City. This plan shall be known as the ~~[city's master plan]~~ **Carson City Master Plan** and must be so prepared that all or portions thereof may be adopted by the ~~[board]~~ **Board** as the basis for the development of the city for a set, reasonable period of time pursuant to NRS 278.150.

3. Elements of the ~~[City's]~~ Master Plan. The ~~[master plan]~~ **Master Plan**, along with accompanying charts, drawings, diagrams, schedules and reports, may include, but is not limited to, the subject matter as are appropriate for the city and as may be the basis for the physical development thereof as stated under NRS 278.160~~[, as amended from time to time by the Nevada Legislature].~~

The ~~[commission]~~ **Commission** may prepare and adopt all or a portion thereof of the ~~[master plan]~~ **Master Plan** for all or any part of the ~~[city]~~ **City** pursuant to NRS 278.170.

The ~~[commission]~~ **Commission** shall, during the formation of plans for community design and public buildings, notify the school district's governing body to consider the preparation of such plans and to adequately and properly locate school sites.

4. Interest in Master Plan. The ~~[commission]~~ **Commission** shall endeavor to promote public interest in and understanding of the ~~[city's master plan]~~ **Master Plan** and regulations relating thereto. As a means of furthering the purpose of the ~~[master plan]~~ **Master Plan**, the ~~[commission]~~ **Commission** shall make annual recommendations to the ~~[board]~~ **Board** for the implementation of the ~~[master plan]~~ **Master Plan**. It also shall consult and advise with public officials, agencies and citizens to implement ~~[such plans]~~ **the Master Plan**.

Pursuant to **subsection 3 of** NRS 278.190, ~~[subsection 3, the commission]~~ **the Commission** members and employees, in the performance of their functions, may enter upon any land and make examinations and surveys. Furthermore, pursuant to subsection 4 **of NRS 278.190**, the ~~[commission]~~ **Commission** shall have power as may be necessary to enable it to fulfill its function and carry out the provisions of this title and NRS 278.010 to 278.630, inclusive. The ~~[city's master plan]~~ **Master Plan** shall be, but is not limited to, a map, together with such charts, drawings, diagrams, schedules, reports, ordinances, or other printed or published material, or any one or a combination of any of the foregoing as may be considered essential to the purpose of carrying out this title and NRS 278.010 to 278.630, inclusive.

5. Implementation of ~~[City's]~~ Master Plan by the ~~[board]~~ **Board**. Whenever the ~~[board]~~ **Board** has approved the ~~[commission's]~~ **Commission's** adopted ~~[master plan]~~ **Master Plan** or a part thereof, the ~~[board]~~ **Board** shall, upon recommendation of the ~~[commission]~~ **Commission**, determine a reasonable and practical means for implementing the ~~[master plan]~~ **Master Plan** or a portion thereof. The ~~[master plan]~~ **Master Plan** will serve as a pattern and guide for ~~[that kind of]~~ orderly physical growth and development of Carson City, which will cause the least amount of natural resource impairment and will conform to the adopted ~~[population/]~~growth management plan, **and will serve** as a basis for the efficient expenditure of funds ~~[thereof,]~~ relating to the ~~[subject]~~ **implementation of applicable** elements of the ~~[master plan]~~ **Master Plan**. After recommendation from the ~~[commission]~~ **Commission**, the ~~[board]~~ **Board** may adopt and use procedures as may be necessary for the implementation of this title.

6. Requirements for Application.

(a) Initiation of Amendments. A ~~[master plan amendment]~~ **Master Plan Amendment** may be initiated by the ~~[board of commission through]~~ **Board or Commission by** resolution ~~[, An]~~ **, or an** owner of real property may initiate ~~[an amendment]~~ **a Master Plan Amendment** for their property through an application filed with the ~~[director]~~ **Department**. ~~[A master plan amendment may also be initiated by the property owner if the property owner has entered into escrow with a buyer for purchase of the property with an expiration date of less than the period of time remaining before the next regular master plan review period.]~~ *[Staff note: The sentence deleted is an unnecessary restriction. A current property owner must always approve an application for a property.]*

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~~[(b) Master Plan Elements may be initiated by the Board of Supervisors or Planning Commission.] [Staff note: A Master Plan Element amendment is already captured under Master Plan Amendment.]~~

~~[(c) Types of Applications. There are 3 types of applications for master plan amendments.]~~ **(b) Types of Master Plan Amendments. Master Plan Amendments include:**

~~(1) [The first type is an] **An** amendment to the land use map of the land use element[-] ;~~  
~~(2) [The second type of amendment is] **An amendment** to revise the text in **any Master Plan element; and** [the various master plan elements. Applications for revisions to the text within master plan elements by the commission and board can be submitted at any time in the year.] [Staff note: The deleted submittal timing exception is already stated below in new paragraph (c).]~~

~~(3) [The third type of amendments to the city's master plan is adoption]~~ **Adoption** of a new ~~[master plan]~~ **Master Plan** element.

~~[(d)]~~ **(c) Timing of Amendments.** ~~[The city's master plan land use map may be amended by the board no]~~ **Except as otherwise provided in this subsection, the Commission may not amend the Master Plan land use plan** more than 4 times ~~[per]~~ **in a calendar** year. Applications ~~[or resolutions]~~ for ~~[master plan amendments]~~ **Master Plan Amendments** shall only be accepted during the ~~[planning commission]~~ **Commission application** submittal dates in January, April, July, and October for review by the ~~[planning commission]~~ **Commission** at its regular meeting the ~~[following]~~ month **following the applicable application submittal date.** Master ~~[plan]~~ **Plan** elements or other ~~[master plan]~~ **Master Plan** text amendments may be submitted in any month during the calendar year for adoption. **The provisions of this subsection do not apply to:**

**(1) A change in the land use designated for a particular area if the change does not affect more than 25 percent of the area; or**

**(2) A minor amendment adopted pursuant to NRS 278.225, including:**  
**(I) A change in a boundary that is based on a geographical feature, including, without limitation, topography, slopes, hydrographic features, wetland delineation and floodplains, when evidence is produced that the mapped location of the geographical feature is in error;**

**(II) A change made to reflect the alteration of the name of a jurisdiction, agency, department or district by the governing body, governing board or other governing authority of the jurisdiction, agency, department or district, as applicable, or by another entity authorized by law to make such an alteration; and**

**(III) An update of statistical information that is based on a new or revised study.** *[Staff note: Paragraph amended consistent with provisions of NRS 278.210 and 278.225.]*

~~[(e)]~~ **(d) Frequency of Amendment.** Only the ~~[board or commission]~~ **Board or Commission** may initiate an amendment of the ~~[master plan]~~ **Master Plan** for a parcel ~~[within]~~ **less than** 12 months after an amendment on that parcel has been approved or denied.

~~[(f)]~~ **(e) Completeness.** No ~~[master plan amendment]~~ **Master Plan Amendment** or element shall be processed until the information necessary to review and decide upon the proposed ~~[master plan amendment]~~ **Master Plan Amendment** or element is deemed complete by the ~~[director]~~ **Director.**

7. Review Procedures. The ~~[commission]~~ **Commission** shall review a ~~[master plan amendment]~~ **Master Plan Amendment** or element in conformance with this section.

(a) General Provisions. The ~~[commission]~~ **Commission** shall conduct at least 1 public hearing with notification for the purpose of receiving oral and written evidence ~~[relative to]~~ **regarding** the application. ~~[The evidence shall be reviewed to determine if the proposed amendment or element is consistent with existing goals, objectives, policies and action programs of the master plan.]~~ The ~~[commission]~~ **Commission** shall approve, modify, or deny the application based on the results of this review.

(b) Specific Plan. A specific plan may be submitted as part of a ~~[master plan amendment]~~ **Master Plan Amendment.** A specific plan will allow for more precise implementation of the ~~[master plan]~~ **Master Plan** by requiring or permitting review of large scale planning issues in order to protect the

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natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are or will be adequate to serve new development.

[As] **At** a minimum, all specific plans shall include:

(1) [The] **A written description and land use plan map identifying the** distribution, location and extent, density and general intensity of land uses, including open space [~~including a land use plan map and associated text~~];

(2) The distribution, location and extent of major infrastructure systems to address transportation, sewage, water, drainage, solid waste and other essential services;

(3) A plan for phasing the development of land uses and infrastructure;

(4) A financing plan for proposed infrastructure;

(5) A handbook containing guidelines, performance standards and other criteria including zoning standards and CC&Rs, if applicable, by which development will proceed;

(6) Performance standards for the protection and conservation of natural resources including floodways, wildlife, soils, topography, geology [~~and hillsides/slopes~~] , **hillsides and slopes**;

(7) Performance standards to achieve the goals and objectives of the [~~master plan~~]

### **Master Plan:**

(8) Where adjacent land uses are not compatible [~~(according to the adopted master plan showing friction areas)~~], appropriate performance standards for transition zones for buffering, screening and open space to protect adjacent uses;

(9) Other requirements including development agreements as deemed appropriate by the **Director**. [~~director. The specific plan designation shall apply to areas with 10-acre minimum combined land area as designated on the master plan land use map. The specific plan designation shall not be used as the basis for development proposals unless and until a specific plan for the area is approved and adopted by the board. All discretionary permit applications submitted must be consistent with the applicable specific plan provisions, however, should a property owner in the specific plan designation desire to develop, prior to adoption of a specific plan, then an amendment to change the land use designation from specific plan to another land use will be required before the development proposal is approved by Carson City. However, should an area not be designated on the master plan land use map as a specific plan, it may be requested for specific plan designation accompanying a master plan amendment application. In such case the specific plan designation will be determined by the commission with recommendation by the director.~~]

~~(10) All other code standards as required by Title 18 are applicable to the specific plan process.] [Staff note: The deleted verbiage in the last two paragraphs above is not specific plan submittal requirements and is unnecessary. It is obvious that if a specific plan is adopted, you use it in the review of applications; if it's not adopted, you don't. Staff is not clear on the intent of the 10-acre reference as currently written, but staff believes there is no need for any limitation related to property size. Also, it is unnecessary to say other title 18 requirements apply; other requirements may always apply.]~~

(c) Concurrent Processing of Applications. If a proposed project requires more than 1 application under the provisions of this title, the applications may be filed at the same time and processed concurrently.

(d) Time Period for Hearing. [~~Public hearings conducted by the commission shall be initiated within forty five (45) days from~~] **The Commission shall conduct a public hearing regarding a Master Plan Amendment not more than 65 days after** the date the resolution **initiating the amendment** was adopted **by the Commission or Board** or the **date on which a** complete application **from a property owner** was accepted. [Staff note: 65 days is consistent with other Commission applications; NRS has no time requirement for Master Plan Amendments.]

~~{(e) Time Period for Action. The commission may take action on the proposed master plan amendment or element at the conclusion of the public hearing, but shall take action no later than 90 days after the resolution was adopted or the complete application was accepted. An extension of time for commission action may be granted if mutually agreed upon between the applicant and the commission.} [Staff note: Deleted provisions included in paragraph 9 below.]~~

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8. Notice for Master Plan Amendments or Elements. Notice **of the Commission hearing** for all ~~[master plan amendments]~~ **Master Plan Amendments** or elements shall be given in accordance with the provisions of this section and NRS 278.210. **If a proposed Master Plan Amendment includes changes to the Master Plan land use map, property owner notice shall also be provided in accordance with CCMC 18.02.045 (Notice of Commission hearings).** ~~[If a master plan element contains specific development plans, then notice in addition to this section as well as NRS 278.210 shall be accomplished, and furthermore, noticing of the specific development site shall be in accordance with the provisions of NRS 278.315(3) and CCMC 18.02.045 (Notice of Commission Hearings).~~

~~—— (a) Amendment Not Affecting Boundaries. A proposed master plan amendment that does not change the boundaries of the land use categories of the land use plan map, e.g. text change, shall not require property owner noticing as set forth in Title 18 (Notice).]~~

9. Commission Action. The ~~[commission may]~~ **Commission must** take action to adopt or deny ~~[the master plan amendment or element request]~~ **a Master Plan Amendment not more than 65 days after the date the resolution initiating the amendment was adopted by the Commission or Board or the date on which a complete application from a property owner was accepted.** An action to adopt the ~~[master plan amendment]~~ **Master Plan Amendment** or element shall be by resolution of the ~~[commission]~~ **Commission** carried by the affirmative votes of not less than ~~[2/3]~~ **two-thirds** of the total membership. The resolution shall refer expressly to the maps, descriptive matter, text or other matter intended by the ~~[commission]~~ **Commission** to constitute the amendment or element. Failure of the ~~[commission]~~ **Commission** to hold a public hearing or take action within the time frames provided in this article shall constitute a recommendation of approval of the ~~[master plan amendment]~~ **Master Plan Amendment** ~~[or element]~~ application.

10. Commission Findings. When forwarding its decision to the ~~[board]~~ **Board** for adoption of ~~[the amendment]~~ **a Master Plan Amendment**, the ~~[commission]~~ **Commission** shall, at a minimum, make the following findings of fact:

(a) Consistency with Master Plan.

(1) Adoption. The proposed amendment is in substantial compliance with the goals, policies and action programs of the ~~[master plan.]~~ **Master Plan.**

(2) Denial. The proposed amendment is not in substantial compliance with the goals, objectives and policies and action programs of the master plan.

(b) Compatible Land Uses.

(1) Adoption. The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare.

(2) Denial. The proposed amendment would result in land uses which are incompatible with existing adjacent land uses, and would adversely impact the public health, safety or welfare.

(c) Response to ~~[Change]~~ **Changed** Conditions.

(1) Approval. The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the ~~[board]~~ **Board** and the requested amendment represents a more desirable utilization of land[-] ; **and**

(2) Denial. The proposed amendment does not identify [and/] or address changed conditions of an area that have occurred since the plan was adopted by the board and the requested amendment does not represent a more desirable utilization of land.

(d) Desired Pattern of Growth.

(1) Approval. The proposed amendment will promote the desired pattern for the orderly physical growth of the city and guides development of the city based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

(2)-Denial. The proposed amendment does not promote the desired pattern for the orderly physical growth of the city. The proposed amendment does not guide development of the city based on the projected population growth with the least amount of natural resource impairment and/ or the efficient expenditure of funds for public services.

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~~[(e)]~~ **11. Commission Findings for Master Plan Elements.** When forwarding its decision to the ~~[board]~~ **Board** for adoption of a ~~[master plan]~~ **Master Plan** element, the ~~[commission]~~ **Commission** shall, at a minimum, make the following findings of fact:

~~[(1) That the]~~ **(a) The** proposed element is consistent with and not contrary to the present elements of the ~~[Carson City master plan]~~ **Master Plan**.

~~[(2) That the]~~ **(b) The** element shall be part of the ~~[city's master plan]~~ **Master Plan**, which is a comprehensive long-term document for the physical development of Carson City, and this element will now supplement the other ~~[master plan]~~ **Master Plan** elements that compose the ~~[Carson City master plan.]~~ **Master Plan; and**

~~[(3)]~~ **(c)** The proposed element will promote a desired pattern of orderly, physical growth of the city, ~~[and/]~~ or guides a particular type of development activity within Carson City, which will be based on the projected population growth with the least amount of natural resource impairment ~~[, and/or]~~ **and** the efficient expenditure of funds ~~[per]~~ **for** public services.

~~[(11.)]~~ **12. Planning Commission Report.** ~~[Within forty five (45) days of]~~ **Not more than 45 days after** the action by the ~~[commission]~~ **Commission** on the proposed ~~[master plan amendment]~~ **Master Plan Amendment** or element, a report describing the amendment or element, the discussion at the public hearing, testimony, notice and vote of the ~~[commission]~~ **Commission**, along with a certified copy of the proposed amendment or element shall be transmitted to the ~~[board]~~ **Board**. If the ~~[commission]~~ **Commission** does not recommend adoption, ~~[it should]~~ **the report must** state why the ~~[commission]~~ **Commission** could not make the required findings for adoption ~~[in subsection 10 of this section]~~. **Failure of the Commission to report to the Board not more than 45 days after the date of its hearing shall be deemed a recommendation of approval.**

~~[12. Action by Board . Master Plan Amendments. The board shall review a master plan amendment in accordance with the provisions of this section.~~

~~———— (a) Time Period for Hearing. The director shall schedule a public hearing before the board Board regarding master plan amendments within 45 days after action taken by the commission.~~

~~———— (b) Notice of Hearing. The public hearing shall be noticed as required by NRS 278.220.~~

~~———— (c) Board Action. In reviewing a master plan amendment, the board shall consider the record and evidence introduced to the commission and may approve, modify or deny the commission's action. Final action to approve, modify or deny the amendment shall require a simple majority vote of the board members in attendance.~~

~~———— If the board proposes to modify the approval action from the commission, the proposed modifications shall be referred to the commission for consideration. The commission shall be required to hold at least 1 public hearing on the modification. The commission shall submit a report on the proposed modification back to the board within 90 days from the date of referral by the board. Failure to report shall be deemed a recommendation of approval. Prior to making a final decision, the board shall be required to conduct a public hearing and notice this hearing pursuant to this article. If the commission does not recommend approval of the modification, approval of the proposed modification shall require a simple majority vote of the board members in attendance.]~~

**13. Action by Board.** ~~[Master Plan Elements.]~~ The ~~[board]~~ **Board** shall review a ~~[master plan]~~ **Master Plan Amendment or** element in accordance with the provisions of this section.

**(a) Timing for Hearing.** The ~~[director]~~ **Director** shall schedule a public hearing before the ~~[board]~~ **Board** regarding ~~[master plan elements within 45 days of]~~ **a Master Plan Amendment or element not more than 45 days after** the action by the ~~[commission]~~ **Commission**.

**(b) Notice of Hearing.** The public hearing shall be noticed as required by NRS 278.220.

**(c) Board Action.** In reviewing a ~~[master plan]~~ **Master Plan Amendment or** element, the ~~[board]~~ **Board** shall consider the record and evidence introduced to the ~~[commission]~~ **Commission**, and may approve, modify or deny the ~~[commission]~~ **Commission's** action. Final action to approve, modify or deny the ~~[master plan]~~ **Master Plan Amendment or** element shall require a simple majority of the ~~[board]~~ **Board** members in attendance. If the ~~[board]~~ **Board** proposes to modify the ~~[approval action of the commission]~~ **Commission's action** regarding a ~~[master plan]~~ **Master Plan Amendment or** element,

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the proposed modifications shall be referred to the ~~[commission]~~ **Commission** for consideration. The ~~[commission]~~ **Commission** shall ~~[be required to hold]~~ **conduct** a public hearing on the modification. The ~~[commission]~~ **Commission** shall submit a report on the proposed modification back to the ~~[board within 90 days from]~~ **Board not more than 90 days after** the date of referral by the ~~[board]~~ **Board**. Failure **of the Commission** to report **to the Board within the required time period** shall be deemed a recommendation of approval. Prior to making a final decision, the ~~[board]~~ **Board** shall ~~[be required to]~~ conduct a public hearing and notice this hearing ~~[pursuant to this section]~~ **as required by NRS 278.220**. ~~[If the commission **Commission** does not recommend approval of the proposed modification, approval]~~ **Approval** of the proposed modification **by the Board** shall require a simple majority vote of the ~~[board]~~ **Board** members in attendance.

14. Effective Date. A ~~[master plan amendment]~~ **Master Plan Amendment** or element shall become effective immediately upon a determination by the ~~[board]~~ **Board** that the amendment or element is in conformance with the ~~[master plan]~~ **Master Plan** and all noticing procedures have been fully complied with.

15. One-Year Wait for Denials. After the denial of a ~~[master plan amendment]~~ **Master Plan Amendment by the Board**, no application for a ~~[master plan amendment]~~ **Master Plan Amendment** for the same or similar amendment may be accepted for 1 year ~~[immediately following the denial]~~ **after the date of the Board action denying the application**.

*[Staff notes: Most of the above changes are clerical in nature.]*

(Ord. 2005-21 § 2, 2005: Ord. 2002-41 § 2, 2002: Ord. 2001-23 § 2 (part), 2001).

### **18.02.075 - Zoning ~~[map amendments and zoning code amendments]~~ Map Amendment and Zoning Code Amendment.**

1. Amendments. This title and ~~[land use]~~ **the zoning** map incorporated herein may be amended, repealed or supplemented by the ~~[board]~~ **Board**.

~~[2. Application Requirements. Amendments to this title or the city's official zoning district map may be initiated by the commission, the board, or an owner of a lot or parcel, by filing with the director a signed and complete application, accompanied by the necessary fee, and application materials including all evidence and facts required under this section.]~~ *[Staff note: This paragraph rewritten below consistent with verbiage for Master Plan Amendment applications.]*

**2. Initiation of amendments. A Zoning Map Amendment or Zoning Code Amendment may be initiated by an affirmative vote of a majority of the Commission or Board, or an owner of real property may initiate a Zoning Map Amendment or Zoning Code Amendment for their property through an application filed with the Department.**

3. Investigation. The ~~[director]~~ **Director** shall investigate each application to assure that the proposal is consistent with the requirements of this title.

4. Hearing.

(a) The ~~[commission]~~ **Commission** shall ~~[first]~~ hold a public hearing on all proposed amendments [-

~~\_\_\_\_\_]~~ (b) Such hearings shall be held within sixty five (65) days following] **not more than 65 days after** the acceptance of a complete application.

~~[(c)]~~ (b) When the ~~[commission deems it proper]~~ **Commission or Board deems it appropriate as part of the review of a Zoning Map Amendment**, it may consider other property for ~~[change]~~ **amendment**, in addition to that sought in the application ~~[- provided, that proper notice has been given pursuant to this subchapter.]~~ **, and instruct the Director to initiate a Zoning Map Amendment for the additional property. An amendment for any additional property directed by the Commission or Board is subject to the requirements of this section.**

5. Findings. ~~[The applicant for a zoning map amendment or zoning code amendment shall have the burden of proof to provide facts supporting the proposed zoning map amendment or zoning code amendment. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the commission and~~

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the board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this section. The commission and board shall determine if the information presented is adequate to support their decisions.

— (a) Before a zoning map amendment may be recommended for approval, the applicant shall provide evidence to the commission and board concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous five (5) year time period, and describe:

- (1) How the proposal will impact the immediate vicinity,
- (2) How the proposal supports the goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated,
- (3) If the proposed amendment will impact properties within that use district,
- (4) Any impacts on public services and facilities.

— (b) The [~~commission~~] **Commission**, in forwarding a recommendation to the [~~board~~] **Board** for approval of a [~~zoning map amendment or zoning code amendment~~] **Zoning Map Amendment or Zoning Code Amendment**, shall make the following findings of fact:

[~~(1) That the~~] (a) **The** proposed amendment is in substantial compliance with and supports the goals and policies of the master plan[~~;~~]

[~~(2) That the~~] (b) **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[~~;~~]

[~~(3) That the~~] (c) **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.

[Staff note: Deleted verbiage in paragraph 5 (applicant's burden of proof) is moved to CCMC 18.02.050[4] to be used generally for all application findings. Deleted verbiage in subparagraph 5(a) is redundant in that it states a general application submittal requirement to show that the project meets the required findings for approval.]

### 6. Decision of the Commission.

[~~(a)~~] Following the public hearing, the [~~commission~~] **Commission** shall determine if there is adequate evidence in the record to support the facts and findings required by this section and shall **recommend that the Board** approve, **modify** or deny the request for the [~~zoning map amendment or zoning code amendment~~] **Zoning Map Amendment or Zoning Code Amendment**.

[~~(b)~~] The applicant may request a continuance of any application for a zoning map amendment or zoning code amendment to a future meeting. A continuance suspends the time lines established in NRS and this code.

— 7. Notice. Notice of an appeal hearing shall be provided in accordance with section 18.02.045.]

[Staff note: Continuance verbiage is applicable to all applications and is moved to CCMC 18.02.035 (Commission and Board applications). Notice of an appeal is not applicable here, as all zoning amendment applications go to the Board.]

### [~~8.~~] 7. Report to the [~~board~~] **Board**.

(a) After the hearing of the [~~commission~~] **Commission**, the [~~commission~~] **Commission** shall make a recommendation on the application to the [~~board~~] **Board**.

(b) The [~~commission~~] **Commission** shall [~~also~~] forward to the [~~board~~] **Board** a copy of its decision and findings in accordance with this section recommending approval, modification or denial of the proposed [~~zoning map amendment or zoning code amendment~~] **Zoning Map Amendment or Zoning Code Amendment**.

(c) Failure of the [~~commission~~] **Commission** to report [~~within thirty (30) days of~~] **to the Board not more than 30 day after** the date of its hearing, unless the hearing date has been continued with the applicant's concurrence, shall be deemed a recommendation of approval.

[~~(d)~~] The applicant or the commission with the applicant's concurrence, may continue any application for a zoning map amendment or zoning code amendment to a future meeting in order to ensure that the applicant has adequate time to present required information or other materials needed for consideration of the decision. A continuance, when approved with applicant concurrence, suspends the

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~~time lines established in NRS and this code.~~ [Staff note: Continuance verbiage is applicable to all applications and is moved to CCMC 18.02.035 (Commission and Board applications).]

[9.] **8.** Action by Board. The ~~[board]~~ **Board** shall consider the evidence relating to the ~~[zoning map amendment or zoning code amendment]~~ **Zoning Map Amendment or Zoning Code Amendment** and may approve, **modify** or deny the recommendation of the ~~[commission]~~ **Commission by a simple majority vote of the Board members in attendance.**

(Ord. 2004-13 § 15, 2004: Ord. 2001-23 § 2 (part), 2001). ( [Ord. No. 2016-11, § III, 7-7-2016](#) )

### **18.02.080 - Special ~~[use permit]~~ Use Permit (conditional uses).**

1. Authority. The Commission shall have the discretionary authority to approve, conditionally approve, continue within allowed time frames, or deny a Special Use Permit for any conditional use. [Staff note: Continuance provisions contained in CCMC 18.02.035.]

2. Application Requirements. Before a Special Use Permit may be considered for approval:

**(a) Any person requesting a Special Use Permit shall file a complete and accurate application with the planning division. The application shall include the information, site plans and other materials determined by the Director to be necessary to support the requirements of this section as well as include a signature of at least one (1) owner of record of the subject property.**

~~[(a) The applicant shall file with the Planning Division plans showing the applicant's intent and meeting the requirements for a complete application, including a signature of at least one (1) owner of record of the subject property. The detailed site plan will include a landscaping plan conceptually designed in accordance with the requirements listed in Division 3, Landscaping, of the Development Standard].~~

[Staff note: Landscape plan submittal requirement are listed on an application.]

**(b) The proposed use shall be listed as a conditional use in the ~~[land use]~~ zoning district in which the property is located or shall be a similar use to a use listed as a conditional use in that zoning district as determined by the Director pursuant to CCMC 18.04.020 (Determination of districts).** ~~[not listed. The Director shall determine whether or not a use not included as a conditional use is a similar use that does not deviate from the pattern of other conditional uses in that land use district and complies with that district's purpose statement.]~~

3. Investigation. The Director shall investigate each application to assure that the proposal is consistent with the requirements of this ~~[Title]~~ **title.**

4. Hearing.

~~(a) The Commission shall hold a public hearing, not [later than sixty five (65)]~~ **more than 65** days after acceptance of a complete application~~[-, and shall give notice of time and place and purpose thereof by mailing a notice, pursuant to Title 18 (Notice)].~~

**(b) Notice of the Commission hearing shall be given in accordance with CCMC 18.02.045 (Notice of Commission hearing).**

~~[(b)]~~ **(c) The Commission shall hear and consider evidence and facts regarding the Special Use Permit application from any person at the public hearing [-, or shall consider] or by** written communication from any person ~~[relative to the proposed Special Use Permit].~~

5. Findings. ~~[Findings from a preponderance of evidence must indicate that the proposed use]~~ **In approving a Special Use Permit, the Commission shall make the following findings of fact:**

(a) Will be consistent with the objectives of the Master Plan elements ;

(b) Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity;

(c) Will have little or no detrimental effect on vehicular or pedestrian traffic;

(d) Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements;

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(e) Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district;

(f) Will not be detrimental to the public health, safety, convenience and welfare;

(g) Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

~~[(h) The applicant for a Special Use Permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed Special Use Permit. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission and the Board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this Section.]~~

### 6. Decision.

~~[(a)]~~ Following the public hearing, the Commission shall determine if there is a preponderance of evidence in the record to support the findings required by this ~~[Section]~~ **section** and shall approve, conditionally approve, modify ~~[-continue within allowed time frames]~~ or deny the Special Use Permit request.

~~[(b) The applicant may request a continuance of any application for a Special Use Permit to a future meeting. A continuance suspends the time lines established in NRS and this code.]~~ *[Staff note: Continuance provisions contained in CCMC 18.02.035.]*

7. Conditions of Approval. The Commission, in approving ~~[any]~~ **a** Special Use Permit, may require certain conditions under which the lot or parcel may be used or the building constructed if, in ~~[such]~~ **the** Commission's opinion, ~~[the use will otherwise be incompatible with other existing and potential uses within the same general area or will constitute a nuisance or will overburden public services, improvements or facilities]~~ **the conditions are necessary for the use to meet the required findings for approval of the Special Use Permit.** Standard ~~[Conditions of Approval]~~ **conditions of approval** are found in ~~[section]~~ **CCMC 18.02.105.**

### 8. Expiration; Revocation.

(a) Where a use permitted by an approved Special Use Permit is not ~~[made]~~ **initiated** on the property ~~[within twelve (12) months from]~~ **not more than 12 months after** the date of approval, unless additional time is granted by the Commission based upon consideration of the specific circumstances of the project, then without further action, the Special Use Permit shall be null and void and ~~[such]~~ **the** use shall not be ~~[made of]~~ **permitted on** the property except upon the granting of a new Special Use Permit.

(b) **If the use for which the Special Use Permit was granted is discontinued for 12 consecutive months, the** Special Use Permit is void ~~[one (1) year after the activity granted by such Special Use Permit is discontinued].~~

(c) In the event that circumstances beyond the control of the applicant result in a failure to complete applicable Special Use Permit conditions and ~~[construct or commence]~~ **initiate** the use prior to the expiration date, the applicant may, in writing, request an extension of the expiration date. The written request for an extension ~~[shall]~~ **must** be received by the ~~[Planning Division thirty (30)]~~ **planning division not less than 30** days prior to the expiration date and shall state the reason for the extension. The Director may approve a ~~[one year]~~ **1-year** extension from the original date of Special Use Permit expiration, **or the Director may refer the extension request to the Commission.** ~~[with the option of Commission review.]~~ The Commission may approve additional extensions of time subject to the consideration of the continued appropriateness of the Special Use Permit ~~[and may be subject to the imposition of additional conditions by the Commission]~~ **based on the required Special Use Permit findings. When considering an extension, the Commission may impose additional conditions on the Special Use Permit** to ensure that the activity permitted by the Special Use Permit ~~[does not adversely impact other properties in the area or the public interest]~~ **continues to meet the required findings for approval of a Special Use Permit.**

(d) A Special Use Permit shall be, upon violation, subject to revocation or amendment by the Commission **in accordance with CCMC 18.02.090.**

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(Ord. 2004-13 § 16, 2004: Ord. 2001-23 § 2 (part), 2001). ( [Ord. No. 2008-37, § I, 12-4-2008](#) )

### 18.02.085 - Variances.

1. Authority. The Commission shall have the discretionary authority to approve, conditionally approve~~[, continue within allowed time frames,]~~ or deny a Variance. *[Staff note: Continuance provisions contained in CCMC 18.02.035.]*

#### 2. Application Requirements.

(a) Any person requesting a Variance shall file a complete application signed by at least one (1) owner of record of the subject property ~~[with the Planning Division]~~ **with the planning division**. ~~[Such]~~ **The** application shall include the information, site plans and other materials determined by the Director to be necessary to support the requirements of this ~~[Section]~~ **section**.

~~[(b) The applicant for a Variance shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed Variance. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission and, if on appeal, by the Board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this Section.~~

~~—————(c) The Commission and Board shall determine if the information presented by a preponderance of the evidence supports their decisions.] [Staff note: Paragraphs (b) and (c) stated for all applications in 18.02.050(4) (Review).]~~

3. Investigation. The Director shall investigate each application to assure that the proposal is consistent with the requirements of this ~~[Title]~~ **title**.

#### 4. Hearing.

(a) The Commission shall hold a public hearing ~~[;]~~ not later than ~~[sixty five (65)]~~ **65** days after the acceptance of the complete application.

**(b) Notice of the Commission hearing shall be given in accordance with CCMC 18.02.045 (Notice of Commission hearing).**

~~[(b)]~~ **(c)** The Commission shall hear and consider evidence and facts **regarding the Variance application** from any person at the public hearing ~~[, or shall consider]~~ **or by** written communication from any person ~~[relative to the Variance]~~.

5. Findings. **In approving a Variance, the Commission shall make the following findings of fact:**

(a) ~~[That because]~~ **Because** of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity ~~[or under identical zone classification]~~ **within the same zoning district;**

(b) ~~[That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant;]~~ **The strict application of the regulation would result in peculiar and exceptional practical difficulties, or exceptional and undue hardship; and**

(c) ~~[That the]~~ **The** granting of the ~~[application]~~ **Variance** will not, under the circumstances of the particular case, **be materially detrimental to the public health, safety or welfare, or injurious to property or improvements in the vicinity.** ~~[adversely affect to a material degree] the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.] [Staff note: These are typical variance findings for communities throughout Nevada and the U.S.]~~

#### 6. Decision.

~~[(a)]~~ Following the public hearing, the Commission shall determine if there is adequate evidence in the record to support the findings required by this ~~[Section]~~ **section** and shall approve, conditionally approve, modify ~~[, continue within allowed time frames,]~~ or deny the Variance request.

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~~[(b) The applicant may request a continuance of any application for a Variance to a future meeting. A continuance suspends the time lines established in NRS and this code.] [Staff note: Continuance provisions contained in CCMC 18.02.035.]~~

### 7. Conditions of Approval.

~~[(a)]~~ The Commission, in approving ~~[any]~~ **a** Variance, may require conditions ~~[under which the lot or parcel may be used or the building constructed which, in such]~~ **that, in the** Commission's opinion ~~[will prevent material damage or prejudice to adjacent properties]~~, **are necessary for the project to meet the required findings for approval of the Variance.** Standard Conditions of Approval are found in ~~[section]~~ **CCMC 18.02.105.**

~~[(b) Before a Variance shall be granted, the applicant shall sign an agreement to fulfill all conditions established by the City.] [Staff note: The Commission's action is the final decision; the applicant's concurrence is unnecessary and is not obtained in writing before the final approval.]~~

### 8. Expiration.

(a) Where an approved Variance is not ~~[developed or exercised within twelve (12)]~~ **initiated within 12** months of the date of approval, unless additional time is granted by the Commission based upon consideration of the specific circumstances of the project, then without further action, the permit shall be null and void and such development activity shall not be ~~[made of]~~ **initiated on** the property except on the granting of a new Variance ~~[permit].~~

(b) In the event that circumstances beyond the control of the applicant result in a failure to complete applicable Variance conditions and ~~[construct or commence]~~ **initiate** the project prior to the expiration date, the applicant may request in writing an extension of the expiration date. The written request for an extension ~~[shall]~~ **must** be received by the Director ~~[thirty (30)]~~ **not less than 30** days prior to the expiration date and shall state the reason for the extension. The Director may approve a ~~[one-year]~~ **1-year** extension from the original date of Variance expiration, **or the Director may refer the extension request to the Commission.** ~~[with the option of Commission review.]~~ The Commission may approve additional extensions of time subject to the consideration of the continued appropriateness of the Variance ~~[and may be subject to the imposition of additional conditions by the Commission]~~ **based on the required Variance findings. When considering an extension, the Commission may impose additional conditions on the Variance** to ensure that the project permitted by the Variance ~~[does not adversely impact other properties in the area or the public interest]~~ **continues to meet the required findings for approval of a Variance.**

9. Limitations on Variances. No variance shall be granted that allows a land use **that is** prohibited in the zoning district in which it is located or that changes any boundary of the district; nor shall any variance be granted that **allows for the creation of a lot that does not meet the minimum lot size for the zoning district, nor shall any variance be granted that** changes the permitted residential density of a zoning district.

10. Minor Variances. The Director may grant a deviation of less than 10 percent from the requirements of ~~[Title]~~ **title** 18 established within a zoning district, subject to the following:

(a) The applicant shall submit the request in writing to the Director stating the provision of the zoning ordinance that ~~[are]~~ **is** proposed to be modified, including the extent of the deviation to the existing zoning provision. The request shall include maps, including the relation of the property and deviation to surrounding properties, displays, **evidence that the findings in 18.02.085.5 can be met in the affirmative** and other materials as necessary for the Director to review~~[-]~~ the application.

(b) The applicant ~~[shall]~~ **must** submit the written consent of the owner of any adjacent property that could be affected by the requested deviation. If written consent is not submitted to the satisfaction of the Director, the Director may require the applicant to submit a Variance application, including all Variance submittal requirements and fee, for review by the ~~[Planning]~~ Commission.

(c) In approving minor variance, the Director shall find that the deviation will not impair the purpose of the zoning district **in which the property is located** or **the zoning regulation from which relief is being sought, and that the required findings can be made in the affirmative.**

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(d) The Director may impose conditions of approval for ~~[variances]~~ **a Minor Variance** pursuant to CCMC 18.02.105 (Standard Conditions of Approval) and as necessary to meet the required finding.

(e) The ~~[director]~~ **Director** shall render a decision ~~[within 30 days of]~~ **not more than 30 days after the** receipt of the request, and shall send written notification of the decision to the applicant.

(f) The Director's decision may be appealed to the ~~[Planning]~~ Commission pursuant to CCMC 18.02.060 (Appeals).

(Ord. 2007-9 § 1, 2007: Ord. 2004-13 § 17, 2004: Ord. 2001-23 § 2 (part), 2001). ([Ord. No. 2008-37, § II, 12-4-2008](#))

### **18.02.090 - Revocation or reexamination of ~~[variance or special use permit]~~ Variance or Special Use Permit.**

**1.** Any of the following reasons or occurrences are grounds for a hearing on revocation or reexamination of a ~~[variance or special use permit]~~ **Variance or Special Use Permit**, pursuant to ~~[Title 18 (Show Cause Procedures)]~~ **show cause procedures of CCMC 18.02.095:**

~~[1. A failure]~~ **(a) Failure** or refusal of the applicant to comply with any of the terms or conditions of a **Variance or Special Use Permit**. ~~[variance or special use permit; the director can review variations in approved landscape plans that deviate up to 25 percent from the approved plans.]~~ *[Staff note: Provisions for modifications to approved landscape plans are in the Development Standards.]*

~~[2. Resubmittal of plans that substantially differ from an approved design that require subsequent review will incur additional fees.]~~ *[Staff note: See revised paragraph 2 below.]*

~~[3.]~~ **(b)** Any misrepresentation made in the application for a ~~[variance or special use permit]~~ **Variance or Special Use Permit**.

~~[4.]~~ **(c)** Any act or failure to act by the applicant or its agents or employees directly related to the ~~[variance or special use permit which]~~ **Variance or Special Use Permit that** would be a violation of ~~[federal or state law or a violation of the code]~~ **federal law, NRS or CCMC;**

~~[5.]~~ **(d)** Any act or failure to act by the applicant or its agents or employees directly relating to ~~[variance or special use permit which]~~ **the Variance or Special Use Permit that** creates or tends to create a public nuisance or is detrimental to the public health, safety and welfare;

~~[6.]~~ **(e)** A failure to return a signed copy of the notice of decision ~~[, 21 days from receipt of said]~~ **not more than 21 days from the date of receipt of the** notice.

**2. Resubmittal of plans that substantially differ from those approved as part of a Variance or Special Use Permit application shall require the submittal of an amended Variance or Special Use Permit application, as applicable, including applicable fees.**

~~[7. Further use of a revoked variance or special use permit]~~ **3. The continued use of a revoked Variance or Special Use Permit** shall constitute a violation of this title and shall be ~~[punishable as herein]~~ **subject to enforcement as provided in CCMC 18.02.030.**

(Ord. 2007-28 § 2, 2007: Ord. 2004-13 § 18, 2004: Ord. 2001-23 § 2 (part), 2001).

### **18.02.095 - Show cause procedure of ~~[variance or special use permit]~~ Variance or Special Use Permit.**

1. Procedures.

(a) The ~~[commission]~~ **Commission**, upon its own motion, or upon the sworn complaint in writing of any person, or upon information presented by the ~~[director, shall request that the director investigate the conduct of any applicant under this chapter to determine]~~ **Director, may direct the Director to investigate** whether grounds for revocation or reexamination of any ~~[variance or special use permit]~~ **Variance or Special Use Permit** exist. The ~~[director will]~~ **Director shall** notify the ~~[applicant]~~ **owner of the property to which the Variance or Special Use Permit applies** of any investigation **initiated by the Commission** prior to any public hearing.

(b) After an investigation, if the ~~[commission]~~ **Commission** determines that ~~[a ground]~~ **grounds** for revocation or reexamination of a ~~[variance or special use permit exists]~~ **Variance or Special Use Permit exist**, ~~[then the commission shall]~~ **the Commission may** direct staff to issue and serve the

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[applicant] **owner of the property to which the Variance or Special Use Permit applies** with an order to show cause why the [~~variance or special use permit~~] **Variance or Special Use Permit** should not be revoked or reexamined. The order shall contain:

(1) A statement directing the [~~applicant or applicant's~~] **property owner or property owner's** representative to appear before the [~~commission~~] **Commission** at a particular time and place; [~~provided, that the applicant has at least 10 days from the date of service of the order before the scheduled meeting;~~]

(2) A statement of the grounds for revocation;

(3) A statement that the [applicant] **property owner or property owner's representative** shall have an opportunity to be heard, present witnesses and respond to any witnesses against him.

(c) **Notice of the show cause hearing must be served to the owner of the property to which the Variance or Special Use Permit applies not less than 10 days prior to the show cause hearing date.** Service on the [applicant] **owner** shall be made by personally delivering a copy of the order to show cause to one of the persons whose name is [~~on the application~~] **listed on the Assessor's tax rolls as the owner of the subject property** or by mailing a copy of the order by registered mail with return receipt to the **owner's address** [~~applicant's address, which is specified on the variance or special use permit~~].

2. Hearing.

(a) At the hearing on the order to show cause, the [applicant] **owner** and the complainant, if there is one, may be represented by attorneys **or other persons**, present testimony and question witnesses. If the hearing is pursuant to a complaint, the complainant must also be present.

(b) After the conclusion of discussion and public testimony, the possible actions that the [~~commission~~] **Commission** may take include **no change to the Special Use Permit or Variance**, [~~approval, approval with conditions, denial,~~] modification of permit conditions of approval, **revocation**, **or** limited suspension [~~and continuance with the concurrence of the applicant~~] **of the approved permit**.

(c) [~~Within~~] **Not more than 20 days** after the hearing, the [~~commission~~] **Commission** must render its decision as to revocation [~~or~~] **or** reexamination and give notice of **the** decision [~~thereof~~] to the [applicant] **owner of the subject property**. An order of revocation requires a majority vote of the [~~commission~~] **Commission** members in attendance.

3. Appeal of Show Cause Hearing Determination.

**(a) Appeals shall be made in accordance with and are subject to the provisions of CCMC 18.02.060 (Appeals) for appeals of the Commission's decision.**

**(b) Notwithstanding other provisions of this section or CCMC 18.02.060, an appeal of the Commission's decision regarding a show cause hearing shall be heard by the Board not more than 45 days from the date of the Commission's decision.**

~~[(a) Any affected person or entity may appeal any show cause hearing decision of the commission to the board provided the appellant has participated in the administrative process prior to filing the appeal.~~

~~———— (b) The affected person or entity must request appeal by providing written notice of appeal to the director within ten days after issuance of the notice of the commission decision by the director.~~

~~———— (c) The director must schedule the appeal for the next available board meeting following receipt of the notice of appeal.~~

~~———— (d) Appellant may request one , 10 day extension of time by written application to the director but in no case may the board hear the appeal unless the appeal is heard not later than 45 days after issuance of the notice of decision.~~

~~———— (e) The applicant's notice of appeal must provide the necessary facts or other information that supports the appellant's contention that the staff or commission erred in the commission's consideration of findings in supporting its decision.~~

~~———— (f) The appeal must specify the project or decision for which the appeal is being requested. The appeal must indicate which aspect of the decision or findings are being appealed. No other aspect of the appealed decision may be heard. Only issues discussed at the commission meeting may be appealed to the board. If new information is submitted by the board meeting which was not considered by the~~

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commission, the board, prior to taking action, may refer the matter back to the commission for further review and possible action.

~~\_\_\_\_\_ (g) An appeal decision from the board is final. Any further appeal of the board decision must be in the court of competent jurisdiction within the time frames established by NRS.]~~

(Ord. 2004-13 § 19, 2004: Ord. 2001-23 § 2 (part), 2001).

*[Staff note: Repeating the appeal provisions of CCMC 18.02.060 in subsection 3 of this section is redundant and not necessary.]*

### 18.02.100 - Major ~~[project review]~~ **Project Review (MPR).**

1. Purpose. The purpose of the ~~[MPR]~~ **Major Project Review** process is to provide a preliminary review of development plans ~~[for projects]~~ to reduce the need for an applicant to contact individual city departments and other agencies to obtain information relevant to the approval of a project. This review allows an applicant to ascertain what may be required to gain approval for a project during the city's permitting review process. The ~~[MPR]~~ **Major Project Review** process is utilized to solicit many of the requirements and recommendations of the various city departments in a coordinated and comprehensive fashion.

2. Applicability.

~~\_\_\_\_\_ (a) A [MPR] Major Project Review is required prior to submitting for any other required permit for the following project types: [for all mobilehome parks, RV parks, campgrounds and multi-family projects, as well as commercial, office and industrial projects and institutional or public uses with building area greater than 50,000 square feet, and for increases in floor area or number of units/spaces for such uses of 10 percent or more.]~~

~~\_\_\_\_\_ (1) Mobilehome and manufactured home parks;~~

~~\_\_\_\_\_ (2) RV parks;~~

~~\_\_\_\_\_ (3) Campgrounds;~~

~~\_\_\_\_\_ (4) Multi-family residential development;~~

~~\_\_\_\_\_ (5) Commercial, industrial, institutional and public development with a building area of more than 50,000 square feet; and~~

~~\_\_\_\_\_ (6) Increases of 10 percent or more in floor area or number of units or spaces for the project types listed above.~~

~~\_\_\_\_\_ (b) Applicants for smaller projects or other types of projects may make application for [MPR] a Major Project Review on a voluntary basis.~~

3. Process.

(a) The ~~[director]~~ **Director**, upon submission of a ~~[MPR]~~ **Major Project Review** application and required submittal information, ~~[will]~~ **shall** circulate the application to city departments and agencies for review. A ~~[MPR]~~ **Major Project Review** meeting will be scheduled by staff ~~[within]~~ **no more than** 30 days **after the date** of submittal. At the **Major Project Review** meeting, city staff from various city departments will identify design concerns, offer alternative design considerations, identify code deficiencies and other issues as can be determined from the application materials. Applicants are encouraged to ask staff questions relevant to the project.

(b) A letter ~~[is]~~ **shall be** sent to the applicant upon conclusion of the **Major Project Review** meeting outlining the ~~[recommendation]~~ **recommendations** and concerns ~~[relative to the MPR meeting.]~~ **of various City departments.**

~~\_\_\_\_\_ (c) For projects for which a Major Project Review is required pursuant to this section, an applicant may submit for applicable permits only after receiving the Major Project Review letter.~~

~~[The applicant is then able to address the concerns noted at the MPR and may then submit plans for formal project applications and permits.]~~

(Ord. 2007-9 § 2, 2007: Ord. 2001-23 § 2 (part), 2001).

### 18.02.105 - Standard conditions of approval.

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The standard conditions contained in this section are imposed on applications requiring discretionary approval. Additional conditions may be imposed by city staff ~~[and/or the planning commission]~~, **the Commission or the Board as necessary to make the required findings for each application type.**

1. Special **Use Permit** ~~[use permit].~~

(a) All development shall be substantially in accordance with the ~~[attached site development plan]~~ **plans approved with the application, as modified by any conditions of approval.**

(b) All on and off-site improvements shall conform to city standards and requirements.

(c) The use for which this permit is approved shall ~~[commence within 12 months of]~~ **be initiated not more than 12 months after** the date of final approval. A **request for a** single, ~~[4-year]~~ **1-year** extension of time ~~[must]~~ **may** be requested **and granted by the Director provided that the request is submitted** in writing to the ~~[planning and community development department]~~ **planning division not less than** 30 days prior to the ~~[4-year]~~ **1-year** expiration date. Should this permit not be initiated within 1 year and no extension granted, the permit shall become null and void.

(d) The applicant must sign and return the notice of decision ~~[for conditions of approval within 10 days of receipt of notification]~~ **not more than 21 working days after receipt of the notice of decision.** If the notice of decision is not signed and returned within ~~[10]~~ **21 working** days, ~~[then]~~ the item ~~[will]~~ **may** be rescheduled for the next ~~[planning commission]~~ **Commission** meeting for further ~~[considerations]~~ **consideration.**

(e) All other departments' conditions of approval ~~[which are attached,]~~ shall be incorporated as conditions of this report.

*[Staff note: Conditions of approval from various departments are directly incorporated into the conditions of approval, as applicable, not attached to the conditions of approval]*

2. Variance.

(a) All development shall be substantially in accordance with the ~~[attached site development plan]~~ **plans approved with the application, as modified by any conditions of approval.**

(b) All on and off-site improvements shall conform to city standards and requirements ~~[including all the requirements of the hillside development ordinance]~~. *[Staff note: Hillside standards are included in the requirement to meet all "city standards and requirements." ]*

(c) The use for which this permit is approved shall ~~[commence within 12 months of]~~ **be initiated not more than 12 months after** the date of final approval. A **request for a** single, ~~[4-year]~~ **1-year** extension of time ~~[must]~~ **may** be requested **and granted by the Director provided that the request is submitted** in writing to the ~~[planning and community development department]~~ **planning division not less than** 30 days prior to the ~~[4-year]~~ **1-year** expiration date. Should this permit not be initiated within 1 year and no extension granted, the permit shall become null and void.

(d) The applicant must sign and return the notice of decision for conditions of approval ~~[within 10 days of receipt of notification]~~ **not more than 21 working days after receipt of the notice of decision.** If the notice of decision is not signed and returned within ~~[10]~~ **21 working** days, ~~[then]~~ the item ~~[will]~~ **may** be rescheduled for the next ~~[planning commission]~~ **Commission** meeting for further consideration.

(e) All other departments' conditions of approval ~~[which are attached,]~~ shall be incorporated as conditions of this report.

3. Administrative Permits.

(a) All development shall be substantially in accordance with the ~~[attached site development plan]~~ **plans approved with the application, as modified by any conditions of approval.**

(b) All on and off-site improvements shall conform to city standards and requirements ~~[including all the requirements of the hillside development ordinance]~~.

(c) The use for which this permit is approved shall ~~[commence within 12 months of]~~ **be initiated not more than 12 months after** the date of final approval. A **request for a** single, ~~[4-year]~~ **1-year** extension of time ~~[must]~~ **may** be requested **and granted by the Director provided that the request is submitted** in writing to the ~~[planning and community development department]~~ **planning division not**

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**less than** 30 days prior to the ~~[1-year]~~ **1-year** expiration date. Should this permit not be initiated within 1 year and no extension granted, the permit shall become null and void.

(d) The applicant must sign and return the notice of decision ~~[within 10 days of receipt of notification]~~ **not more than 21 working days after receipt of the notice of decision**. If the notice of decision is not signed and returned within ~~[40]~~ **21 working** days, then the item ~~[will]~~ **may** be rescheduled for the next ~~[planning commission]~~ **administrative hearing** meeting for further consideration.

(e) All other departments' conditions of approval~~[-, which are attached,-]~~ shall be incorporated as conditions of this report.

### 4. Temporary Use Permit.

(a) All development shall be substantially in accordance with the ~~[attached site development plan]~~ **plans approved with the application, as modified by any conditions of approval**.

(b) All on and off-site improvements shall conform to city standards and requirements ~~[including all the requirements of the hillside development ordinance]~~.

(c) The use for which this permit is approved shall ~~[commence within 12 months of]~~ **be initiated not more than 12 months after** the date of final approval. A **request for a** single, ~~[1-year]~~ **1-year** extension of time must be ~~[requested]~~ **submitted** in writing to the ~~[planning and community development department]~~ **planning division not less than** 30 days prior to the ~~[1-year]~~ **1-year** expiration date. Should this permit not be initiated within 1 year and no extension granted, the permit shall become null and void.

(d) The applicant must sign and return the notice of decision ~~[within 10 days of receipt of notification]~~ **not more than 21 working days after receipt of the notice of decision**. If the notice of decision is not signed and returned within ~~[40]~~ **21 working** days, ~~[then]~~ the item ~~[will be rescheduled for the next planning commission meeting for further consideration]~~ **may be reconsidered by the Director**.

(e) All other departments' conditions of approval~~[-, which are attached,-]~~ shall be incorporated as conditions of this report.

### 5. Tentative Map.

(a) All ~~[parcel maps or preferably]~~ final maps shall be in substantial accord with the approved tentative map.

(b) Prior to submittal of any ~~[parcel map or preferably]~~ final map, the ~~[development engineering department shall approve all on-site and off-site improvements. The applicant shall provide]~~ **applicant must submit** construction plans to the development engineering ~~[department]~~ **division** for all required on-site and off-site improvements ~~[-, prior to any submittals for approval of a final map]~~ **and obtain City approval of the plans**. The ~~[plan]~~ **plans** must adhere to the recommendations contained in the project soils and geotechnical report **and all applicable conditions of approval**.

(c) Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with city standards. ~~[A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading.]~~ Noncompliance with this provision shall cause a cease and desist order to halt all grading work. *[Staff note: Noncompliance with this requirement would be subject to all remedies under CCMC.]*

(d) All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map ~~[with the submittal of any parcel map or preferably final map]~~.

(e) With the submittal of any ~~[parcel map or preferably]~~ final maps, the applicant shall provide evidence ~~[to the planning and community development department]~~ from the **City** health and fire departments indicating the agencies' concerns or requirements have been satisfied. ~~[Said]~~ **The** correspondence shall ~~[be included in the submittal package for any [parcel map or preferably final maps, and shall]~~ include approval by the fire department of all hydrant locations.

(f) The following note shall be placed on all ~~[parcel maps or preferably]~~ final maps ~~[stating]~~:  
"These parcels are subject to Carson City's growth management ordinance and all property owners shall comply with provisions of ~~[said]~~ **the** ordinance."

(g) All other departments' conditions of approval~~[-, which are attached,-]~~ shall be incorporated as conditions of this report.

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~~(h)~~ **(g)** Placement of all utilities ~~[, including AT&T Cablevision,]~~ shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a ~~[parcel map or preferably final maps]~~ **final map**.

~~(i)~~ **(h)** The applicant must sign and return the notice of decision for conditions for approval ~~[within 10 days of receipt of notification after the board of supervisors meeting]~~ **not more than 21 working days after receipt of the notice of decision**. If the notice of decision is not signed and returned within ~~[10]~~ **21 working** days, ~~[then]~~ the item ~~[will]~~ **may** be rescheduled for the next ~~[planning commission]~~ **Board** meeting for further consideration.

~~(j)~~ **(i)** Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and ~~[7:00]~~ **8:00** a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City building department ~~[will]~~ **may** issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately **and the City may take other enforcement actions as permitted under CCMC**.

~~(k)~~ **(j)** The applicant shall adhere to all city standards and requirements for water and sewer systems, grading and drainage, and street improvements.

~~(l)~~ **(k)** The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection **for site grading**. The site grading must incorporate proper dust control and erosion control measures.

~~(m)~~ **(l)** A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to **and approved by** the development engineering department prior to approval of a final map.

~~(n)~~ **(m)** Prior to the recordation of the final map for any phase of the project, the improvements associated with the **particular phase of the** project must either be constructed and approved by Carson City, or the ~~[specific performance of said work]~~ **construction of the improvements** secured~~[,]~~ by providing the city with a proper surety in the amount of 150 percent of the engineer's **cost** estimate **for the improvements**. In either case, upon acceptance of the improvements by the ~~[city]~~ **City**, the developer shall provide the ~~[city]~~ **City** with a proper surety in the amount of ~~[10%]~~ **10 percent** of the engineer's **cost** estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work ~~[within]~~ **less than** 1 year **after the date** of acceptance by the city.

~~(o) A~~ **(n)** **The applicant must provide a** "will serve" letter from the water and wastewater utilities ~~[shall be provided]~~ to the Nevada Health Division prior to approval of a final map.

**(o) Unless a longer time is provided through a development agreement or by action of the Board prior to the expiration of the tentative map approval:**

**(1) The final map for the entire subdivision or the first final map for any phase thereof must be recorded not more than 4 years from the date of final approval of the tentative map; and**

**(2) Any final map for a subsequent phase of the subdivision must be recorded not more than 2 years after the recordation date of the previous phase.**

**The applicant is responsible for ensuring that plans are submitted to the City with adequate time for review and recordation prior to the tentative map expiration date.**

~~(p)~~ The district attorney shall approve any CC&R's prior to recordation of the first final map.]

6. Planned Unit Development. All tentative map conditions of approval shall apply, and the following:

(a) All lot areas and lot widths shall meet the zoning requirements approved as part of this planned unit development ~~[with the submittal of any parcel map or preferably final map]~~.

(b) The applicant shall preserve as many trees as practicable within the common open space areas. Mature trees damaged by fire and others in poor health shall be removed only after approval of the planning **division** ~~[and community development department]~~.

(c) The homeowner's association shall maintain all common open space areas, including ~~[the]~~ **any** area devoted to the guest parking.

7. Parcel Map.

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(a) These parcels are subject to the growth management ordinance and a note shall be placed on the map stating:

"These parcels are subject to Carson City's growth management ordinance and all property owners shall comply with provisions of [said] **the** ordinance."

(b) ~~[A tentative subdivision is required prior to submittal of second parcel map in compliance with ordinance 1987-25.]~~ **The parcels created by this parcel map shall not be subdivided by parcel map prior to 1 year after the date of recordation of the parcel map. Any subsequent subdivision of the parcels created by this parcel map prior to 1 year after the date of recordation of the parcel map shall require approval of a tentative map.** *[Staff note: The revised verbiage complies with ordinance 1987-25 and current CCMC 17.03.050 regarding subsequent parcel maps.]*

(c) ~~[After]~~ **If map corrections are necessary after** the second ~~[final]~~ redline review by staff, the ~~[city will]~~ **City may** hire a private surveying firm to review the corrected map and note corrections for staff. The applicant will be responsible for the consulting surveying firm's review fees.

(d) The existing assessor's parcel number is a required notation on the treasurer's certificate.

(e) ~~[A disk]~~ **An electronic copy of the map** and proof of taxes being paid in full for the fiscal year ~~[will be required]~~ **must be submitted to the planning division** prior to recordation **of the map.**

(f) The zoning designation and master plan designation ~~[are required notations]~~ **must be noted** on the map.

(g) The adjacent assessor's parcel numbers and property ownership ~~[are required notations]~~ **must be noted** on the map.

8. Historic Resources Commission.

(a) All development shall be substantially in accordance with the ~~[attached site development plan]~~ **plans approved with the application, as modified by any conditions of approval.**

(b) All on and off-site improvements shall conform to city standards and requirements.

(c) The use for which this permit is approved shall ~~[commence within 12 months of]~~ **be initiated not more than 12 months after** the date of final approval. A **request for a single, [1-year] 1-year** extension of time ~~[must]~~ **may** be requested **and granted by the Director provided that the request is submitted** in writing to the ~~[planning and community development department]~~ **planning division not less than** 30 days prior to the ~~[1-year]~~ **1-year** expiration date. Should this permit not be initiated within 1 year and no extension granted, the permit shall become null and void.

(d) The applicant must sign and return the notice of decision within ~~[40]~~ **21 working** days of receipt of notification. If the notice of decision is not signed and returned within ~~[40]~~ **21 working** days, then the item ~~[will]~~ **may** be rescheduled for the next ~~[historic resources commission]~~ **Historic Resource Commission** meeting for further ~~[considerations]~~ **consideration.**

~~[(e) All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.]~~

9. Abandonment of Public Right-of-Way.

(a) Prior to the recordation of ~~[said]~~ **the right-of-way** abandonment, the applicant shall be responsible for the submittal of all necessary legal documentation and title search ~~[material if required by the planning and community development department]~~ **materials** in order to fully complete the abandonment process.

(b) The applicant must sign and return the notice of decision for conditions of approval ~~[within 10 days of receipt of notification]~~ **not more than 21 working days after receipt of the notice of decision.** If the notice of decision is not signed and returned within ~~[40]~~ **21 working** days, ~~[then]~~ the item ~~[will]~~ **may** be rescheduled for the next ~~[planning commission]~~ **Board** meeting for further **consideration** ~~[considerations (this notice of decision will be mailed to you for your signature after approval by the board of supervisors)].~~

~~[(c) All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.]~~

~~[10. Downtown Design Review-~~

~~\_\_\_\_\_ (a) All development shall be substantially in accordance with the attached site development plan.~~

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- ~~\_\_\_\_\_ (b) All on and off site improvements shall conform to city standards and requirements.~~
- ~~\_\_\_\_\_ (c) The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the planning and community development department 30 days prior to the 1 year expiration date. Should this request not be initiated within 1 year and no extension granted, the request shall become null and void.~~
- ~~\_\_\_\_\_ (d) The applicant must sign and return the notice of decision within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next downtown design review for further considerations.~~
- ~~\_\_\_\_\_ (e) All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.] [Staff note: Downtown design review is an outdated process, replaced by the Downtown Mixed-Use development standards.]~~  
(Ord. 2001-23 § 2 (part), 2001).

### **18.02.110 - Administrative [permits] Permit.**

#### **1. Authority. A hearing examiner shall have the discretionary authority to approve, conditionally approve, or deny an Administrative Permit.**

~~[1.]~~ **2.** Purpose. The purpose of ~~[administrative permits]~~ **Administrative Permits** is to provide for the method of reviewing proposed uses which possess characteristics that have the potential to adversely affect other land uses, transportation or facilities in the vicinity. The hearing examiner may require conditions of approval necessary to eliminate or reduce any adverse effects of a use.

~~[2.]~~ **3.** Applicability. This chapter establishes a process that authorizes the hearing examiner to review and render final decisions on zoning matters and development proposals identified within ~~[this chapter]~~ **title 18** as requiring an ~~[administrative permit pursuant to the provisions of CCMC 18.02.052 (Hearing Examiners)]~~ **Administrative Permit**.

~~[3.]~~ **4.** Permit Required. An administrative permit shall be required in the following cases:

- (a) A proposed accessory structure [pursuant to Title 18 (General Provisions)] with a total size that is more than 50 percent and up to 75 percent of the size of the primary structure.
- (b) All non-exempt antennas, satellite dishes and wireless telecommunication facilities identified in CCMC 18.15 (Communication Facilities and Equipment) as requiring an administrative permit.
- (c) Restaurant or bank drive-thru windows which face a street or frontage of a parcel.

#### **(d) Tract sales office temporary.**

~~[4.]~~ **5.** Process.

~~[Applications for administrative permits may be initiated by the property owner or the property owner's authorized agent. Applications shall be filed with the director. A request for an administrative permit shall include a site plan which clearly delineates the location and characteristics of the proposed use. No administrative permit shall be processed until the information necessary to review and decide the proposed [administrative permit] is deemed complete by the director. Noticing requirements shall be consistent with Title 18 (Notice of Commission Hearings).~~

~~\_\_\_\_\_ This title delegates certain authority for making decisions relating to various development applications, uses and similar approvals to the hearing examiner. The hearing examiner shall review all complete applications, make necessary findings and render a decision on the application.]~~

~~\_\_\_\_\_ (a) Any person requesting an Administrative Permit shall file a complete application with the planning division. The application shall include the information, site plans and other materials determined by the Director to be necessary to support the requirements of this section.~~

~~\_\_\_\_\_ (b) Except as otherwise provided in this section, all procedural requirements, including those related to noticing of the administrative hearing, time periods for action, findings and all post-decision provisions, shall be made in the same manner as prescribed for a Special Use Permit in accordance with CCMC 18.02.080.~~

~~\_\_\_\_\_ (c) The [director] Director or hearing examiner may refer the application to the [planning commission] Commission for its review and decision [prior to rendering a decision on the application].~~

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[5] **6.** Findings. In approving an administrative permit, the hearing examiner shall make the findings as required ~~[by Section 18.02.080 (special use permit)]~~ **for a Special Use Permit in CCMC 18.02.080.**

[6.] **7.** Notification and Appeal of Decision ~~[by Hearing Examiner]~~. The hearing examiner shall notify the applicant ~~[within ten days]~~ **not more than 10 days after the date** of the decision. The decision of the hearing examiner may be appealed to the ~~[commission]~~ **Commission** by the applicant or any aggrieved party pursuant to ~~[Title 18]~~ **CCMC 18.02.060** (Appeals). (Ord. 2007-9 § 3, 2007: Ord. 2006-13 § 1, 2006: Ord. 2004-13 § 20, 2004: Ord. 2001-23 § 2 (part), 2001).

### **18.02.115 - Temporary ~~[use permits]~~ Use Permit.**

1. Purpose. This ~~[Section]~~ **section** provides for the temporary permitted uses of ~~[short term]~~ **short-term** commercial activities that may not meet the normal development or use standards of the applicable zoning district ~~[;]~~ but may otherwise be acceptable because of their temporary nature.

(a) Carson City has an economy that is partly dependent on tourism and retail sales, and is therefore, partly dependent on its appearance. Outside sales, display preparation service and storage can adversely affect the appearance and public image of Carson City. It is within the public interest and contributes to the general welfare to project an attractive community image and to promote retail sales.

(b) Outside sales, activities and uses are generally prohibited by the provisions of ~~[the Carson City Municipal Code, Title 18, zoning districts]~~ **title 18**. Except as specifically provided otherwise by ~~[the Carson City Municipal Code]~~ **CCMC**, all **temporary** outside sales, storage and displays shall be conducted entirely in accordance with ~~[these]~~ **the provisions of this section.**

### **2. Authority. The Director shall have the discretionary authority to approve, conditionally approve or deny a Temporary Use Permit application.**

~~[2.]~~ **3.** Applicability. This Chapter establishes a process for the Director's review of a proposed temporary use to ensure basic health, safety and community welfare standards are met, and only suitable temporary uses with the minimum necessary conditions or limitations consistent with the temporary nature of the use ~~[are]~~ **may be approved.**

~~[3.]~~ **4.** Process. ~~[Applications for any permits]~~ **An application for a Temporary Use Permit** to establish ~~[temporary uses]~~ **a temporary use**, as described in this ~~[Chapter]~~ **section**, must be filed with the ~~[Planning and Community Development]~~ Department in a manner prescribed by the Director, along with the required fee. ~~[A fee sheet can be obtained at the Planning and Community Development Department.]~~

~~[4.]~~ **5.** Findings ~~[and Decisions]~~. The Director may approve or conditionally approve a Temporary Use Permit application if the following findings can be made ~~[-The Director may instead refer any Temporary Use Permit application to the Commission for review and decision.]~~ **;**

(a) Adequate parking ~~[would]~~ **will** be provided in areas not located within the public right-of-way ~~[or affecting an existing parking area so as to interfere with more than one percent of on-site parking, established disabled accessible parking, or with vehicular or pedestrian circulation]~~, **and adequate parking and pedestrian circulation remains available for any existing uses on the site being used by the temporary use;**

(b) The proposed temporary use is in compliance with all applicable City, State and Federal laws~~[;]~~ **;**

(c) The Fire Chief has determined that the proposed use would not create a fire safety hazard;

(d) The subject property is located within a commercial, industrial, or public use zoning district;

(e) If the use is occurring on City owned property, permission from the City Manager or their designee has been obtained;

(f) Operation of the use would not create adverse traffic safety impacts nor result in detrimental impacts upon the neighborhood in which it is to be located;

(g) The establishment, maintenance, or operation of the temporary use would not be detrimental to the public health, safety or welfare of person residing or working in the neighborhood of the proposed use; and

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(h) Approved measure for removal of the use and site restoration have been required to ensure that no changes to the site will limit the range of possible future land uses otherwise allowed by ~~the Development Code~~ **title 18**.

~~[(i) A Temporary Use Permit shall be valid for a specified period of time, not to exceed 30 consecutive days per year.] [Staff note: See time limits, below. This is not a finding.]~~

5. Conditions of Approval. In approving a Temporary Use Permit, the Director may impose any conditions deemed reasonable and necessary to ensure that the approval will be in compliance with the ~~[findings required by Subsection 4 of this Chapter]~~ **required findings**. Standards for floor areas, heights, landscaping areas, off-street parking, setbacks and other structure and property development standards that apply to the category of use or the zoning district of the subject site shall be used as a guide for determining the appropriate development conditions ~~[standards]~~ for the temporary use. However, the Director may grant an adjustment from the specific requirements as deemed necessary or appropriate. Standard ~~[Conditions of Approval]~~ **conditions of approval** are found in ~~[Section]~~ **CCMC 18.02.105**.

6. Post Approval Procedures. The following procedures shall apply following the approval of a Temporary Use Permit:

(a) Conditions of Site Following Temporary Use. Each site occupied by a temporary use shall be cleaned of debris, litter or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used in compliance with the provisions of this ~~[Development Code]~~ **title**. The Director may require a cash surety as a condition of approval to ensure the site restoration and adequate cleanup after the use is finished; and

(b) **Revocation or Modification**. ~~[The]~~ **If necessary to ensure continued compliance with the required findings, the** Director may revoke or modify a Temporary Use Permit ~~[with only a]~~ **if done with not less than** 24-hour notice **to the applicant**.

7. Appeals. Appeals of the Director's decision to deny a Temporary Use Permit shall be taken to the Commission in accordance with the appeal procedures of ~~[Title 18 (Appeals)]~~ **CCMC 18.02.060**.

8. Outdoor Sales and Activities

(a) Outdoor sales and activities ~~[in Title 18 (Definitions)]~~ shall be permitted within the Retail Commercial, General Commercial and Industrial zoning districts, subject to the approval of the Director.

(b) Outside sales and activities must be designed to primarily promote an existing, permanently licensed primary business activity in Carson City.

(c) Promotional sales and activities or display of items not customarily related to the ~~[year-round]~~ **year-round** primary business activity on a site, or the primary inventory carried by the retail outlet, may be permitted upon review and approval of the Director on a case specific basis.

(d) Any permit approved **for outdoor sales and activities** in accordance with this ~~[Section]~~ **section** shall include the following conditions of approval:

(1) The applicant shall observe strict compliance with the approved plot plan ~~[or as amended by the requirements of the Director]~~.

(2) The applicant shall comply with all city requirements ~~[-In particular]~~, **including** the requirements of the Carson City fire department and health **department** ~~[departments, which may not be available until the issuance of a business license]~~.

(3) A written schedule ~~[will]~~ **must** be submitted to the Director, providing the number of days per month that temporary outdoor sales and displays ~~[are anticipated to]~~ **will** be conducted. ~~[In addition, the]~~ **The** Director ~~[will]~~ **must** be notified ~~[,]~~ **by the applicant** in writing~~[,]~~ when display or sale of merchandise is about to begin.

9. Required Information and Plans. **A Temporary Use Permit application for the review of a temporary outdoor sales and activity event shall contain:**

(a) A ~~[Temporary Use Permit application for the review of a temporary outdoor sales and activity event shall contain a]~~ concise statement describing the proposed event, including the purpose, type of merchandise involved, dates and times of operation, number of employees involved, provisions for on-site security, provisions for on-site parking and other pertinent information required by the Director to fully evaluate the application.

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(b) An accurate plot plan for the property which represents existing conditions on the site, including entrances and exits, parking and driving areas, and an accurate representation of any proposed temporary structures, including tents, stands, traffic barriers, fences, stands, screening devices and signs.

(c) An accurate floor plan, when, in the judgment of the Director, such a plan is necessary to properly evaluate the location of the event and the effectiveness of building entrances and exits.

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

(a) Time limits. ~~[when considering a permit the Director must specify]~~ **The following time limits shall be specified for each Temporary Use Permit:**

(1) The period for which the Temporary Use Permit ~~[is in force, a two-year period is recommended]~~ **is valid, which may be for no more than 2 years.**

(2) The number of days per year **that the temporary use may be conducted, which may be** no more than ~~[one hundred twenty (120)]~~ **120 days per year.**

(3) The number of consecutive days ~~[a specific event shall last; a three-day period is recommended]~~ **the temporary use may be conducted, which may be no more than 30 consecutive days.** *[Staff note: See previous 18.02.115(4)(i), which allowed 30 consecutive days.]*

(4) The daily hours of operation.

(b) Display area shall be limited **to that approved** by the Temporary Use Permit. ~~[Up to five percent of the gross floor area of the buildings occupying the site is recommended.]~~ *[Staff note: If other standards are met, a maximum area for the temporary use is not necessary. Also, the current standard is not absolute.]*

(c) Site conditions. ~~[Sales activities may be conducted in a paved area]~~ when the activity does not interfere with the safe parking, traffic circulation or emergency vehicle access.

(d) Tents, stands and other similar temporary structures and temporary vehicles and mobile equipment may be utilized, provided they ~~[were]~~ **are** clearly identified on the submitted plan and provided it is determined by the Director that they will not impair the parking capacity, emergency access, or safe and efficient movement of pedestrian and vehicular traffic on or off site.

(e) The submitted plan shall clearly demonstrate that adequate off-street parking for the proposed event can and will be provided during the event. Consideration must be given to the parking needs and requirements of permanent occupants **of the site**.

(f) There shall be a consideration of the need for the provision of temporary sanitary conveniences ~~[when permanent sanitary facilities are not readily available at the site]~~.

(g) The height of the stacks of merchandise shall be specified in the Temporary Use Permit. A maximum ~~[six-foot]~~ height **of 6 feet** is recommended.

(h) The use of temporary signage shall comply with the ~~[requirements of Division 4, Signs, of the Carson City Development Standards]~~ **sign requirements of Division 4 (Signs) of title 18 Appendix A, CCMC 18.16 (Development Standards).**

(i) All facilities for the preparation or dispensing food shall be approved by the City health ~~[officials]~~ **department**.

(j) The use of animals in any event shall comply with the regulations of the **City** health ~~[official]~~ **department** and animal control ~~[officer for Carson City]~~ **department**.

(k) The site layout and use of temporary appurtenances shall be approved for use by the fire ~~[marshal]~~ **department**.

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

11. Permit Revocation.

(a) The Director may immediately revoke or suspend the permit, or deny either the issuance or renewal thereof, if it is found **that**:

(1) The applicant or permittee has violated or failed to meet any of the provisions of this ~~[Chapter]~~ **section** or conditions of the permit;

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(2) The operation is detrimental to the surrounding businesses or to the public due to either appearance or conditions of safety;

(3) Any required licenses have been suspended, revoked, or canceled; **or**

(4) The scheduled hours of operation are not followed.

(b) Upon suspension or revocation, the Director shall notify in writing [5] the applicant or permittee of the action that has been taken and the reasons for it.

(c) Violation of an issued permit or of the provisions of this [Section] **section** also may be grounds for denial of future permit applications.

(Ord. 2001-23 § 2 (part), 2001). ( [Ord. No. 2008-33, § I, 9-4-2008](#) )

### 18.02.120 - Moratorium.

The [board] **Board** may declare a moratorium on the acceptance and processing of planning applications[5] or permits for a specific type of application or a specific geographical area and for a specified length of time for the purposes of preparing [city] applications **to the City**.

1. Initiation. Only the [board] **Board** through resolution may initiate the process for declaring a moratorium [for this purpose]. The [commission] **Commission** may recommend a resolution to initiate the process for declaring a moratorium to the [board] **Board**.

2. Commission Hearing. Should the [board] **Board** initiate the process to declare a moratorium, [prior to taking final action they] **the Board** shall first refer the matter to the Commission for a recommendation **regarding the moratorium**. The [commission] **Commission** shall then conduct a public hearing [within forty five (45) days from] **not more than 45 days after** the date of referral by the [board] **Board**.

3. Notice of Commission Hearing. Notice of the date, time and place of the public hearing shall be published in a newspaper of general circulation in Carson City not less than [ten (10)] **10** days prior to the date of the public hearing to be conducted by the [commission] **Commission**. [Such] **The** notice shall describe why the moratorium is being proposed, what the proposed moratorium shall affect, the area that is affected by the moratorium, the anticipated length of time of the moratorium, and other pertinent information in such a manner that the moratorium and its effects can be clearly identified.

4. Commission Recommendation. After completion of the public hearing by the [commission] **Commission**, it may recommend that the [board] **Board** approve a moratorium, modify the extent and area of moratorium, or that the moratorium not be imposed. A recommendation to declare a moratorium shall require a two-thirds [~~(2/3)~~] **majority** vote of the total membership of the [commission] **Commission**.

5. Findings. When making its recommendation for approval or modification, the [commission] **Commission**, shall, at a minimum, make the following findings of fact:

(a) The moratorium is necessary to promote the health, safety and welfare of the area described in the moratorium declaration;

(b) The moratorium is necessary to permit the staff, [commission, board] **the Commission, the Board** and **the** public to focus on the efficient and effective preparation of an amendment to the [master plan] **Master Plan or CCMC**; and

(c) The moratorium is necessary because continued development during the proposed moratorium period possibly would result in development that may conflict with the [plan amendment] **Master Plan or Zoning Code Amendment**.

6. Commission Report. [Within forty five (45) days of] **Not more than 45 days after** the action by the [commission] **Commission**, a report describing the proposed moratorium, discussion at the public hearing, and the action and vote by the [commission] **Commission** shall be transmitted to the [board] **Board**. Failure to report within the time limit provided in this subsection or failure to schedule a hearing [within forty five (45) days of] **not more 45 days after** the date of referral of the matter by the [board] **Board** to the [commission] **Commission** shall constitute a recommendation not to declare a moratorium.

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7. Board Hearing. The ~~[director]~~ **Director** shall schedule a public hearing before the ~~[board]~~ **Board not more than 45 days after date of the Commission's action to make a recommendation.** within thirty (30) days of receipt of the report describing the commission's action]

8. Notice of Board Hearing. Notice of the date, time and place of the public hearing shall be published in a newspaper of general circulation in Carson City not less than ~~[ten (10)]~~ **10** days prior to the public hearing date. ~~[Such]~~ **The** notice shall describe why the moratorium is being proposed, what the proposed moratorium shall affect, the area that is affected by the moratorium, the anticipated length of time of the moratorium, and other pertinent information in such a manner that the moratorium and its effects can be clearly identified.

9. Required Vote. After completion of the public hearing by the ~~[board]~~ **Board**, it may declare a moratorium by a simple majority vote of the ~~[board]~~ **Board** members in attendance.

10. Affirmation of Findings. In declaring a moratorium, the ~~[board]~~ **Board** shall, at a minimum, affirm the findings of fact contained in the ~~[commission's]~~ **Commission's** recommendation or ~~[-]~~ , if the ~~[commission]~~ **Commission** did not make these findings, shall ~~[, at a minimum,]~~ make the findings of fact in subsection 5 of this section.

11. Period in Effect. A moratorium declared by the ~~[board]~~ **Board** shall be in effect for a period of ~~[no less than ninety (90) day and no more than one hundred eighty (180) days from]~~ **not less than 90 days and not more than 180 days after** the date of effectuation. The ~~[board]~~ **Board** may only extend the moratorium for an additional ~~[sixty (60) day]~~ **60-day** period before holding another public hearing pursuant to the provisions of this section.  
(Ord. 2001-23 § 2 (part), 2001).

### **18.02.130 - Reasonable accommodation.**

1. Notwithstanding any other provision of this title, Carson City shall at all times comply with the applicable requirements concerning the granting of reasonable accommodations as set forth in the Fair Housing Act of 1968, 42 U.S.C. §§ 3601 et seq., and any regulations adopted pursuant thereto.

2. A request for a reasonable accommodation made pursuant to subsection 1 must be submitted in writing to the ~~[director]~~ **Director** for approval or denial as an administrative decision, which may be appealed in accordance with CCMC 18.02.060. The ~~[director]~~ **Director**:

(a) Must issue his or her decision in writing; and

(b) May deny a request for a reasonable accommodation only if the denial does not constitute a violation of federal or state law or regulation.

(Ord. 2017-29, 2017)

## Chapter 18.03 - DEFINITIONS

### Sections:

#### 18.03.005 - Definitions generally.

As used in this Title and Title 18 Appendix (Carson City Development Standards), unless the context otherwise requires, the words and terms defined in CCMC 18.03.010 have the meanings ascribed to them as set forth in that section. **Words and terms otherwise have the meaning commonly associated with them in the context of planning and zoning.**

(Ord. 2001-23 § 2 (part), 2001).

(Ord. No. [2017-21](#), § I, 10-5-2017)

#### 18.03.010 - Words and terms defined.

[Note: The purpose of proposed changes, deletions or additions of definitions are noted in bracketed text at the end of the definition, as applicable.]

"Abandoned" means  ~~, concerning a building or use, not having been developed or maintained~~

~~["Abutting commercial and industrial corridors to Carson City" means all portions of property within 200 feet from U.S. Highway 50 East; William Street; U.S. Highway 395 or Carson Street lying between the Carson City county lines and the designated Carson City redevelopment area boundary.]~~  
~~[Term not used.]~~

~~["Access" means a clear and unobstructed usable approach of not less than 12 foot width (residential), 15 foot width (one-way commercial), or 24 foot minimum width (two-way) to a legally dedicated public way.]~~ ~~[Staff note: Too narrowly defined; defined in Development Standards.]~~

~~"Accessory [building or "accessory] structure" means a [detached usual and customary] building or structure associated with [a permitted or conditional use,] **and** subordinate to the primary [use] **building** on the same lot, [, including but not limited to storage, tool shop, children's playhouse, guest building, greenhouse, garage, swimming pools or similar structures 30 inches or more above ground. In calculating the size of an accessory structure, any space with a ceiling 7 feet 6 inches or higher shall be considered habitable space and used in determining total size.]~~ An accessory [building] **structure** connected to a main building by a roof, breezeway or other **architectural** means [which is not habitable space] is considered an accessory structure attached to a primary building. ~~Each structure must meet standard setback requirements.]~~

~~["Accessory farm structure" or "accessory farm building" means a structure or building used for the housing of farm equipment or animals usually associated with a farm, including cows, horses, chickens, pigs, sheep, etc., including, but not limited to barns and coops.]~~ ~~[See "farm structure." ]~~

~~"Accessory use" means a use of the land that is associated with and dependent upon the existing **primary** [permitted or conditional] use of that parcel. An accessory use must not take place until the [permitted or conditional] **primary use is established on the same property on which the accessory use will occur.**~~ ~~[Added definition moved from 18.05.060 Accessory Use.]~~

~~["Action" means the decision made by the reviewing authority on a land use application; the determination made and any conditions of approval.]~~ ~~[Staff note: "Action" may have other meanings as used in Title 18, and the meaning is clear in each instance based on the context and the standard~~

## Chapter 18.03 – Definitions

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*definitions for the term. It is unnecessary to provide a single definition for this term and may even lead to conflicting interpretations in the code.]*

"Adjacent" means, for the purposes of determining setback requirements for adjacent uses, a parcel contiguous on any side or a parcel across a public or private right-of-way or access easement. Where an adjacent parcel is located across a public right-of-way, setback requirements shall be measured from the centerline of the right-of-way.

~~["Adjacent" means, for purposes of determining setback requirements, a parcel contiguous on any side or a parcel across a public or private right-of-way or access easement.] [Duplicate; see above.]~~

"Adult day care facility" means an establishment in which supervised care is provided to adults **without overnight stays.**

"Adult entertainment facility" includes all theaters, bookstores, cabarets, model studios, out call business, video stores, or similar businesses which are established for the purpose of offering its patrons services, goods or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas." This definition does not include "adult merchandise retail establishments."

1. For the purposes of this chapter, "specified anatomical areas" shall include exposed human genitals, pubic region, buttock and female breast below a point immediately above the areola.

2. For purposes of this chapter, "specified sexual activities" shall include any form of actual or simulated sexual intercourse, copulation, bestiality, masochism, and fondling or touching "specified anatomical areas."

~~[3.—— 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.16N., R.20 E., M.D.B & M., Sections 4, 9, 16, 21, 28 and 33 of T.15N., R.20 E., M.D.B & M., and Sections 4 and 9 of T.14N., R. 20 E.] [Staff note: Location restrictions contained in 18.04.150 GI uses.]~~

"Adult merchandise retail establishment" means any establishment having up to 5 percent or 200 square feet, whichever is less, of the retail floor area of the business that is identified for the display, sale, lease or rental of books, merchandise, periodicals, video tapes, video discs, computer discs, instruments, devices or paraphernalia which are distinguished or characterized by the emphasis on matter depicting, describing or relating to "specific sexual activities" and "specific anatomical areas." The merchandise must only be available for sale or lease for private use by the purchaser or lessee off the premises of the business.

"Adult performers" means live performances, by adult persons which are characterized by either the exposure of specific anatomical areas and/or by specific sexual activities; with specific anatomical areas and specific sexual activities being defined by subsections 1 and 2 above under "**Adult Entertainment.**" ~~[Entertainment" and must only be performed in areas of Carson City in which the performances occur in compliance with subsection 3 above, under "adult entertainment facility".]~~ [Staff note: Location restrictions contained in 18.04.]

"Agricultural services" means uses including, but not limited to, feed lots, poultry production, dairies, pasturage, ~~veterinarian,~~ other animal services and similar uses. [Staff note: "Veterinary clinic" called out separately as a use.]

"Agricultural uses" means **the raising, cultivation, drying, or storage of agricultural products for sale, or the storage of machinery or equipment used in support of agricultural production by the same agricultural production entity.** [uses of the land for Christmas tree farms, truck farming, field crops, orchard crops, earthworm and grub raising, bees and animals in accord with Chapter 7.13

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~~(Licensing and Regulations). Does not include a winery.] [Staff note: Chapter 7 applies to non-agricultural animal keeping; and “winery” is listed as a separate use.]~~

~~["Air rights" means the right to use space above ground level.] [Term not used.]~~

"Alley" means a public thoroughfare which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

"Allotment" means the document allowing an eligible party to obtain a building permit under the provisions of Chapter 15.01 of the code prior to the effective date of this chapter. In this chapter, allotments may also be called "old allotments."

"Alteration" means any exterior change, addition or modification in construction or occupancy.

~~["Ambulatory" means any person, including one who uses a cane, walker, wheelchair or other similar device, who is physically and mentally capable, under emergency conditions, of finding a way to safety without assistance. If questioned, a final decision regarding whether a person is ambulatory shall be made by the resident's physician.] [Term not used.]~~

"Amenity" means a natural or created feature that enhances the aesthetic quality, visual appeal, or attractiveness of a particular property, place or area.

"Amusement arcade" means a place where 3 or more ~~[coin-operated]~~ **coin-operated** machines, devices, contrivances or games are provided for public amusement.

"Amusement device" means any device which upon insertion of a coin, slug, token, plate, or disc or the payment of a consideration may be used by the public as a game, entertainment, amusement, test of skill and shall include pool tables, pinball machines, electronic games, fixed ~~[kiddie]~~ **children's** rides, **and** mechanical bulls but shall not include radios or televisions.

"Animal boarding facility" means a structure, land or combination thereof used, designed or arranged for the boarding, breeding, and care of dogs, cats, pets, fowl, horses or other domestic animals, but exclusive of animals used for agriculture purposes.

"Animal boarding" ~~[or "kennel"]~~ is a place where dogs, cats, and other domestic animals are housed, boarded, trained and groomed. *[Staff note: "Kennel" has its own definition.]*

"Animal hospital" means an establishment providing surgical, medical treatment, boarding, grooming and examination of domestic pets, and entirely within a building.

"Animal shelter" means a place where animals are housed and may receive medical treatment rehabilitation.

~~["Animal slaughtering and processing" means a facility for slaughtering and processing of animals and the refining of their byproducts.] [Term not used.]~~

"Animals and fowl" means the keeping of horses, swine, fowl, sheep or other animals of a similar nature. Notwithstanding the zoning regulations of this title, the keeping of animals is regulated and further defined under Carson City Municipal Code Title 7, Animals.

"Antenna" means a device by which electromagnetic waves are sent or received (whether a dish, rod, mast, pole, set of wires, plate, panel, line, cable or other arrangement serving such purpose).

"Antiques, retail" means any building used for the sale of any old and authentic object of personal property which was made, fabricated, or manufactured 60 or more years earlier and which has a unique appeal and enhanced value mainly because of its age and in addition, may include the sale of any article of personal property which was made, fabricated or manufactured 20 or more years earlier and because of public demand has attained value in a recognized commercial market which is in excess of its original value.

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"Apartment" means a room, or suite of rooms, within a **multifamily building** ~~[apartment house]~~ which has **a kitchen** ~~[facilities for the preparation of meals, is designed for and used or intended to be used by 1 family]~~ and is intended to be occupied on a rental basis with a rental period ~~[of at least 1 week]~~ **28 days**. *[Staff note: Changed for consistency with "transient occupancy" definition for hotels and motels.]*

~~["Apartment house" means a structure which contains 3 or more apartment dwelling units and which does not qualify as a condominium, townhouse dwelling or residence hotel.] [Term not used; see "dwelling, multi-family." ]~~

~~["Appliances" means devices operated by electricity and designed for household use.] [See "retail." ]~~

~~["Archery range" means a facility (indoor or outdoor) in which the art, skill or sport of shooting with a bow and arrow is conducted.] [See "Outdoor recreation facility." ]~~

"Architectural feature" means a decorative element intended to enhance the character of a structure and may be an integral part of the structure. Architectural features may include, but are not limited to, porches, eaves, or freestanding forms and monuments.

~~["Area of site" means the total horizontal area within the property lines.] [Term not used; use common definition.]~~

"Art gallery" means a room or building devoted to the public exhibition and related sales of "one of a kind" works of art or reproductions of "one of a kind" art. May include paintings, sculptures, pottery, quilts and other unique objects created by artisans, especially as they relate to other cultures. The intent of this definition is not to include a gift shop business.

~~["Art store" means a place where art merchandise and supplies are offered for sale.] [See "retail sales." ]~~

~~["Art studio" means a studio or work space for artists or artisans, including practicing the art of fine arts or skills in an applied art or craft.] [See "personal services." ]~~

~~["Artist, commercial" means a creator of artistic works for monetary gain.] [See "personal services." ]~~

"Asphalt ~~[or "concrete batch]~~ plant" means a facility or area for the ~~[mixing of concrete or]~~ **manufacturing of** asphalt. *[Also see separate definition for "concrete plant." ]*

~~["Assayer" means one who practices the examination and/or the analysis of something.] [See "personal services." ]~~

~~["Astrologer, hypnotist, or psychic art & science" means any person who practices, teaches, or professes to practice the business of astrology, hypnotism, or the psychic arts and sciences for a fee, gift, donation, or otherwise. Psychic arts and sciences may include palmistry, phrenology, life reading, fortune telling, cartomancy, clairvoyance, clairaudience, crystal gazing, mediumship, prophecy, augury, divination, magic or necromancy.] [See "personal services." ]~~

"Auction sales" means a sale of goods or property at which intended buyers bid against one another for individual items. Each item is sold to the bidder of the highest price.

"Automobile body repair, painting, towing service garage" means a building and premises used primarily for the commercial repair of damage to the chassis of an automobile, including major and minor collision damage, frame and panel straightening, repainting and refinishing, and similar activity.

~~["Automobile detailing shop" means any building or premises used for washing and cleaning of passenger vehicles.] [Term not used; see "automobile service." ]~~

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"Automobile dealerships, new" means the use of any building, with an enclosed display area; land area, or other premises or portion thereof, for the display, sales or lease of new automobiles, trucks or vans and including warranty repair work and other repair work if the service work is conducted as an accessory use. Used car sales and recreational vehicle sales may be conducted at a lesser extent from the new automobile sales location but only as an accessory use.

~~["Automobile paint and body repair shop" means a facility for collision services including body, frame, or fender straightening or repair and painting of vehicles in an appropriate paint booth.] [Term not used; see "automobile body repair, painting, towing service garage."]~~

~~["Automobile parking lot" or "garage" means all areas devoted to off-street parking spaces shall be so designed and be of such size that no automobile is required to back into a street to obtain egress. A parking garage is a structure of 4 walls and a roof which encloses parking spaces, each satisfying measurement requirements and all spaces being screened by curtain walls or ornamental screening. This definition does not preclude parking on the roofs of such garages if the above mentioned screening is provided.] [Moved to "parking lot or parking garage" as used in 18.04.]~~

~~["Automobile parts new, rebuilt & accessory sales service" means a facility for the retail sale and installation of lubricating oils, tires, filters and other new or rebuilt goods for use in motor vehicles. The resurfacing of rotors, pressing of bearings, grinding of brake drums, and similar activities are permitted as incidental uses.] [Term not used.]~~

"Automobile parts, tires and accessories" means a structure or building of which the use of the sale of parts for automobiles, trucks, RV's and or trailers is conducted.

"Automobile pawn" means the act of leaving an automobile with a pawnbroker for security against money borrowed.

"Automobile rental" means a facility for the rental of new or used automobiles. Automobiles kept on the lot for rental purposes are not considered to be outside storage.

"Automobile repair" means location designed or used for the repair of automobiles, including mechanical repair, automobile maintenance, engine or transmission replacement or overhaul, and upholstery, but no paint or body work.

"Automobile retail" means the use of any building, land or area for the display and sale of automobiles.

~~["Automobile sales lot" means the display for sale of 2 or more new or used vehicles on any parcel and requires a Carson City business license.] [Term not used; see "automobile retail."]~~

"Automobile service" means an area used exclusively for retail sales of fuels or oils, having storage tanks and pumps located thereon and including minor automotive repairs and washing, but not including body repairs, battery rebuilding, engine rebuilding, or any other major automobile repair.

"Automobile wash [(full-service)]" means a [car wash] facility **for washing vehicles**, [typically operated in conjunction with a gas station, which customarily employs automatic or semi-automatic methods of cleaning.] **which may employ automatic or semi-automatic methods of cleaning, coin-operated washing devices, or other methods of cleaning vehicles.**

~~["Automobile wash (self-service)" means a coin-operated carwash facility operated by the customer and which does not utilize automobile conveyors or other automatic methods of cleaning.]~~

"Automobile wrecking and dismantling yard" means a facility where land is used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the motor vehicle laws of the state of Nevada, including premises used in the storing, keeping, buying, selling, or dealing in dismantled, wrecked, inoperative or disabled vehicles or integral parts of component materials thereof, and the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and

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trailers, or parts thereof. Automobile dismantling shall not include the incidental storage of inoperative or dismantled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop while waiting for repair. ~~[Uses shall not be carried out within the required setback and a natural or artificial screen or buffer shall be provided to obscure the subject property from the street on which lands abut and from any opposite or adjoining properties.]~~ [Staff note: Provisions for screening of outside storage are contained in Development Standards Division 1.]

"Average slope" means the slope of land as determined by the following formula:  $S = I \div D \times 100$ , where: S is average slope; I is the difference between the highest and lowest contour lines of a topographical map for the parcel, in feet; D is the distance between the contour lines used in computing I, in feet; and 100 is the conversion factor into percentage. The average slope of a parcel is measured along a line located near the center of any area to be used for development.

~~["Bakery" means a factory for producing, mixing, compounding or baking bread, biscuits, ice cream cones, cakes, pies, buns, or any other bakery product of which flour or meal is the principal ingredient, but does not include a restaurant or other premises where any such product is made for consumption on the premises or a bake shop.]~~ [See "retail sales."]

~~["Ballroom" means a large room for dancing.]~~ [See "convention facility."]

"Bank" means an institution where money is deposited, kept, lent, or exchanged.

"Bar" means premises used primarily for the sale or dispensing of liquor by the drink for on-site consumption and where food may be available for consumption on the premises as accessory to the principal use.

"Barber shop" means a shop in which a barber cuts hair and shaves or trims beards as an occupation.

"Barns and stables" means a farm building use for storing farm products and sheltering livestock and domestic animals.

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

"Bed and breakfast inn" means sleeping and dining accommodations designed ~~[for the motoring public,]~~ within a single-family ~~[dwelling]~~ **residence**, limited to a maximum of 5 guest bedrooms, ~~[with required parking to be located off street]~~ and providing meals exclusively to overnight guests or as limited by: Division 18.13 (Bed and Breakfast Inns) of the code. [Staff note: Bed and breakfast parking requirements contained in Development Standards 1.7.]

"Billboard" means outdoor advertising signs containing a message, commercial or otherwise, which is unrelated to the merchandise for sale or services performed by the person of business on whose property the sign is located, posted for a fee by the owner of the sign framework.

~~["Billiards hall" means an establishment in which a game on an oblong cloth covered table with raised cushioned edges, in which a long tapered cue is used to hit small balls.]~~ [See "bar."]

~~["Blood plasma donor center" means a building used for the collection of human blood plasma from plasma donors. The term does not include a facility for the provision of medical care or treatment.]~~ [See "personal services."]

"Board" means Carson City board of supervisors.

"Boarding and rooming house" means a building or portion thereof where, for compensation, **not more than 5 rooms are provided for lodging and in which meals may be provided.** ~~[meals and~~

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~~lodging are provided for more than 2 guests. (Not a motel or hotel.)~~ [Staff note: A building with more than five rooms for rent is defined as a "hotel."]

~~["Boat and trailer sales dealerships (new and used)" means the use of any building or lot for the display and sale of new or used boats, jet skis, or other marine vessels and trailers.] [Not used; see "recreational vehicle sales."]~~

~~["Boats and other marine products and accessories" means a marine retail sale establishment in which goods are sold primarily for use on boats and ships, but excludes uses in which fuel for boats and ships is the primary item sold.] [Term not used.]~~

~~["Body piercing" means the practice of piercing holes in parts of the body so that rings and or studs can be inserted.] [See "personal services."]~~

~~["Bonding company" means a company that provides bonding and surety for another.] [Term not used.]~~

~~["Bookbinding" means an establishment that provides the art, trade, or profession of binding books.] [See "personal services."]~~

~~["Bookstore" means a store where books are sold.] [See "retail sales."]~~

~~["Boutique" means a specialty shop selling clothing, soaps, gift ware, consignment clothing, greeting cards and similar merchandise, but does not include antiques, guns, coin, pawn, secondhand business or similar businesses.] [See "retail sales."]~~

~~["Bowling alley" means a smooth, level wooden alley used for bowling.] [See "Indoor recreation facility."]~~

"Brew pub" means a business which contains ~~[a restaurant use occupying 51 percent or more of the gross floor area and which also contains]~~ a bar and retail or wholesale brewery use, ~~[which occupies 49 percent or less of the gross floor area. For the purpose of this section, a "restaurant" means a for-profit business which has as its principle purpose the preparation and serving of unpackaged food in a ready to consume state in individual servings to customers in the establishment. Brew pubs may be located in any historic district, any redevelopment district or as specifically authorized in this title. Brew pubs must operate in accordance with Chapter 598 of the NRS.]~~ [Staff note: Definition amended to allow brew pubs without restaurants in zoning districts in which "bars" are allowed.]

~~["Brokerage house" means a business in which one acts as an agent for others in negotiating contracts, purchases, or sales in which a commission is paid to a broker.] [Term not used.]~~

"Building" means any structure (including membrane structures) having a roof supported by columns or walls and built for the shelter or used for the enclosure of persons, animals, chattels or property of any kind, including but not limited to awnings, carports, ramadas, or ~~[patios]~~ **patio covers**. See also building, primary and building, detached.

"Building area" means the total square footage for all spaces within the exterior walls of a building, or, in the case of a structure supported by columns, the area under the roof.

**"Building code" means all codes, ordinances, policies and procedures, and standards adopted and enforced by the Carson City Building Division through CCMC title 15.**

"Building, detached" means a building surrounded on all sides by open space.

"Building height" means the definition of building height as contained in the latest adopted version of the Building Code currently adopted by Carson City.

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~~["Building and landscape material/lumber yard" means a facility for the sale of home, lawn and garden supplies, and construction materials such as brick, lumber, and other similar materials.] [Term not used; see “building materials and lumber yard.”]~~

~~["Building line" means that face, corner, wall or column of structure or building nearest the property line.] [Term not used.]~~

~~["Building maintenance service and sales" means a facility or area for contracting services such as building repair and maintenance, the installation of plumbing, electrical, air conditioning, and heating equipment, janitorial services, and exterminating services. The retail sale of supplies is permitted as an accessory use.] [Term not used.]~~

"Building materials" means substances used in construction including **lumber**, lime, gypsum, brick, block, cement, concrete, tile, terra cotta, stone and plaster (indoor only).

"Building materials and lumber yard" means a building or structure in which building or construction and home improvement materials are offered or kept for sale.

"Building permit" means a written approval issued by the building official pursuant to the latest edition of the Building Code adopted by Carson City that authorizes construction of any [~~residential dwelling~~], building, or structure.

"Building, primary" means a building devoted to the principal use of the lot on which it is situated. In the case of a residential use, "primary building" means a residence and garage, if both are fully enclosed, and attached by a common wall.

"Building setback" means the distance between [~~the~~] **a property line** and [~~the building line of a~~] **the nearest point of a building** [~~or structure~~] on the property.

~~["Bulk building materials" means materials used in construction, improvement, or anything essential toward the completion of a building or structure for the use intended, which are purchased or sold in quantities described as units, pallets or bags, and are limited to the following materials or materials of a similar nature: lumber (including decking, timbers and railroad ties), plywood, particle board, siding, gypsum (sheet rock), fencing (wood and metal), roofing, cement block, cement, brick, stone, insulation and bulk landscape materials.] [Term not used.]~~

~~["Bus charter service and service facility" means any premises for the transient housing, parking, servicing or repair of motor driven buses.] [Term not used; see “bus line office, service and storage” below.]~~

"Bus passenger depot" means an on-site or on street temporary bus parking location for passenger loading and unloading, and loading and unloading of freight with available indoor passenger waiting area, restrooms, telephone, and open at least 1 hour before any scheduled bus and with appropriate signs directing customers to the services available.

"Bus line office, service and storage" means a facility for the storage, parking and service of motor-driven buses, and the administration and management of the business.

"Cabana" means any portable, demountable or permanent cabin, room, enclosure or other building erected, constructed or placed on any recreational vehicle on the same space in a recreational vehicle park.

~~["Cafeteria" means a restaurant in which customers are served at a counter and carry their meals on trays to tables.] [See “restaurant.”]~~

"Campground" means a plot of ground upon which 2 or more campsites are located, established or maintained for occupancy [~~by camping units~~] as temporary living quarters for recreation, education or vacation purposes. See also "recreational vehicle park" **and “recreational vehicle space.”** [-]

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"Caretakers quarters" means an independent, self-contained dwelling unit located on the same lot as the principal use or structure and which provides residential accommodations for a property manager and/or property maintenance persons.

~~["Carport" means an accessory building having 2 or more open sides; also used by occupants of a recreational vehicle park.] [See "structure;" "carport" not used.]~~

"Caterer" means an establishment in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take out, and does not include a food service establishment.

~~["Cellular communication facility" means a communication system that uses a network of short-range transmitters in overlapping zones and a central station to connect to telephone lines, which is not limited to a tower, pole, or similar structure which supports telecommunications antennae operated for commercial purpose above ground in a fixed location, freestanding, guyed, or on a building or other structures.] [Term not used; see "wireless communication facility."]~~

"Cemetery" means land used for burial of the dead, including columbariums, crematoriums, mausoleums and mortuaries.

"Ceramic" means any of various hard, brittle, heat and corrosion resistant materials made by shaping and then firing a nonmetallic mineral, such as clay at a high temperature.

~~["Changeable promotional flag" means any flag not fitting the definition found in Division 4, "Official Flag."] [See definition in Development Standards Division 4, Signs.]~~

"Child care facility" means any place, home, institution, or establishment in which more than six (6) children are received, cared for, or maintained for any period of time with or without compensation.

~~["Christmas tree sales" means a seasonal use of a piece of land for the retail sales of Christmas trees.] [See "retail sales."]~~

"Church~~[, temple, house of worship]~~" means any building used for religious worship services, religious education and fellowship activities and programs of ~~[a]~~ **any** religious organization. The term includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under Title 18. The term does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity. *[As used in 18.04.]*

"Civic auditorium and theater" means a building or complex of buildings that may house municipal offices and services, and which may include cultural, recreational, athletic, convention and entertainment facilities owned and/or operated by a governmental agency.

~~["Cleaners, commercial" means a facility or area for cleaning items in bulk quantities such as clothes and linens. This definition includes cleaning for hospitals, restaurants, hotels, diaper cleaning services, and other similar accounts, as well as rug and dry cleaning plants where on premise retail services to individual households are incidental to the operation of the plant.] [Term not used.]~~

"Clinic" means an ambulatory health care building designed and used for the medical and surgical diagnosis or treatment of human patients on an outpatient basis. ~~[(Includes psychological evaluation, medical and dental).]~~

~~["Club" means an incorporated or unincorporated association of persons organized for a social, educational, literary or charitable purpose.] [Term not used.]~~

"Club, ~~[supper and amusement]~~ **service**" or "**service club**" means an institution used or intended to be used for an association of persons, whether incorporated or unincorporated, for some common

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purpose, such as Lions, Elks, Rotary, or Shriner, but not including adult uses, or a group organized or primarily to render a service customarily carried on as a commercial enterprise, or only administrative offices supporting the club.

"Code" means the Carson City municipal code and references to the code are intended to convey that process under this chapter in no way supersedes building, zoning or other provisions of local law, but is in addition thereto.

~~["Coffee shop" means a small restaurant serving light meals and coffee.] [See "restaurant."]~~

~~["Cold storage plant" means a facility for the protective storage of items such as food or furs, in a refrigerated place.] [Term not used.]~~

"Co-location" means the use of a single mount by more than 1 ~~carrier and/or~~ **wireless communication service provider or** several mounts on a building or structure by more than 1 **wireless communication service provider** carrier. Each service on a co-location is a separate wireless service facility.

~~["Collectible"]~~ **Collectables store**" means a business devoted to the public exhibition and related sales of new and previously owned limited edition works and reproductions of original artwork as denoted in the latest edition of the collectibles market guide and price index and/or other authoritative document as approved by the director. "Collectible" refers to limited edition items such as, but not limited to, figurines, collages, plates, dolls, ornaments, graphics, steins and bells.

~~["Collection agency" means an establishment which specializes in the collection of monies owed.] [Term not used.]~~

"College or university" means an academic institution of higher learning beyond the level of secondary school.

~~["Commercial amusement/recreation (inside)" means an enclosed facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to, bowling alleys, roller and ice skating rinks, game courts, swimming pools, walk in theaters or physical fitness centers and gyms and video game arcades.] [See "indoor sports and recreation facility."]~~

~~["Commercial amusement/recreation (outside)" means an outdoor facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to game courts, water slides, miniature golf courses, drive in theaters, [balling] **batting** cages, practical/instructional fields, driving ranges and sports events, such as stadiums or arenas.] [See "outdoor recreation facility."]~~

"Commercial coach" means a structure without motive power which is designed and equipped for human occupancy for industrial, professional or commercial purposes.

~~["Commercial dog kennel" means a structure in which dogs are kept, boarded, bred or trained for commercial gain.] [Term not used; see "kennel."]~~

"Commission" means Carson City planning commission.

~~["Common open space areas" are common areas open to the public which shall be designed for passive or active recreational use, but does not include driveways, streets and parking areas.] [See "open space, common."]~~

"Communication equipment shelter" means a structure designed principally to enclose equipment used in connection with wireless communication transmission, and/or reception.

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~~["Community center, private (accessory)" means a facility associated with a planned residential development or multi-family development which provides for community activities for residents of the development.] [Term not used.]~~

"Community clubhouse" means a community building or portion thereof, used by ~~[a club]~~ **an organization of property owners.**

"Community ~~[institutional]~~ **institution** (nonprofit)" means facilities provided by the municipality or by any other group or organization without profit or gain for such special purposes as ~~[a scout house,]~~ community meeting rooms, a community center, a drop-in center, an archaeological or fine arts museum, a public library, **facilities providing social services directly to the community, such as food banks, blood banks, emergency shelters, crisis centers,** etc. ~~[, but does not include school activities, public or private parks, playgrounds, arenas, stadiums, hippodromes, swimming pools, skating rinks, commercial recreational establishments or any class of group home.]~~

~~["Community recreational facility, public" means a facility which provides for community recreational activities and is available to the general public.] [Term not used.]~~

"Community/regional commercial/office" means a single or combination of buildings owned or managed, in common, oriented to community or regional consumers providing merchandise, activities or services which may or may not be built around 1 or more department stores or offices and which collectively total 150,000 square feet in gross building area.

"Concrete ~~[batch]~~ plant" means an industrial facility used for the **manufacturing and** production of concrete or concrete products, used in building or construction, and ~~[includes]~~ **may include** facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process of finished products manufactured on the premises, and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products.

**"Conditional use" means a use that requires approval of a Special Use Permit prior to commencing the use, and which has been determined to have unique circumstances, be more intense or to have a potentially greater impact than a permitted use within the same zoning district.**

"Condominium" means a multifamily ~~[dwelling]~~ **residence** or a commercial building within which the occupied area is owned individually and the structure, land, common open space areas, and facilities are owned by all of the owners on a proportional, undivided basis.

"Congregate care housing" means a dwelling providing shelter and services for people, which may include living and sleeping facilities, meals, eating assistance, housekeeping, laundry services, dressing, room cleaning, medication reminders, nursing care, related medical services and personal care. Such facilities may also provide other services, such as counseling and transportation for routine social and medical appointments. Congregate care housing does not include a single-family ~~[dwelling]~~ **residence** pursuant to NRS 278.021.

"Conservation and wildlife sanctuary" means land left in its natural state for the purpose of providing sanctuary, habitat and breeding grounds for wild birds, animals and plant life and includes a forest reserve.

~~["Consignment shop" means a retail outlet that stocks and sells goods on a sale or return basis, or as an agent selling on behalf of others and receiving a percentage.] [Term not used; see "secondhand business" and "secondhand dealer."]~~

"Construction" means any grading of land, installation of improvements, erection ~~[or placement]~~, **placement or demolition** of structures, or assembly of equipment or materials to be used in any of those activities.

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~~["Construction coach" means a structure without motive power which is designed and equipped for industrial, professional or commercial purposes as defined in Chapter 489 of NRS.] [Term not used; see "commercial coach."]~~

~~["Construction material supply yard" means a facility for the storage of construction materials for a specific development.] [Term not used.]~~

"Contractor's equipment yard" means an unenclosed portion of the lot or parcel upon which a construction contractor maintains its principal office or a permanent business office. The area would allow for the storage of construction material and equipment customarily used in the trade carried on by the construction contractor.

~~["Contractors' plant, shop & storage yard" means a facility for the storage and maintenance of contractors' supplies and operational equipment. Offices are considered an accessory use.] [Term not used.]~~

~~["Cultural resource" means archeological sites, objects, grounds, gardens, landscapes, structures and buildings.] [Duplicate definition and out of alphabetical order.]~~

~~["Convenience market" or "store" means any retail establishment offering for sale gas, prepackaged food products, household items, magazines, sandwiches and other freshly prepared foods for off-site consumption, and other goods commonly associated with the same, and having a gross floor area of less than 3,500 square feet.] [See "retail sales." Gas sales a separate use.]~~

"Convention facilities" means a facility designed to accommodate any number of persons and used for conventions, seminars, conferences, product displays, recreation activities and entertainment functions, along with accessory functions including temporary outdoor display and food and beverage preparation and service for on premises consumption.

~~["Copy center" means a facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, small offset printing, blueprint, and facsimile sending and receiving.] [See "personal services."]~~

~~["Corral" means an unroofed enclosure used only for confining livestock.] [Not used.]~~

"Country club, private" means a facility used for recreational or athletic purposes with limited membership and the use of which is primarily restricted to members and their guests. Accessory uses include retail and restaurant facilities, which do not have separate signage or advertising, and a club house.

~~["Court"]~~ **"Courtyard"** means an unoccupied open space bounded on 3 or more sides by buildings.

"Coverage" means the percentage of the area of a lot upon which is built.

~~["Crating and hauling depot and storage" means terminals with the capability of handling a larger variety of goods involving various forms of multimodal shipping capabilities, such as rail to truck and truck to air.] [See "warehouse/distribution center."]~~

"Crematorium" means a facility where corpses are cremated.

"Crisis care facility" means a building or part of a building which is used to provide temporary residence for persons requiring immediate emergency shelter and aid for a short period of time, including, but not limited to, hostels for battered or abused adults or children, hostels for youth requiring immediate emergency, temporary shelter and hostels for elderly persons.

"Crop storage" means the use of land, structure or building for the purposes of storage of crops.

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"Cultural resource" includes, but is not limited to, architectural sites, objects, grounds, gardens, landscapes, structures and buildings.

~~["Custom & craft work" means a facility in which finished, personal, or household items which are either made to order or which involve considerable handwork are produced. Examples include, but are not limited to, textiles, pottery, furniture repair or refinishing, wood working, upholstery, sculpting and other work or wood products on an individualized single item basis. The term does not include cabinet making, cabinet assembly, or the use of mechanized assembly line production.] [Term not used.]~~

~~["Dairy" means commercial establishments that processor sell milk and milk products.] [Term not used.]~~

"Deed" means a legal document conveying ownership of real property.

~~["Delicatessen" means a shop that sells cooked or prepared foods ready for serving.] [See "restaurant."]~~

~~["Delivery" service]~~ **"Delivery service"** means a service which provides the act of delivering or conveying.

"Density" means the number of ~~[families, individuals,]~~ dwelling units~~[-, households or housing structures]~~ per unit of land. *[Density in Title 18 only refers to units per acre.]*

"Department" means the Carson City ~~[planning and]~~ community development department.

~~["Department store" means a store organized into a number of individual departments selling a variety of merchandise, including, but [no] not limited to, men's and woman's clothing and home furnishings.] [See "retail sales."]~~

"Design" means the design elements of a development site, including the planning and engineering of the following: street alignments, grades, widths; drainage and sanitary facilities and utilities including alignment and grades thereof; location and size of all easements and rights-of-way; lot size and configuration; traffic access; grading; land to be dedicated for parks or recreational purposes; building design and configuration; landscaping and open space; and other such specific physical requirements.

"Detached" means any building or structure that does not have a roof or wall in common with any other building or structure.

"Detached accessory structure" means ~~[a part of a main building or]~~ a separate building or structure, which is ~~[usually]~~ incidental, subordinate, exclusively devoted to and located on the same lot as ~~[the principal use]~~ **the primary use or primary building.**

"Development" means any construction, excavation or improvement or any work requiring a building permit or a grading permit.

~~["Development project"]~~ **"Development project," for the purposes of the Growth Management provisions of title 18,** means a residential project of multiple dwelling units located on contiguous parcels and held in the ownership of 1 property owner or combination of property owners. A development project on contiguous parcels shall be considered the same project, even if approvals by the city were at different chronological times, and even if the separate phases of the project have different names, numbers or other means of identification.

"Development standards" means the document adopted by the board of supervisors which provides for various standards for development including, but not limited to, project design, landscaping, parks, trail, ~~[mobilehome/RV parks]~~ **mobile home park, RV parks,** health, transportation, grading, storm drainage, water, wastewater, reclaimed water, mapping, improvement plans, permit processing, reports, testing and inspections. Process oriented standards are contained in Title 18. Design oriented standards

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are contained in the development standards, which is a codified document and parallel in authority to Title 18.

"Director" means the director of the ~~[planning and]~~ community development department or ~~[his]~~ **their** designee.

~~["Downtown area" means that area between Washington Street and Fifth Street and between Nevada and Stewart Streets.] [Staff note: References to this term in Development Standards Divisions 1.1 and 2.4 will be changed from "downtown area" to "Downtown Mixed-Use district."]~~

~~["Downtown business district" means an overlay district as shown on the official map entitled "Zoning Map of Carson City" on file in the office of the director.] [Outdated term, not used.]~~

~~[["Drugstore" means a store where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and nonprescription medicines, but where nonmedical products are sold as well.] [See "pharmacy" and "retail sales"]~~

~~["Dry cleaning" means a process of receiving articles or goods of fabric to be subject to a process of dry cleaning, dry dyeing, cleaning and spotting, and stain removing. Machinery shall not be visible from the windows of the establishment and shall be screened. Self-contained systems shall meet clean air requirements.] [See "personal services."]~~

~~["Dwelling" means any building or portion thereof used exclusively for residential purposes, but does not include hotels, clubs, boarding or rooming houses, or institutions. [See also dwelling, single-family; dwelling, multi-family; and dwelling, two-family.]~~

~~["Dwelling, attached" means a one family dwelling attached to 2 or more one family dwellings by common vertical walls.] [Changed to "residence, attached."]~~

~~["Dwelling, manufactured" means a single family dwelling manufactured off site.] [Term not used.]~~

~~["Dwelling, multiple family" means a building designed and/or used to house 3 or more families, living independently of each other.] [Changing term to "residence, multi-family" in 18.04; see definition for "residence, multi-family."]~~

~~["Dwelling, patio home" means a single family detached dwelling, with open space setbacks on 3 sides and with a court.] [Term not used.]~~

~~["Dwelling, single family" or "single family dwelling" means:~~

~~1. — A building used to house not more than 1 family or a group of not more than 4 unrelated persons living together sharing a noncommercial single dwelling unit and common house keeping facilities.~~

~~2. — A residential facility for groups in which 10 or fewer unrelated persons with disabilities reside with:~~

~~a. — House parents or guardians who need not be related to any of the persons with disabilities; and~~

~~b. — If applicable, additional persons who are related to the house parents or guardians within the third degree of consanguinity or affinity.~~

~~3. — A home for individual residential care.~~

~~4. — A halfway house for recovering alcohol and drug abusers in which fewer than 11 persons reside.~~

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~~5. ——— Factory built housing that has been built in compliance with the standards for single-family residential dwellings of the Uniform Building Code most recently adopted by the International Conference of Building Officials.~~

~~6. A manufactured home.]~~

~~[Changing term to “residence, single-family” in 18.04; see definition for “residence, single-family.”]~~

~~["Dwelling, townhouse" means a row or cluster of at least 3 attached dwellings in which each dwelling is located on separately owned lot; each unit is separated by 1 or more common vertical walls; each unit has its own front and rear yard access; and no unit is located over another unit. A townhouse complex may include common open space and recreational areas and facilities which are owned by all owners on a proportional, undivided basis.] [Moved to “townhouse,” as used in Title 18]~~

~~["Dwelling, two family" means a building containing not more than 2 kitchens, designed for and occupied exclusively by 2 families living independently of each other. Commonly referred to as a duplex living unit.] [Changing term to “residence, two-family” in 18.04; see definition for “residence, two-family.”]~~

~~["Excavation" means the mechanical removal of earth materials.] [Relocated alphabetically.]~~

~~["Embroidery shop" means an establishment in which the act or art of ornamentation of fabric with needlework is practiced.] [See “retail sales.”]~~

~~["Employment agency" means an agency whose business is to find jobs for people and find people qualified to fill jobs.] [See “office.”]~~

"Engraver" means one ~~[whom]~~ **who** practices the art or technique of ~~[one that engraves from a plate or block.]~~ **cutting or carving a design on a hard surface, typically to make a print for items such as trophies, jewelry, plates or other items. This definition excludes industrial processes such as sandblasting or chemical etching of materials.** *[Definition modified to match prior verbiage of “engraver” in Chapter 18.04.]*

"Entitlement certificate" means a document issued by the city to allow a property owner to apply for a building permit for a residential structure that is subject to the provisions of this chapter.

"Equestrian center" means the use of lands buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, but does not include the racing of horses.

"Equipment rental" means the rental of landscaping, construction or similar equipment such as riding lawnmowers or tillers, but not including earth moving equipment, such as front end loaders, dump trucks or other more intense commercial vehicles which are required to comply with the Nevada Department of Motor Vehicles regulations for licensing purposes.

"Equipment shelter" means an enclosed structure, cabinet, shed or box at the base of the mount used to contain batteries and electrical equipment. This equipment is connected to the antenna by cable. Equipment shelters are also called "base transceiver stations" for personal communications systems (PCS).

~~["Escrow company" means a company that handles money, property, deeds and or bonding into the custody of a third party for delivery to a grantee only after the fulfillment of specified conditions.~~  
~~"Excavation" means the mechanical removal of earth materials.] [Term not used.]~~

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"Essential resource" or "essential service" means a public facility, physical resource, natural resource, or public service provided to the community by the city through its police power, and administration of the public health, safety and welfare.

"Establishment" means a use, building, structure or premises which is used for business, office or commercial purposes.

**“Esthetician” means a person engaged in the practice of esthetics, which includes:**

**1. Beautifying, massaging, cleansing or stimulating the skin of the human body by the use of cosmetic preparations, antiseptics, tonics, lotions or creams, or any device, electrical or otherwise, for the care of the skin;**

**2. Applying cosmetics or eyelashes to any person, applying permanent makeup, tinting eyelashes and eyebrows, and lightening hair on the body; and**

**3. Removing superfluous hair from the body of any person by the use of depilatories, waxing, tweezers or sugaring,**

**but does not include the branches of cosmetology of a cosmetologist, hair designer, shampoo technologist, hair braider, electrologist or nail technologist.** [*Definition separated from “massage therapy” definition.*]

~~["Excavation" means the mechanical removal of earth materials.]~~

"Extraction" means to obtain or withdraw minerals, sand, rock, gravel, stone, earth or any similar material by breaking of the surface soil by physical or chemical process or may mean to separate a metal from ore.

**"Excavation" means the mechanical removal of earth materials.** [*Relocated alphabetically.*]

"Extraction operation" means an operation of which the extraction of minerals, including solids, such as ores and coal; liquids such as petroleum, and gases, such as natural gases, are conducted.

~~["Facial cosmetics shading, permanent" means a process whereby permanent facial cosmetics are placed by implantation of tints to the skin of the face along the natural brow line, eyelash lines; or defining and brightening of normal coloration of lips. **This definition does** [Does] not include implanting of images of flowers, insects, geometric designs or any other "picture" that would not normally appear on the face.] [*Moved to “permanent makeup” for definition related to the term “esthetician.”*]~~

"Facility site" means a lot or parcel, or any part thereof, which is owned or leased by 1 or more personal communication wireless service providers and upon which 1 or more wireless communication facility(s) and required landscaping are located.

~~["Factory built housing" has the meaning ascribed to it in NRS 461.080 and means a residential building, dwelling unit or habitable room thereof which is either wholly manufactured or in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with regulations adopted pursuant to NRS 461.170, but does not include a mobile home or recreational park trailer.] [*Term not used.*]~~

~~["Factory outlet store" means a building or part of a building where the products manufactured by the industry are kept for wholesale or retail sale.] [*See “retail sales.”*]~~

"Fairground/theme park" means land devoted to entertainment on a seasonal or temporary basis and may include grandstands, barns and other accessory buildings, normally associated with such a use. A theme park is an entertainment or amusement facility built around 1 or more themes which may be historical architectural or cultural.

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~~["Fall zone" means the area on the ground within a prescribed radius from the base of a personal wireless service facility. The fall zone is the area within which there is a potential hazard from falling debris or collapsing material.] [Term not used.]~~

"Family" means 1 person living alone, or 2 or more persons related by blood, marriage or legal adoption; **a group of unrelated individuals not exceeding four persons living together as a single housekeeping unit, except where federal and/or state law requires otherwise.** [Staff note: Additional definition verbiage added consistent with existing definition for single family residence/dwelling.]

**"Farm structure" means a structure or building located on property where the land use is agricultural, and it is not a dwelling. used for the housing of farm equipment or animals usually associated with a farm, including cows, horses, chickens, pigs, sheep, etc., including, but not limited to barns and coops.**

"Farmer's market" means an indoor or outdoor commercial area providing retail sales booths for numerous merchants of produce, **meats** and plant life. May provide arts and crafts booths accessory to the produce and plant life booth.

"Fee schedule" means the schedule of fees which has been adopted by the board of supervisors and which authorizes the city to charge fees for the processing of applications and other activities in connection with zoning and development approval.

~~["Feed store" means a retail sales facility where grain and other foodstuffs for animals and livestock is sold, including other implements and goods related to agricultural processes, but not including farm machinery.] [Term not used.]~~

"Fence" means an artificially constructed barrier of any material or combination of materials erected to enclose, screen or separate areas.

"Fill" means the deposit of materials including dirt, rock, sand and gravel ~~[by a person on]~~ **onto** a parcel of land to ~~[create volume on the parcel]~~ **raise the elevation of any portion of the property.**

**"Fire code" means all codes, ordinances, policies and procedures, and standards adopted and enforced by the Carson City Fire Department through CCMC title 14.**

"Fire station" means a building for fire equipment and firefighters.

"Flea market" means a building or part of a building where second hand goods, articles and antiques are offered or kept for sale at retail to the general public, but shall not include any other establishment otherwise defined or classified herein.

"Floor area" means the sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls and from centerline of division walls. Floor area includes [±] basement space, elevator shafts and stairwells at each floor, mechanical equipment rooms or attic spaces within headroom of 7 feet 6 inches or more, penthouse floors, interior balconies and mezzanines, enclosed porches. Floor area shall not include [±] accessory water tanks and cooling towers, mechanical equipment or attic spaces with headroom of less than 7 feet 6 inches, exterior steps or stairs, terraces, breeze ways and open spaces.

"Floor area ratio" means the gross floor area of all buildings on a lot divided by the lot area.

"Floor area, gross" means the total square footage of all floors of a new structure.

"Floor area, net" means the total square footage of all ~~[non-storage]~~ **non-storage** areas of a structure.

~~["Florist" means a retail store where flowers and plants or either in singular are sold or offered for sale to the public, and such use may include the incidental raising and arranging of flowers and plants for sale in the store.] [See "retail sales."]~~

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"Food processing" means a facility in which food for human consumption is provided in its final form, such as candy, baked goods and ice cream, and the food is distributed to retailers or wholesalers for resale on or off the premises. The term does not include food or beverage processing which uses any mechanized assembly line production of canned or bottled goods.

~~["Fortune telling" means the art or practice of one whom claims to be able to predict future events.] [Term not used.]~~

"Fraternal association" means a group of people formally organized for a common interest, usually cultural, religious or entertainment with regular meetings, rituals and formal written membership requirements.

"Fuel storage tank facility" means a facility primarily engaged in the bulk storage and distribution of petroleum, gasoline, fuel oil, gas or other similar flammable products in fuel storage tanks.

"Funeral home" means a building designed for the purpose of furnishing funeral supplies and services to the public, and includes facilities intended for the preparation of the dead human body for internment or cremation.

~~["Gallery" means a building or hall in which a collection of artistic works is displayed sold or auctioned.] [Only used in DTMU; change to "art gallery" in DTMU.]~~

"Gaming" means any legally constituted gambling enterprise authorized under the Nevada state law, other than slot machines when such machines are operated incidental to the conduct of a licensed retail business.

"Gaming establishment, non-restricted" **or "gaming, unlimited"** means an establishment which is used or intended to be used for the conduct of gaming activities for which a non-restricted gaming license is required. For informational purposes, the term refers to an establishment whose gaming operations consist of 16 or more slot machines, or any number of slot machines together with any other game, gaming device, race book or sports pool establishment. *[As used in 18.04.]*

"Gaming, limited" means 15 or less gaming machines in 1 commercial establishment.

"Garage, private" means a sheltered or enclosed space designed and used for the storage of the motor vehicle, boats or other personal property of the residents of the premises.

"Garden supplies" means lawn and garden equipment, furnishings and products associated with the cultivation of, but not limited to, flowers, vegetables, fruits and trees.

~~["Garden supply/plant nursery" means a facility for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping.] [See "retail sales."]~~

~~["Gas station minimart" means a facility associated with the sale of gasoline products, that also offers for sale prepackaged food items and tangible consumer goods, primarily for self-service by the consumer.] [Term not used.]~~

~~["Gasoline, retail" means the sale of natural gas, manufactured gas, propane gas or any mixture of any of them.] [Term not used; see "automobile service."]~~

"General property owner" means a property owner that does not request placement in the development project category under Chapter 18.12 (Growth Management).

~~["Gift shop" means a store selling small decorative or amusing items that are intended to be bought as gifts or souvenirs.] [See "retail sales."]~~

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~~["Golf course" means a tract of land laid out for at least 9 holes for playing the game of golf, improved with trees, greens, fairways, hazards and that may include a clubhouse and shelter.]~~  
*[Duplicated below.]*

"Golf course ~~[and driving range]~~" means a public or private area operated for the purpose of playing golf, developing golfing techniques and may include a club house, miniature golf courses, **driving range** and recreational facilities.

"Good repair" means maintaining the structural components of the structure, sufficient to prevent deterioration.

~~["Government facility" means a facility, agency or area used for public purposes, and owned or operated by an instrumentality or agency of federal, state or local government.]~~ *[Staff note: Uses are more specifically defined, e.g. office, fire station, water storage facility, etc.]*

"Grade" means the degree of rise or descent of a sloping surface (see slope).

"Grade, finished" means the average proposed level of the finished surface of the ground adjoining a building after all site development work has been completed.

~~["Grade, natural" means the average proposed level of the finished surface of the ground adjoining a building prior to site development work.]~~ *[Term not used.]*

"Grading" means any stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades.

~~["Grandfathered" means the use was legally in existence at the time of the adoption of the original Carson City land use ordinance, this title, or any amendment hereto.]~~ *[Not used; see "legal-nonconforming use" definition.]*

~~["Green house"]~~ **"Greenhouse"** means a building for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such green house, but can be sold directly from such lot at wholesale or retail.

~~["Grocery store" means a building used for the sale primarily of food products and which specifically excludes the sale of specialty products as a principal use.]~~ *[See "retail sales."]*

"Gross land area" means the total square footage or acreage of a parcel of land prior to subdivision, development, or offer of or acceptance of dedication of land area for access drainage and/or public utility easements and/or rights-of-way.

"Guest building" means a dwelling unit on the same lot as the primary dwelling unit and ancillary to the primary dwelling unit. ~~[A guest building may provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation and includes habitable detached structures that may or may not include cooking facilities and which is used exclusively for housing and family members of the primary residence and their non-paying guests. A manufactured or mobilehome is not considered a guest building in SF6, SF12, SF21, SF1A, SF2A or SF5A zoning districts. A recreational vehicle is not allowed as a guest building in any zoning district].~~

~~["Gun club, skeet or target range" means a facility for the sport of shooting at targets to test accuracy in rifle, pistol or archery practice owned or operated by a corporation, association, or individuals.]~~ *[Term not used.]*

~~["Gun store" means a retail establishment in which small hand held pistols to large piece artillery in addition to ammunition are sold.]~~ *[See "retail sales."]*

"Gunsmith" means a maker or repairer of firearms.

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"Guyed tower" means a monopole or lattice tower that is tied to the ground or other surface by diagonal cables.

"HRC" means the historic resources commission.

"Habitable space" means a space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

"Halfway house for recovering alcohol and drug abusers" has the meaning ascribed to it in NRS 449.008 and means a residence that provides housing and a living environment for recovering alcohol and drug abusers and is operated to facilitate their reintegration into the community, but does not provide any treatment for alcohol or drug abuse. The term does not include a facility for transitional living for released offenders.

"Hard surfaced" means, **at a minimum**, 6 inches of decomposed granite or gravel graded and compacted to standards of the development engineering department, **or asphalt, concrete or other solid surface to accommodate vehicular traffic in accordance with the Title 18 Development Standards.**

~~["Hardware store" means a facility for the sale of home, lawn and garden supplies, tools, and construction materials such as brick, lumber and other similar materials.] [See "retail sales."]~~

"Hazardous waste or material" means a waste or material as defined by ~~[Section 12 of the Carson City environmental control authority ordinance]~~ **CCMC chapter 12.12 (Solid Waste Management).**

"Health and fitness club" means a building in which facilities are provided for recreational athletic activities including, but not limited to, body building and exercise classes, and shall include associated facilities such as a sauna and solarium.

"Hearing examiner" means the person appointed pursuant to this chapter to review and make decisions on applications for proposed work and pursuant to NRS.

"Hedge" means a 100% sight-obscuring fence-like boundary formed by a dense row of shrubs or low growing mature trees.

~~["Helipad"]~~ **"Heliport"** means ~~[a facility for the landing and taking off of helicopters]~~ **any area of land, water, parking lot, rooftop or other site or structure which is regularly or permanently used for the landing and takeoff of helicopters or other rotary wing aircraft**, but with no accessory gas sales, maintenance or other services. *[Term as used.]*

"Hillside area" means any parcel or development site having an existing average slope of 15% or greater.

~~["Hillside development manual" means a document created and adopted pursuant to this chapter which contains technical specifications and requirements for development of parcels in areas governed by this chapter. It is incorporated into the development standards, Division 7.] [The hillside development standards are contained in the Development Standards Division 7, not a separate manual.]~~

"Home for individual residential care" has the meaning ascribed to it in NRS 449.0105 and means a home in which a natural person furnishes food, shelter, assistance and limited supervision, for compensation, to not more than two persons with intellectual disabilities or with physical disabilities or who are aged or infirm, unless the persons receiving those services are related within the third degree of consanguinity or affinity to the person providing those services. The term does not include:

1. A halfway house for recovering alcohol and drug abusers; or
2. A home in which community-based living arrangement services or supported living services are provided by a provider of such services during any period in which the provider is engaged in providing the services.

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~~["Home improvement center" means a building and/or structures for the purpose of retail sale of all types of materials used in building construction and may include garden centers.] [Term not used.]~~

"Home occupation" means a use customarily carried on by a dwelling occupant and incidental to the primary residential use, providing such residential character of the property is not changed and is operated in compliance with Chapter 18.05 (Home Occupation).

~~["Horse corral or stable (commercial)" means a structure for the keeping of horses, mules, or ponies which are boarded for compensation.] ["Horse corral" not used; see "stable."]~~

~~["Horse corral or stable (private)" means an accessory structure for the keeping of horses, mules, or ponies for the use of occupants of the premises.] [Horse corral not used; see "stable."]~~

~~["Hospice" means a home for the terminally ill.] [Term not used.]~~

"Hospital" means a building designed and used for the medical and surgical diagnosis, treatment and housing of persons under the care of doctors and nurses, and supporting services such as gift shops, restaurants and laundromats. Rest homes, nursing homes, convalescent homes and clinics are not included.

"Hotel" means a building containing 6 or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests on a transient basis less than 28 consecutive days total.

~~[1.—— Hotel. A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops.~~

~~2.—— Hotel suites. A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room.]~~

"Hotel or motel, residence" means a [~~multi-dwelling unit~~] **building or buildings** for extended stay lodging consisting of efficiency units or suites for long-term occupancy up to a maximum of 180 days; customary hotel services such as linen, maid service, telephone and upkeep of furniture; and optional resident and guest amenities such as meeting rooms, club house and recreation facilities. The term does not include facilities which qualify as other types of dwelling units defined in this title.

~~["Ice cream parlor" means a small retail business in which a sweet frozen dessert or snack traditionally made with cream and egg yolks and flavored with a variety of fruits or other extracts are sold and eaten.] [See "retail sales" or "restaurant"]~~

"Impound yard" means a place to which disabled motor vehicles, and motor vehicles or other mobile equipment impounded for a breach of the law, may be taken or towed and stored temporarily until reclaimed, but does not include an automobile service station, gas bar, public garage, junk yard, salvage yard or wrecking yard.

"Improvement" means a roadway, landscaping, utilities or any other structure.

"Incineration and reduction of garbage, offal, dead animals or refuse" means a device used to burn waste substances and in which all the combustion factors temperature, retention time, turbulence and combustion air, can be controlled.

"Indoor sport and recreation" means recreational uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, [~~penny~~] arcades, electronic video games and indoor racquetball courts.

~~["Insurance company" means a company which practices the business of providing insurance.] [Term not used.]~~

**“Initiate,” for the purposes of maintaining a valid zoning permit, means:**

**1. If construction is required for the proposed use, to apply for and obtain approval of a building permit for the entire project or the first phase of a project for which the permit is sought, and to maintain the building permit in good standing without expiration. Approval of a grading permit only for the project does not constitute initiation of a project; and**

**2. To conduct the use on the subject property.**

["Interior decorator" means a person who practices or specializes in interior decoration.] [*See “personal services.”*]

"Janitorial and building cleaning service" means an establishment primarily engaged in the provision of off-site maintenance and custodial services. Typical uses include carpet cleaning, janitorial, pest control and window cleaning.

~~["Jewelry store" means an establishment which primarily sells new and used jewelry, or reconstitutes precious metal into jewelry forms which are sold at retail on the premises.] [*See “retail sales.”*]~~

"Junkyard" means any space used for collecting, storage, abandonment or sale of junk, wastepaper, rags, scrap metal, discarded material or similar waste including the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts or placement of 1 or more dismantled or partially dismantled vehicles.

"Kennel" means a place where ~~ten (10)~~ **10** or more dogs of not less than six months of age are kept, harbored, boarded, or maintained at any given time.

"Kiln" means an oven for hardening, baking or drying substances.

~~["Kitchen" means a room containing such items as a stove, microwave, hot plate, or other cooking/heating devices used for cooking or the preparation of food.]~~

~~["Labor and service organizations" means a group of workers from a particular job, industry, or employer identified by shared interests or purpose, for example, a business.] [*Term not used.*]~~

"Laboratory" means a facility for scientific research or the **collection**, observation and testing of **samples or** materials.

~~["Lapidary services" means a service provided by a dealer who specializes in precious or semiprecious stones.] [*See “personal services.”*]~~

"Lattice tower" means a type of mount that is self-supporting with multiple legs and cross-bracing of structural steel.

"Launderette" means a building or structure where coin-operated laundry machines, using water only, detergents and additives, are made available to the public for the purpose of laundry cleaning.

**"Legal nonconforming building" means a structure that was legally established under the Carson City zoning and building codes in existence at the time of construction of the structure but is not in conformance with current zoning regulations.** [*As used in 18.04; term added in place of “grandfathered.”*]

**"Legal nonconforming use" means a use that was legally established under the Carson City zoning code in existence at the time of the establishment of the use but is not in conformance with current zoning regulations.** [*As used in 18.04.*]

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"Library" means a building containing printed and pictorial material for public use for purposes of study, reference and recreation.

~~["Lithographer" means one who practices the process in which the image configuration to be printed is rendered on a flat surface, as on stone or now chiefly on sheet zinc or aluminum, and treated so that only those areas to be printed will retain ink.] [See "personal services." ]~~

"Livestock raising" means farm animals kept for use, propagation, or intended profit or gain, and without limiting the generality of the forgoing includes: dairy and beef cattle, horses, swine, sheep, laying hens, chicken and turkey broilers, goats, geese, mink and rabbits.

"Loading space" means a parking space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while handling merchandise or materials, each such space to be not less than 15 feet wide, 60 feet long with 14 feet height clearance.

~~["Locksmith" means one that repairs or makes locks.] [See "personal services." ]~~

~~["Lodge" or "fraternal organization" means a facility or area for a special purpose organization or for the sharing of sports, arts, literature, politics, or other similar interest; but not primarily for profit or to render a service that is customarily carried on as a business, excluding churches, synagogues, or other houses of worship.] [Term not used; see "fraternal association." ]~~

"Lot" means a distinct parcel of land divided with the intent to transfer ownership ~~[or for building 1 primary dwelling unit or structure].~~

"Lot area" means that area of a horizontal plane bounded by the front, side and rear property lines including any portion of an easement which may exist within such property lines but exclusive of rights-of-way for street purposes. For the purpose of defining lot area, easements are included within the lot area for public utilities and private ~~[dead-end]~~ **dead-end** driveways serving 4 or fewer lots. Private access easements serving more than 4 lots are not included in lot area. Minimum lot area includes all common parking, landscaping and building areas within a single project site that shares such common facilities and common access for the purposes of creating building envelope parcels, condominium parcels, or other similar subdivision or property within non-residential zoning districts.

"Lot, corner" means a lot situated at the intersection of 2 or more streets, with frontage on at least 2 streets.

"Lot depth" shall be the average distance between the front and rear lot lines measured in the direction of the side lot lines.

"Lot, double frontage" means a lot ~~[(not a corner lot)]~~ , **excluding a corner lot**, which adjoins 2 streets ~~[, which]~~ **that** are parallel or within 45 degrees of being parallel to each other. On a double frontage lot, both street property lines shall be deemed front lot lines, unless designated otherwise on a recorded final map.

"Lot, flag" means a lot having access or an easement to a public or private street by a narrow, private right-of-way.

"Lot, interior" means a lot other than a corner lot.

"Lot line" means a property line that divides 1 lot from another lot or from a public or private street or any other public space.

"Lot line, front" shall be the ~~[dimension front]~~ **lot line fronting** on a street ~~[, except for a flag lot].~~

"Lot line, rear" means the property line opposite and most distant from the front property line.

"Lot line, side" means any property line perpendicular to a front or rear property line.

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"Lot, minimum area" means the smallest lot area permissible in a particular zoning district on which a use or structure may be located.

"Lot width" shall be the average distance between side lot lines measured at right angles to the lot depth.

"Machine shop" means a workshop where various materials, especially metals, are cut, shaped and worked, often to tight specifications using machine tools.

~~["Magazine sales" means the retail sale of publications issued at regular intervals, usually weekly or monthly, containing articles, stories, photographs, advertisements, and other features, with a page size that is usually smaller than that of a newspaper but larger than that of a book.] [See "retail sales."]~~

"Main building" means a building devoted to the principal use of the lot on which it is situated. On any lot in a residential district, the term refers to the principal dwelling located on that lot.

"Maintenance" means the upkeep of property, building, structures, amenities, parking facilities, landscaping, or lot including repair, painting, trimming, pruning, as well as watering and other ongoing activities that are associated with maintenance.

~~["Manufactured building" includes any modular building or any building constructed using 1 or more modular components.] [Term not used.]~~

"Manufactured home" has the meaning ascribed to it in NRS 489.113 and means a structure which is built on a permanent chassis, designed to be used with or without a permanent foundation as a dwelling when connected to utilities, transportable in one or more sections and eight feet or more in body width or 40 feet or more in body length when transported, or, when erected on-site, contains 320 square feet or more. The term ~~[:]~~ **includes the plumbing, heating, air-conditioning and electrical systems of the structure, any structure that meets the requirements established by NRS 489.113 and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq., or any structure built in compliance with the requirements of chapter 461 of NRS. The term does not include a recreational park trailer.**

~~[1. — Includes:~~

~~a. — The plumbing, heating, air conditioning and electrical systems of the structure.~~

~~b. — Any structure:~~

~~i) — Which meets the requirements established by NRS 489.113 and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq.; or~~

~~ii) — Built in compliance with the requirements of chapter 461 of NRS.~~

~~2. — Does not include a recreational park trailer.]~~

"Manufacturing" means the use of land, building or structures for the purpose of manufacturing, assembly, **investment casting**, making, preparing, inspecting, finishing, treating, altering, warehousing or storing or adapting for sale of any goods, substance, article, thing or service.

"Marijuana" has the meaning ascribed to it in subsection 8 of NRS 453D.030 and means all parts of any plant of the genus Cannabis, whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include:

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1. The mature stems of the plant, fiber produced from the stems, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stems except the resin extracted therefrom, fiber, oil or cake, the sterilized seed of the plant which is incapable of germination; or

2. The weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink or other products.

"Marijuana cultivation facility" has the meaning ascribed to it in subsection 9 of NRS 453D.030 and means an entity licensed to cultivate, process and package marijuana, to have marijuana tested by a marijuana testing facility and to sell marijuana to a retail marijuana store, to a marijuana product manufacturing facility and to other marijuana cultivation facilities, but not to consumers.

"Marijuana distributor" has the meaning ascribed to it in subsection 10 of NRS 453D.030 and means a person licensed to transport marijuana from a marijuana establishment to another marijuana establishment.

"Marijuana establishment" has the meaning ascribed to it in subsection 11 of NRS 453.030D and means a marijuana cultivation facility, marijuana testing facility, marijuana product manufacturing facility, marijuana distributor or retail marijuana store.

"Marijuana product manufacturing facility" has the meaning ascribed to it in subsection 12 of NRS 453D.030 and means an entity licensed to purchase marijuana, manufacture, process and package marijuana and marijuana products, and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana, but not to consumers.

"Marijuana products" has the meaning ascribed to it in subsection 13 of NRS 453D.030 and means products comprised of marijuana or concentrated marijuana and other ingredients that are intended for use or consumption, such as, but not limited to, edible products, ointments, and tinctures.

"Marijuana retail store" or "retail marijuana store" has the meaning ascribed to "retail marijuana store" in subsection 18 of NRS 453D.030 and means an entity licensed to purchase marijuana from marijuana cultivation facilities, to purchase marijuana and marijuana products from marijuana product manufacturing facilities and retail marijuana stores, and to sell marijuana and marijuana products to consumers.

"Marijuana testing facility" has the meaning ascribed to it in subsection 15 of NRS 453D.030 and means an entity licensed to test marijuana and marijuana products, including for potency and contaminants.

"Massage therapy" means the act of rubbing, kneading or otherwise touching the human body with the hands, feet or any device so as to stimulate circulation or make muscles supple, for a fee, gratuity or other consideration. ~~[Massage therapy includes "aesthetician" or "esthetician," as defined in NRS 644 Cosmetology.]~~ The term "massage" does not include acts, treatments or services within the meanings of "practice of medicine," "osteopathy," "chiropractic," "physical therapy" or "naturopathic healing" as defined by the Nevada Revised Statutes and does not include the offering of sexually oriented services. [New definition and use separated for "esthetician."]

**"Master plan," unless otherwise specified, means the most recently adopted Carson City Master Plan providing goals and policies for the long-range development of the City, and including related plans or master plan elements that may be adopted separately from the Master Plan in accordance with NRS Chapter 278.**

"Meal" means unpackaged food prepared on site, but does not include muffins, fruit, desserts or similar items.

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~~["Mechanical equipment building" means a structure which houses equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilation, air conditioning and similar purposes.] [Staff note: Term currently only used as an accessory use in General Industrial zoning districts. Accessory mechanical equipment buildings may be accessory in any district and it is not necessary to define it.]~~

"Median" means a paved or planted area separating a street or highway into [2] two or more lanes of travel in opposite directions.

"Medical marijuana cultivation facility" has the meaning ascribed to the term "cultivation facility" in NRS 453A.056 and means a business that:

1. Is registered with the Department of Taxation pursuant to NRS 453A.322; and
2. Acquires, possesses, cultivates, delivers, transfers, transports, supplies or sells marijuana and related supplies to:
  - (a) Medical marijuana dispensaries;
  - (b) Facilities for the production of edible marijuana products or marijuana-infused products; or
  - (c) Other cultivation facilities.

"Medical marijuana dispensary" has the meaning ascribed to it in NRS 453A.115 and means a business that:

1. Is registered with the Department of Taxation pursuant to NRS 453A.322; and
2. Acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials to the holder of a valid registry identification card as that term is defined in NRS 453A.140.

"Medical marijuana establishment" means :

1. A medical marijuana testing facility;
2. A medical marijuana cultivation facility;
3. A medical marijuana product manufacturing facility; or
4. A medical marijuana dispensary.

"Medical marijuana product manufacturing facility" has the meaning ascribed to the term "facility for the production of edible marijuana products or marijuana-infused products" in NRS 453A.105 and means a business that:

1. Is registered with the Department of Taxation pursuant to NRS 453A.322; and
2. Acquires, possesses, manufactures, delivers, transfers, transports, supplies or sells edible marijuana products or marijuana-infused products to medical marijuana dispensaries.

"Medical marijuana testing laboratory" has the meaning ascribed to the term "independent testing laboratory" in NRS 453A.107.

~~["Messenger service" means a place wherein communications or other items are taken for eventual delivery to another place, or have been already delivered from another place to be receive at place, but in no event does said definition include a place where wages or bets are placed for delivery to another place where receipts from wages or bets have been delivered from other places.] [Term not used.]~~

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~~["Metal storage container" means a fully enclosed unit, excluding semi-truck trailers, that houses storage items in the industrial, commercial and public districts. In addition, used temporarily at a construction site.] [See "storage container." ]~~

"Miniature golf course" means an area of land or a building, structure or premises or part thereof, operated for profit or gain as a commercial place of amusement in which facilities are provided to simulate the game of golf or any aspect of the game on a small scale, but does not include a golf ball driving range.

~~["Mobilehome"]~~ **"Mobile home"** means any non-motive but mobile facility with or without wheels, so designed contrived to permit occupancy thereof, for permanent living or sleeping purposes, when connected to utilities. ~~["Mobilehome"]~~ **Mobile home** does not include a travel trailer, commercial coach, manufactured home, or any structure built in compliance with the requirements of Chapter 461 of the NRS.

~~["Mobilehome park"]~~ **"Mobile home park"** means a plot of ground divided into spaces, under the ownership or management of 1 person, firm or corporation for the purpose of locating 2 or more ~~["mobilehomes"]~~ **mobile homes** for dwelling or sleeping purposes, excluding the proprietor's unit.

~~["Mobilehome space"]~~ **"Mobile home space"** means a portion of land within a ~~["mobilehome"]~~ **mobile home** park for the placement of a single ~~["mobilehome"]~~ **mobile home** and the exclusive use of its occupants.

~~["Modular building" means an office, apartment, school, motel or other building, whether it is a total building or a room, which is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with regulations, adopted pursuant to Section 461.170 of the Nevada Revised Statutes, but does not include a mobilehome.] [Term not used.]~~

~~["Modular component" means any closed unit of construction which bears or requires any electrical, plumbing, heating, air conditioning or any other mechanical connection.] [Term not used.]~~

"Monopole" means a type of mount that is self-supporting with a single shaft of wood, steel or concrete and a platform (or racks) for panel antennas arrayed at the top. Vertical co-locations often have arrays at intermediate positions on the monopole.

"Mortuary or funeral chapel" means a facility in which bodies are prepared for burial or cremation; a facility where funeral services are conducted.

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

"Mount" means the structure or surface upon which antennas are mounted. There are 4 types of mounts:

1. Roof-mount: Mounted on the roof of a building.
2. Side-mount: Mounted on the side of a building.
3. Ground-mount: Mounted on the ground.
4. Structure-mount: Mounted on a structure other than a building.

"Municipal building" means a structure or building in which services traditionally provided by local government, including water, sewer, roads, parks, police and fire protection are housed.

## Chapter 18.03 – Definitions

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"Municipal garage" means a structure opened or operated by a municipality and used primarily for the parking, **maintenance** and storing of vehicles owned by ~~the general public~~ **a government agency**. [*See "Parking lot or parking garage," for general public parking use.*]

"Museum" means a building having public significance by reason of its architecture or former use of occupancy or a building serving as a repository for a collection of natural, scientific, or literary curiosities or objects of interest, or works of art, and arranged, intended and designed to be used by members of the public viewing, with or without an admission charge, and which may include as an accessory use the sale of goods to the public as gifts or for their own use.

"Nightclub" means a commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment are provided.

"Nonconforming building" means a legally constructed building or structure which does not conform in its construction, area, yard, requirements or height to the regulations of the district in which it is located or to the requirement of the Building Code currently adopted by Carson City.

"Nonconforming use" means the legally created use of a building, structure, or land which **complied with regulations in place at the time the use was initiated but** does not conform to the **current zoning** regulations of the district in which the use exists. [~~and a use for which the property owner has proved that alleged violations are legal nonconformities. Failure to prove this means that alleged violations are illegal and subject to prosecution. Proof submitted by the property owner must ascertain the date the nonconformity was established and that it conformed to the zoning code then in effect.~~]

~~["Nonflammable definition" is as defined by the adopted Uniform Fire Code.] [*Term not used.*]~~

~~["Nontoxic definition" is as defined by the Carson City health department and Uniform Fire Code currently adopted by Carson City and regulations.] [*Term not used.*]~~

"Notary public" means one legally empowered to witness and certify documents and take affidavits and depositions.

"NRS" means the Nevada Revised Statutes.

"Nursery" means a place where young trees or other plants are grown for transplanting or for sale, and may also include the sale of related accessory supplies.

"Off-site parking" means parking provided for a specific use but located on a site other than the ~~[+]~~ **one** on which the specific use is located.

"Off-street loading" means designated areas on a development site for the loading and unloading of cargo adjacent to buildings and not in the public right-of-way.

~~["Office" means a building used primarily for conducting the affairs of a business, profession, service, industry, or government and which may include ancillary services for office workers, such as restaurants, newsstands, or other minor commercial establishments.] [*Duplicate, combined below.*]~~

"Office" means a building or part thereof, designed, intended or used for the practice of a profession, the business of administrative, professional or clerical operations, including administrative governmental functions or mortgage companies, **and which may include ancillary services for office workers, such as food services, newsstands, or other minor commercial establishments.**

**"Office (limited contact with the general public)" has the same meaning as "office" but limited to businesses that do not require the public to go to the office location for the services provided by the business office.**

~~["Office park" means a development which contains a number of separate office buildings, accessory and supporting uses and open space and which is designed, planned, constructed and managed on an integrated and coordinated basis.] [*Term not used.*]~~

## Chapter 18.03 – Definitions

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"Omnidirectional antenna" means a "whip" antenna, this thin rod beams and receives a signal in all directions.

~~["Open air vending/transient sales lot" means an area that is used exclusively for the sale or taking of orders for any merchandise where such merchandise is displayed or sold in the open area; such activities are not part of the operation of an established business; and no permanent physical structures or facilities are used as integral parts of the sales or order taking operations. The term includes the display or sale of merchandise in or in connection with a truck, trailer, or movable building of any type.] [Term not used.]~~

"Open space" means any parcel or area of land or water ~~[essentially unimproved and]~~ set aside, dedicated, designated, or reserved for public use or enjoyment or for the private use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

"Open space, common" means land within or related to a development that is designed and intended for the common use or enjoyment of the residents of the development and their guests.

"Open space, private" means open space, which is normally limited to the use of the occupants of a single dwelling or building or property that abuts such open space.

"Open space, public" means open space owned and maintained by a public agency for the use and enjoyment of the general public.

~~["Optician" means one who makes lenses and eyeglasses.] [See "personal services."]~~

"Ordinary maintenance or repair" means, in regard to cultural resources, the maintenance or repair of any exterior architectural or environmental feature in or on a historic property to correct deterioration, decay or to sustain the existing form, and that does not involve a material change in design, material or other appearance.

"Other qualifying buildings" means new or recently constructed buildings having architectural character consistent with the significant buildings on the cultural resources inventory project report shall qualify with the recommendation of the historic architecture review commission.

"Outdoor entertainment facilities" means a predominately spectator use conducted in open, partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities and amusement parks.

"Outdoor recreational facility" means uses and facilities pertaining primarily to recreational activities that are carried on primarily outside of structures. **Typical uses include archery range, driving ranges, miniature golf courses, swimming pools, tennis and pickleball courts, outdoor racquetball courts and water parks.** [Definition combined from "outdoor sports and recreation facilities" definition.]

"Outdoor sales" means the placement of goods for sale or for advertisement, outside of the building or structure.

~~["Outdoor sports and recreation facilities" means a recreational use conducted in open, partially enclosed, screened facilities. Typical uses include archery range, driving ranges, miniature gold courses, swimming pools, tennis courts, outdoor racquetball courts and water parks.] [Term not used; combined with "outdoor recreation facility."]~~

"Outside storage" means the use of a significant portion of a lot or area for the long-term retention (more than 24 hours) of materials and machinery or equipment, regardless of whether the materials, machinery, or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. The term does not include new or used motor vehicle sales and rental display, nor does it include accessory and incidental parking of vehicles for residents, guests, customers or employees in connection with a principal use.

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"Overlay zone" means a zoning district that is imposed on 1 or more underlying base zoning districts and which provides additional requirements and limitations beyond those required by the underlying zoning district.

"Panel antenna" means a flat surface antenna usually deployed in 3 directional "sectors" (0 degrees to 120 degrees, 120 degrees to 240 degrees and 240 degrees to 360 degrees) and used to concentrate or beam the signal into (or from) that sector only.

"Panel van" means a van not exceeding 7 feet in height, 20 feet in length and **having a** maximum [MGVW] **gross vehicle weight** rating **of** 9,500 pounds or less.

"Parcel of land" means any unit legally created and subsequently recorded by the Carson City recorder and shown on the Carson City assessor's maps.

"Park" means a publicly owned area of land, usually with grass, trees, paths, sports fields, playgrounds, picnic areas, and other features for recreation and relaxation.

~~["Parking, commercial" means a facility for parking that is operated as a business enterprise by charging the public a fee and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises.] [Term not used.]~~

"Parking space" means a permanently maintained space on a lot or parcel, suitable for the parking of 1 automobile.

"Pavilion" means a light, sometimes ornamental roofed structure, used at parks or fairs for amusement or shelter.

~~["Pawnshop"]~~ **"Pawn shop"** means a business in which money is loaned on the security of pledges, deposits or other secured transactions in personal property.

**"Permanent makeup" means a process whereby permanent facial cosmetics are placed by implantation of tints to the skin of the face along the natural brow line, eyelash lines; or defining and brightening of normal coloration of lips. This definition does not include "tattooing" or the implanting of images of flowers, insects, geometric designs or any other "picture" that would not typically appear on the face. [Definition related to the term "esthetician."]**

~~["Perfumery" means an establishment that specializes in making or selling of perfume.] [See "retail sales."]~~

~~["Permit authority" means the planning and community development department, or other city entity vested with responsibility for issuing and enforcing of building, sign or other permits governed by this chapter.] [Term not used.]~~

"Permitted use" means a use authorized or permitted alone or in conjunction with other uses in a specified district and subject to the limitations of the regulations of such use district.

~~["Personal communications services" means an advanced form of radiotelephone services, capable of transmitting and receiving voice, data, text and video messaging, PCS operates in the 1,850-1,990 MHz range.] [Term not used.]~~

"Personal services" means a facility for the sale of personal services or an establishment primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, but not including [personal storage] **uses that are otherwise listed as a specific use within the use tables of Chapter 18.04 (Zoning Districts)**. Typical personal services include [barber/beauty shop, permanent facial cosmetic shading,] shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe-deposit boxes, travel bureau, house cleaning services, weight reduction centers [or florist (excluding greenhouses)] **and other services of a similar nature as determined by the Director**.

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*[Staff note: “Barber shop” and “beauty shop” are listed as separate uses; “facial cosmetic shading” is a separate use under “esthetician;” and “florist” is a “retail” use.]*

"Personal storage" means a facility with enclosed storage space, divided into separate compartments, ~~[each no larger than 500 square feet in size,]~~ which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment but excludes workshops, hobby shops, manufacturing or commercial activity. ~~[Typical uses include mini-warehouses.]~~

"Personal storage/retail/office complex" means a ~~[mixed-use]~~ project consisting of retail and/or office space, and ~~[mini-storage]~~ **personal storage** units. The retail/office space ~~[shall]~~ **must** comprise a minimum of ~~[60%]~~ **60 percent** of a lot's street frontage and ~~[shall]~~ **must** be constructed prior to or concurrently with the ~~[mini-storage]~~ **personal storage** units. ~~[For the purpose of this section, "mini-storage" means a building or group of buildings in a controlled access compound that contains varying sizes of individual stalls or lockers for the storage of customer's goods or belongings.]~~ *[Staff note: “Personal storage” is defined above.]*

"Pet shop" means a retail establishment offering household pets for sale, and where all such creatures are housed within the building, but does not include a shop or place for breeding or overnight boarding of pets.

"Pharmacy" means a business where drugs or medicines are compounded or dispensed by state-licensed pharmacists and which may include retail sales of sundries such as stationery, magazines, cosmetic, and health items.

~~["Photographer's studio" means a studio used primarily for somebody who takes photographs as a profession, hobby, or art form.]~~ *[See “personal services.”]*

"Planned unit development" means an area of land controlled by a landowner, which is to be developed as a single entity for a number of residential, commercial and/or industrial units, the plan for which does not correspond in lot size, height or size of structure, density, lot coverage and required open space of the regulations established in any one district.

"Post office" means the national organization or government department that is responsible for a country's mail service.

~~["Previously owned children's merchandise business" means a business whose primary use is the retail sale of used and new merchandise which is designed for the specific purpose of clothing, entertaining, educating and/or caring for persons under 18 years of age including but not limited to clothing, costumes, play equipment, books, furniture and toys.]~~ *[Term not used.]*

**"Primary dwelling unit" means the main dwelling unit on a parcel of land.** *[As used in 18.04.]*

"Primary use" means the use for which a lot, structure or building or the major portion thereof, is designed. ~~[All primary uses require a permanent primary building on the parcel other than public parks, cemeteries or uses within the agriculture or conservation reserve districts.]~~

~~["Principal dwelling unit" means the main dwelling unit on a parcel of land.]~~ *[See “primary dwelling unit.”]*

"Printer" means a person or company that prints books, newspapers, or magazines.

"Private club, lodge, or fraternal organization."

1. Club. A facility of a private organization for the preparation and service of food and/or drink for members and their guests.

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2. Lodge or fraternal organization. A facility for a special purpose organization for the sharing of sports, arts, literature, politics, or other similar interests; but not primarily for profit or to render a service that is customarily carried on as a business.

~~["Professional business" means an establishment primarily engaged in rendering professional services to individuals and businesses on a fee or contract basis. Typical uses may include banking, financial institutions, stock brokerage, advertising, employment services, title company, etc.] [Term not used.]~~

"Professional occupation" means the occupation of a licensed engineer, licensed architect, certified public accountant, attorney, real estate broker, doctor, dentist, optometrist or similar profession.

"Prohibited use" means a use that is not permitted by any means in a particular zoning district.

"Project list" means the list of development projects which are eligible to make application for building permits from the development project category.

"Property owner" means a person or entity who has fee title to a parcel(s) of real property in the consolidated municipality of Carson City.

"Proposed work" means any construction, alteration, remodeling, restoration, rehabilitation, demolition or removal of the exterior of a building or structure, or the placement of signs or other activity affecting the exterior appearance of any building or structure or the placements of signs, fences, lighting, parking areas or site improvements, or any other activity affecting the exterior landscape features and spaces that characterize a property and its environment.

"Public areas" means parks, playgrounds, trails, paths, and other recreational areas and open spaces; scenic and historic sites; schools and other publicly operated buildings; and other places where the public is directly or indirectly invited to visit or permitted to congregate.

"Public community" means facilities and uses that serve primarily a larger portion of Carson City.

~~["Public garage" means a building or portion thereof designed and used for the storage, repair or servicing of motor vehicles or boats as a commercial venture.] [Term not used.]~~

"Public hearing" means a meeting, announced and advertised in advance and open to the public, in which members of the public have an opportunity to participate.

"Public improvement" means any improvement, facility or service, together with its associated site or right-of-way necessary to provide transportation, drainage, utilities or similar essential services and facilities and that are usually owned and operated by a governmental agency.

~~["Public neighborhood" means facilities and uses that serve only a small area of the city.] [See 18.04.175, Public Neighborhood zoning district for description and purpose.]~~

~~["Public nursery" means land used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.] [Term not used; see "nursery."]~~

~~["Public notice" means the advertisement of a public hearing in a paper of general circulation and through the mail, or the posting of a sign on property, each designed to indicate the time, date, place and nature of a public hearing.] [Public notice requirements contained in CCMC 18.02 (Administration).]~~

~~["Public or private school" means an educational institution for kindergarten, elementary, or secondary education, which is supported by a public, religious, or private organization.] [Term not used; see "school."]~~

~~["Public park" or "playground" means a park, playground, swimming pool, reservoir, golf course, or athletic field owned, operated and maintained by a local or state level government entity.] [Term not used; see "park."]~~

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~~["Public regional" means federal, state and city facilities and uses whose main purpose is to sustain wide regional needs.] [See 18.04.185, Public Regional zoning district for description and purpose.]~~

"Public right-of-way" means a strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a road, trail, waterline, sanitary sewer, and/or other public utilities or facilities.

"Public utility" means a regulated enterprise with a franchise for providing to the public a utility service deemed necessary for the health, safety and welfare.

"Publisher" means a company or person that publishes products such as books, journals, or software.

"Quarry" means an open excavation from which stone or other material is extracted by blasting, cutting, or drilling.

"Radio ~~broadcasting~~ studio" means a building or portion of a building used as a place for radio broadcasting.

~~["Radio, TV, microwave communication tower" means a freestanding structure which supports antennae that transmit or receive any portion of the electromagnetic spectrum.] [See "Wireless communication facility."]~~

~~["Ramada" means any roof or shade structure installed, erected or used above a recreational vehicle and vehicle space or any portion thereof.] [Term not used.]~~

~~["Real estate agents and brokers" means a person who buys, sells, and leases property on behalf of somebody else.] [Staff note: The term "real estate office" is only used in 18.05.045 (Home occupation) and is being deleted from that section.]~~

~~["Recording studio" means a building or portion of a building used as a place to record music and videos. The term does not include broadcasting facilities.] [Term not used.]~~

"Recreation" means an activity that a person takes part in for pleasure or relaxation rather than as work.

"Recreational vehicle" means the following:

1. Camping Trailer. A folding temporary dwelling structure, mounted on wheels and designed for travel, recreational and vacation use ~~[and shall include its towing vehicle];~~

**2. House trailer. A trailer which is designed, constructed and equipped as a dwelling place, living abode or sleeping place, and is equipped for use as a conveyance on a highway;**

~~[2]3. Motorhome. A portable, temporary dwelling to be used for travel, recreation ~~[and] or~~ vacation use, which is constructed [as] to be an integral part of a ~~[self propelled] self-propelled~~ vehicle;~~

**4. Park Trailer Model. A portable temporary dwelling unit containing its own wheels and designed for travel, recreation or vacation use;**

~~[3]5. Pickup Coach/Camper. A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation ~~[and] or~~ vacation;~~

**6. Toy Hauler or Cargo Hauler. A temporary dwelling, combined recreational vehicle and/or cargo hauler, designed for travel, recreation or vacation use, which may be a self-propelled vehicle or include its own towing vehicle;**

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[4]7. Travel Trailer. A vehicular, portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreation ~~and~~ or vacation use. It shall have], **and having** a body width not exceeding 8.5 feet, and a body length not exceeding 60 feet, including its own towing vehicle;

~~{5. — Park Model;}~~

**8. Utility trailer. A vehicle, other than a vehicle that is without motor power and is designed for carrying persons, property, equipment, or other items on its own structure, including, but not limited to, flatbed trailers, hauling trailers, and boat trailers;**

~~{6. — A recreational vehicle is not allowed as a guest building in any zoning district.} [See “guest building” for RV restrictions.]~~

*[Recreational vehicle definitions amended to match RV parking definitions in CCMC Chapter 8.10.]*

"Recreational vehicle park" or "campground" means a parcel or tract of land containing 1 gross acre minimum land area, having as its principal use the transient rental of 2 or more spaces for recreational vehicles or camp spaces including accessory buildings and structures and uses. ~~[There will not be more than 30 spaces per acre.]~~ The term ~~[shall be]~~ **, as used in this title, is** synonymous with the term "campground." Use of land where unoccupied recreational vehicles are offered for sale or lease, or are stored, is not allowed in a recreational vehicle park. [Number of spaces per acre established in RV Park standards, Chapter 18.09.]

"Recreational vehicle repair" means establishments primarily engaged in the provision of recreational vehicle repair services ~~[to individuals and households]~~.

"Recreational vehicle sales" means the use of any building, land area, other premise for the display and sale of new or used automobiles generally but may include light trucks, vans, trailers, or recreation vehicles and including any vehicle preparation or repair work conducted as an accessory use.

"Recreational vehicle space" **or “camping space”** means a lot or parcel of land in a recreational vehicle park or campground containing a net minimum area of 1,000 square feet for the placement of a single recreational vehicle or camping space for the exclusive use of its occupants for transient dwelling purposes, including permitted accessory uses and structures.

"Recreational vehicle storage" means the keeping ~~[, in an enclosed, 100 percent]~~ **of recreational vehicles in a 100-percent** screened area ~~[, “RV’s” in the same place]~~ for more than 24 hours.

"Recycling collection center" means a facility used for the collection and temporary storage of empty beverage containers, aluminum, **metals**, glass, paper or clothing or other items for recycling purposes conducted totally within an enclosed structure or container. The term does not include processing except for "can banks" that crush cans as they are deposited.

"Recycling operations" means the process by which waste products are reduced to raw materials and transformed into new and often different products.

~~["Refuse and sewerage systems" means the entire system of sewer collection, treatment and disposal.] [Moved to “sewerage systems” as used in 18.04.]~~

~~["Rental store" means a facility for the rental of general merchandise to the general public. (See also "video rental".)] [Term not used.]~~

"Repeater" means a small receiver/relay transmitter of not more than 20 watts output designed to provide service to areas which are not able to receive adequate coverage from the primary sending and receiving site in a wireless communications network.

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"Required land area" means the minimum area of a lot or parcel necessary to permit its use under the provisions of this title.

"Required width" means the minimum area of a lot or parcel necessary to permit its use under the provisions of this title.

**"Residence" means any building or portion thereof used exclusively for residential purposes, but does not include hotels, clubs, boarding or rooming houses, or institutions.**

**"Residence, attached" means a single-family residence attached to 1 or more additional single-family residences by common vertical walls.**

**"Residence, multi-family" means a building with 3 or more attached, independent residences.**

**"Residence, single-family" means:**

**1. A building used to house persons living together sharing a noncommercial single dwelling unit and common house-keeping facilities.**

**2. A residential facility for groups in which not more than 10 unrelated persons with disabilities reside with:**

**(a) House parents or guardians who need not be related to any of the persons with disabilities; and**

**(b) If applicable, additional persons who are related to the house parents or guardians within the third degree of consanguinity or affinity.**

**3. A home for individual residential care.**

**4. A halfway house for recovering alcohol and drug abusers in which fewer than 11 persons reside.**

**5. Factory-built housing that has been built in compliance with the standards for single-family residential dwellings of the Uniform Building Code most recently adopted by the International Conference of Building Officials.**

**6. A manufactured home.**

**"Residence, two-family" means a building containing not more than two kitchens, designed for and occupied exclusively by two families living independently of each other. Commonly referred to as a duplex living unit.**

*[Staff note: "Residence" definitions added as used in 18.04 to match current "dwelling" definitions.]*

"Residential facility for groups" has the meaning ascribed to it in NRS and means an establishment that furnishes food, shelter, assistance and limited supervision to a person with an intellectual disability or a person who is aged or infirm. The term:

1. Includes, without limitation, an assisted living facility; and
2. Does not include:
  - a. An establishment which provides care only during the day;
  - b. A natural person who provides care for no more than two persons in his or her own home;

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- c. A natural person who provides care for one or more persons related to him or her within the third degree of consanguinity or affinity;
- d. A halfway house for recovering alcohol and drug abusers; or
- e. A home in which community-based living arrangement services or supported living arrangement services are provided by a provider of such services during any period in which the provider is providing the services.

~~["Resort" means a group or groups of buildings containing more than 5 dwelling units and/or guest rooms and providing outdoor recreational activities that may include golf, horseback riding, swimming, shuffleboard, tennis and similar activities. A resort may furnish services customarily furnished by a hotel, including a restaurant, cocktail lounge and convention facilities. Has at least 15 percent of its land area devoted to usable open space in addition to required landscaping.] [Individual uses permitted based on the appropriate zoning district.]~~

"Restaurant" means a business establishment whose principal business is the preparing and selling of meals of unpackaged food or beverages to the customer in a ready to consume state ~~[in non-~~ disposable containers, and where the customer consumes these meals while seated at a table within the restaurant building]. Alcoholic beverages may be served accessory to food service in a restaurant.

~~["Restaurant, fast food" means an establishment that offers quick food service and nonalcoholic beverages, accomplished through a limited menu of items already prepared, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. Orders are not generally taken at a table. Ordering or pickup of food may take place from an automobile or drive through window.] [Term not used.]~~

"Retail sales" means an establishment engaged in selling goods or merchandise to the general public for personal or household consumption but not for wholesale and rendering services incidental to the sale of such goods. Typical retail merchandise includes clothing and other apparel, equipment for hobbies or sports, gifts, flowers and household plants, dry goods, groceries, convenience, specialty foods, toys, furniture, books, computers, stationary, hardware and similar consumer goods. The term also includes secondhand dealers but excludes uses that are otherwise listed as a specific use within the use tables of Chapter 18.04 (Zoning Districts) ~~[secondhand businesses as defined in this title].~~

"Revegetation" means the stabilization of disturbed or graded soils by replanting with indigenous or other natural appearing plant materials.

~~["Rezone" means to change the zoning classification of particular lots or parcels of land.] [Term not used.]~~

"Riding academy" means any establishment where horses are kept for riding, driving or stabling for compensation or as an accessory use in the operation of a club, association, ranch or similar establishment.

~~["Room" means an unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchen, closets, hallways and porches.]~~

~~["Salvage or reclamation of products" means a facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment which is not considered as another use under this title. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, bottles, inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment and appliances. The term includes facilities for recycling recoverable resources, such as newspapers, magazines, books and other paper products, glass, metal cans and other products, which can be returned to a condition in which they may again be used for production.] [Term not used.]~~

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"Sandblasting" means to clean, polish, or mark glass, metal, or a stone surface by applying a jet of pressurized air or steam mixed with sand or grit.

"Sanitary landfill" means a site where waste material has been buried.

"Sanitary station" means a facility used for removing and disposing of waste from recreational vehicle holding tanks.

"Satellite dish antennae" means any circular, [~~dish-shaped~~] **dish-shaped** or similarly shaped structure designed to receive communications from orbiting satellites or other communication source, together with other equipment related to such purposes. [~~Antennae with signs or lights affixed thereon shall be subject to regulations contained within Division 4 (Signs) of the development standards.~~] [*Staff note: The definition of a "sign" in Division 4 establishes when sign standards apply.*]

"School" means an institution of learning which offers instruction in the several branches of learning required to be taught in public and private schools of the state of Nevada.

"School, (K-12)" means a building or institution in which children and teenagers are taught, usually up to the age of 17.

"School, college, university" means an educational institution for higher learning that typically includes an undergraduate college and graduate schools in various disciplines, as well as medical and law schools and sometimes other professional.

"School, vocational" means a building or institution that specializes in teaching a specific skill, especially a practical vocation, including, but not limited to, business, dance, music, martial arts, trade or traffic. The term includes a school where student classes are relayed to a remote location, with limited student time spent at the building.

"Screening" means a permanent method of visually screening or obscuring from view from any property, sidewalk or roadway, one abutting or nearby structure or use from another.

[~~"Secondhand business" means a business dealing in used merchandise or accepting donations of used merchandise for resale, but does not mean antiques, junkyard, pawn shop or secondhand dealers as otherwise defined in this title.~~] [*Term changed to more commonly used "thrift store."*]

"Secondhand dealer" means **a business which buys, sells, takes in trade or takes on consignment various household goods or collectables, and which does not have a public drop-off for used goods. The term does not include thrift stores, pawn shops, the sale of scrap metal, junkyards, used vehicle or other items that are not consistent with the intent of this term.** [~~a specialty shop which deals solely in 1 kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this definition, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles if no more than 40 percent of the gross floor area of the business is devoted to the sale of used articles. The term secondhand dealer includes the sale of jewelry and [scrap] precious metals, but does not include the sale of junk in junkyards as defined in this chapter, the sale of used cars or the sale of other items which the city determines do not fit within the intent of this term. The term does not include the buying and selling of foreign or domestic coins for numismatic purposes, which shall be allowed where retail sales of new merchandise is permitted.~~] [*Staff note: The definition of this term is expanded to include the sale of more types of used household goods.*]

"Security service" means a service employed by a private organization to guard and protect a building or other property.

"Senior citizen home" means a dwelling providing shelter and services for people (age 60 or older) which may include living and sleeping facilities, meals, eating assistance, housekeeping, laundry services, dressing, room cleaning, medication reminders, nursing care, related medical services and personal care.

## Chapter 18.03 – Definitions

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Such facilities may also provide other services, such as counseling and transportation for routine social and medical appointments. Senior citizen home does not include a single-family dwelling pursuant to NRS 278.021.

~~["Seminary" means an institution for the training of candidates for the priesthood, ministry, rabbinate or other religious order.] [Term not used.]~~

"Setback" means the **minimum** distance that structures~~[, buildings or uses must be removed from their property lines]~~ **must be located from the applicable property line, measured along a line at right angles to that property line.**

"Setback area, front" means a yard area of which the width is measured the entire length of the front property line between the side property lines; and the depth is measured as the distance between the street right-of-way line and the required front setback line.

"Setback area, rear" means a yard area of which the width is measured the entire length of the rear property line between the side property lines; and the depth is measured as the distance between the rear property line and the required rear yard setback line.

"Setback area, required" means that portion of a lot which is required to be unoccupied and unobstructed from the ground to the sky between a required setback line and the property line, except as otherwise provided in this title.

"Setback area, side" means a yard area of which the width is measured between the side property line and the required side yard setback line and the depth is measured between the front yard setback line and the rear yard setback line.

~~["Sewage works facility" means any facility designed for the treatment of sewage, which is operated at a municipality, government agency, or utility for collection, treatment, and disposal of waste and the furnishing of potable water.] [See "Wastewater treatment facility."]~~

**"Sewerage systems" means the entire system of sewer collection, treatment and disposal.**  
*[As used in 18.04; moved from "refuse and sewerage systems.]*

"Sheriff's office and jail" means a secure place for keeping people found guilty of minor crimes or awaiting legal judgment.

~~["Shoeshine stand" means a place where the act of giving a clean or shiny finish to shoes by polishing them is done.] [See "personal services."]~~

"Shopping center" means a group of 5 or more commercial establishments planned and developed as a unit on a single parcel or commonly managed parcels of land.

"Sight distance area" means the area included within that triangular area between the property line and a diagonal line joining points of the edge of pavement line 40 feet from the point of their intersection, or, in the case of rounded corners, the triangular area between the tangents to the curve and a diagonal line joining points on the tangent 40 feet from the points of their intersection. The tangents referred to are those at the beginning and at the end of a curve at the corner.

"Sight-obscuring fence or wall" means a permanent 100 percent sight-obscuring solid barrier with height of all bulk or stacked items not exceeding the highest portion of the fence or wall.

"Sign painting and lettering" means an establishment which specializes in the production of signs.

~~["Silk screening" means a method of printing on paper or fabric in which ink is forced through areas of a silk screen that are not blocked out with an impermeable substance.] [Term not used.]~~

## Chapter 18.03 – Definitions

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"Similar use" means a use that has the same characteristics as the specifically cited uses in terms of the following: trip generation and type of traffic, parking, and circulation, utility demands, environmental impacts, physical space needs and clientele.

~~["Skating arena" means a building or structure where skating and/or uses associated with skating may be conducted.] [See "Indoor recreation facility."]~~

"Skyline area" means an area at or near the highest points of a topographic feature and which area is designated as a skyline area on the skyline area map adopted pursuant to Division 7 (Hillside Development) of the development standards.

~~["Social services center/facility offices" means facilities providing social services directly to the community, such as food banks, blood banks, emergency shelters, crisis centers, etc.] [See "Community institution (non-profit)."]~~

"Softscape surface" means a level area covered with turf, clover, sand or a similar material acceptable for use by young children.

"Special use permit" means a specific discretionary approval for a use which has been determined to have unique circumstances, be more intense or to have a potentially greater impact than a permitted use within the same zoning district.

"Sports arena" means an indoor or outdoor area, surrounded by seating for spectators, where shows or sports events take place.

"Stable" means a building in which horses or livestock are sheltered or fed.

"Stained glass" means glass that has been colored so that it can be used to make a mosaic picture, especially in a window. Stained glass may be made by enameling, burning pigments into the surface, or by fusing metallic oxides with it.

"Standard conditions" means conditions which have been approved by the commission or board, and which are designed to be imposed as a matter of course, where applicable, on the approval of development projects.

"Storage" means to keep or store an item(s) for a period of 24 hours or longer in a given location for future use.

"Storage container" means a fully enclosed **storage unit that is not permanently attached to the ground and does not meet building code standards as a structure, including metal cargo containers and similar structures.** ~~[, excluding semi-truck trailers, that houses storage items in the industrial, commercial and public districts. In addition, used temporarily at a construction site.]~~

"Story" means that part of a building lying between 2 floors or between the floor and ceiling of the highest usable level in the building, or as defined by the Building Code currently adopted by Carson City.

"Street" means a public thoroughfare which affords a primary means of access to abutting property.

"Street vendor" means a vendor of consumable products (edible or flowers).

"Streetscape" means the visual image of a street, including the combination of buildings, parking, signs, hardscape and softscape.

"Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner and may include a root cellar or similar structure. Not included are residential fences, retaining walls, rockeries, decks not exceeding 30 inches in height above grade and similar improvements of a minor character.

## Chapter 18.03 – Definitions

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"Summer camp" means a place, usually residential, offering outdoor recreational activities and skill development for children during the summer.

"Sundries" means small miscellaneous items, often of too little value to be enumerated.

"Tattoo parlor" means an establishment whose principal business activity is the placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.

"Taxidermist" means one who practices the art or skill of preparing, stuffing, and presenting dead animal skins so that they appear lifelike.

~~["Tea house" or "tea room" means a small restaurant facility, or accessory to a bed and breakfast use open to the public, serving items similar to soup, teas, coffees and sandwiches, limited to 1 meal per day.] [See "restaurant." ]~~

"Temporary outdoor sales and activities" means all outdoor sidewalk sales, inventory reduction or liquidation sales, distressed merchandise sales, seasonal merchandise sales, conducted in parking areas, sidewalks, or space not enclosed by a building. Temporary outdoor sales may also include related activities designed for promotion such as music, food service or displays. Temporary outdoor sales excludes sales of recreational vehicles, vehicles, boats and similar products when conducted at their regular permanently licensed place of business in accordance with applicable zoning district standards. Temporary outdoor sales are temporary in nature in Carson City and subject to time limitations and are by nature non-recurring daily events.

"Tennis or swimming facility" means an improved area used for the playing of tennis or swimming activities.

~~["Testing laboratory" means a facility for scientific research and testing in technology intensive fields. Examples include biotechnology, pharmaceuticals, genetics, plastics, fabrics, heat transfer, and research facilities.] [Term not used.]~~

"Theater" means a building or part of a building devoted to showing motion pictures or for dramatic, dance, musical or other live performances.

"Three-sided parcel" means a parcel of land containing 3 property lines and is considered to have only a front yard and 2 side yards when determining setback requirements.

**"Thrift store" means a business dealing in used household goods and which includes the drop-off of donations of used household goods for resale. The term does not include antiques, junkyard, pawn shop or secondhand dealers as otherwise defined in this title.** [Staff note: This term was formerly known as "secondhand business," which could be confused with "secondhand dealer." ]

~~["Tour operator" means a person or company that organizes package tours.] [Term not used.]~~

"Tower" means a structure or framework, or monopole, that is designed to support wireless communication transmitting, receiving and/or relaying antennas and/or equipment.

~~["Towing services" means an establishment that provides for the removal and temporary storage of vehicles, but does not include disposal, disassembly, salvage, or accessory storage of inoperable vehicles.] [Term not used.]~~

"Tract sales office" means a temporary tract or subdivision office located on the property to which it is appurtenant, and only authorized until the sale of homes in the subdivision is completed.

~~["Trade school" means a facility for instruction and training in trades or crafts such as auto repair, welding, bricklaying, machinery operation, or other similar trades or crafts which require the use of large equipment, or outdoor training activities, or both.] [Term not used; see "school, vocational." ]~~

## Chapter 18.03 – Definitions

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"Trailer" means a vehicle [~~other than a vehicle defined as recreational vehicle,~~] that is without motor power and is designed for carrying [persons,] property, equipment, or other items on its own structure, including, but not limited to semi-trailers, utility trailers, flatbed trailers and hauling trailers.

"Trailer coach" means any building, structure, or vehicle equipped with wheels to facilitate movement from place to place or to travel on a public thoroughfare, and designed, used, and maintained for human habitation. Such definition shall include automobiles or trucks where used for living or sleeping purposes.

"Transfer" means either:

1. The change of ownership of a parcel to which an entitlement certificate has been issued;  
or
2. The change of an entitlement certificate from the original parcel to which it was issued to a second parcel.

"Transfer station" means a fixed facility where solid waste from collection vehicles is consolidated and temporarily stored for subsequent transport to a permanent disposal site. This site does not include an infectious waste incineration facility.

~~["Transient dwelling purposes" means the continual rental of a recreational vehicle space or spaces to same persons for a period not to exceed 28 days (short term) or 180 days (extended stay).] [See "transient occupancy" below.]~~

"Transient occupancy" means occupancy of lodging facility **or recreational vehicle space** on a nonpermanent basis, **for a period** not to exceed **28 days or, if specified as "extended stay" by this title, not to exceed** 180 days.

"Transit passenger facility" means a facility for the loading and discharging of train or bus passengers.

"Transition zone" means a zoning district that permits uses compatible with uses permitted in 2 adjacent zones that, without the transition zones, could be considered incompatible to each other.

~~["Travel agency" means a business that arranges transportation, accommodations, and tours for travelers.] [See "personal services."]~~

"Truck, pickup" means a vehicle with a maximum height of 10 feet and length of 22 feet, with the capacity to carry a maximum of 6 passengers and containing an attached sided but unenclosed cargo area. Pickup trucks have the capacity to carry an enclosed camper in the unenclosed cargo area.

"Truck rental" means a facility for the rental of new or used trucks. Trucks kept on the lot for rental purposes are not considered to be outside storage.

"Truck stop" means a roadside station that sells fuel for trucks and may include a restaurant for truck drivers.

~~["Trucking and hauling services" means a building or a portion of a structure where cargo is stored or where trucks load and unload cargo on a regular basis.] [Term not used; see "crating or hauling depot and storage."]~~

"Use separations" means areas of undeveloped property separating different land uses within a business park. The purpose of the use separation is to combine landscaping, drainage, security, and to provide adequate access to light, air, and physical separations between business, commercial and residential uses.

"Utility company" means an agency or public franchise which provides the public with water, electricity, gas, heat, steam, communication, sewage collection or other similar service for a fee.

## Chapter 18.03 – Definitions

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"Utility connection fee, also called sewer (and/or) water connection fee" means that fee collected by the city pursuant to Chapters 12.01 and 12.03.

"Utility substations" means an assembly of equipment for electrical, telephone, gas, or other utility company use to provide local distribution of services.

"Variance" means to request a departure from or not to be in full compliance with the provisions of the zoning ordinance requirements for a specific parcel, except for uses, without changing the zoning ordinance or the underlying zoning of the parcel. A variance is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district. Because of special circumstances applicable to the property, strict application to the provisions of the development code standards and requirements deprives such property of privileges enjoyed by others in the vicinity. A self-imposed hardship is not a legitimate ground or reason for a variance approval.

~~["Variety store" means a retail store that sells a wide range of inexpensive items.] [See "retail sales."]~~

"Vehicle" means any device in, upon, or by which any person or property is or may be transported or drawn along a highway, except devices moved by human power or used exclusively upon stationary rails.

~~["Vending machine operator" means a business in which the primary use is the leasing of coin operated devices, which dispense a product or service without an attendant.] [Term not used.]~~

"Veterinary clinic" means a place where animals are given medical care, and boarding of animals is limited to short term care incidental to the clinic use.

~~["Video sales and rental" means an establishment primarily engaged in the retail rental or lease of video tapes, films, CD-ROMs, laser discs, electronic games, cassettes or other electronic media. Sales of film, video tapes, laser discs, CD-ROMs, and electronic merchandise associated with VCRs, video cameras, and electronic games are permitted accessory uses.] [See "retail sales."]~~

"Warehouse/distribution center" means an enclosed structure for the storage of goods for distribution or transfer to another location.

"Wastewater treatment facility" means the facility or group of units used for the treatment of industrial or domestic wastewater from sewer systems, and for the reduction and handling of solids and gases removed from such wastes.

"Watchman's quarters" means habitable unit ancillary to the primary use and used solely for security purposes, not to be rented.

"Water storage facility" means the system for collecting, storage and distribution of potable water from the source of supply to the consumer.

"Wedding chapel" means an establishment that primarily provides the facilities and services for weddings on a commercial basis. Such facilities may include a chapel, dressing rooms, offices, reception facilities and gardens. This definition does not include churches and similar congregations where weddings are an ancillary use.

~~"Whip antenna" means a very thin antenna, usually omnidirectional. [Whip antennas have minimum silhouettes but also limited ranges.] [Staff note: The range of the antenna does not define it for the purposes of design.]~~

"Wholesale sales" means the sale of goods in large quantities for resale by a retailer.

"Wholesale showroom facility" means a building used primarily for the storage of goods and materials and secondarily for the display of merchandise for wholesale purchase.

## Chapter 18.03 – Definitions

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"Wildlife park" means a large enclosed area of land where wild animals wander relatively freely and people pay to drive around and observe them.

"Wind energy conversion system, private use" means a system consisting of a wind turbine, tower, and associated control or conversion electronics for the purpose of providing electrical power to a lawful principle use. A system having a rated capacity of [~~ten (10)~~] **10** kilowatts (kW) or less for residential use or [~~one hundred (100)~~] **100** kW or less for non-residential uses shall be considered a private use system for the purposes of the regulations. These systems are considered accessory uses in all zoning districts.

"Wind machine." The individual component of a Wind Energy Conversion System that converts kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical storage system, electrical metering, or electrical inverters. **This term shall include the towers and supporting structures.**

"Winery" means a place where wine is made and or sold.

"Wireless communication facility" means all equipment buildings, and structures with which a wireless communication service carrier broadcasts and receives the radio-frequency waves which carry their services and all locations of said equipment or any part thereof, **and includes satellite dishes more than 39 inches in diameter.**

"Wireless communication service provider" means an entity licensed by the Federal Communication Commission (FCC) to provide wireless communication services to individuals, businesses or institutions.

"Wireless communication services" means commercial mobile radio services, unlicensed wireless services, and common carrier wireless exchange access services as defined in the Telecommunications Act.

"Wrecking yard" means any place where more than 1 damaged, inoperable or obsolete machinery such as cars, trucks and trailers, or parts thereof, are stored, bought, sold, accumulated, exchanged, disassembled or handled.

"Yard, front" means a yard lying between the main building and the front lot line and extending across the full width of the lot or parcel. The front yard of a corner lot may face either street frontage.

"Yard, side" means a yard lying between the side lot line and the main building and extending from the front yard line to the rear yard line.

"Yard, rear" means a yard between the main building and the rear lot line and extending across the full width of the lot or parcel. The rear yard of a corner lot is that portion of the lot opposite to the front.

"Yard, street side" means a yard, abutting a street and lying between the street side lot line and the main building and extending from the front yard line to the rear yard line.

"Yards" means an open space on the same lot or parcel with a building and extending from the building to the nearest lot line.

"Youth recreation facility" means an indoor or outdoor facility designed and equipped for the conduct of sports, leisure time activities and other customary and usual youth recreation activities. Programs designed for the users may include leadership programs, education and career guidance, health and life skills, arts, sports, fitness, recreation, and other specialized youth programs.

**"Zoning map" means the official map dividing land in Carson City into the various zoning districts that are established in title 18 of the Carson City Municipal Code.**

## Chapter 18.03 – Definitions

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"Zoo" means a park where live wild animals from different parts of the world are kept in cages or enclosures for people to come and see, and where they are bred and studied by scientists.

(Ord. 2007-37 § 1, 2007; Ord. 2007-24 § 1, 2007; Ord. 2007-21 § 1, 2007; Ord. 2007-9 § 4, 2007; Ord. 2006-21 § 1, 2006; Ord. 2006-13 § 2, 2006; Ord. 2006-4 § 7, 2006; Ord. 2004-20 § 4, 2004; Ord. 2004-12 § 1, 2004; Ord. 2002-37 § 1, 2002; Ord. 2001-23 § 2 (part), 2001).

( [Ord. No. 2008-26, § I, 7-3-2008](#) ; [Ord. No. 2008-33, § II, 9-4-2008](#) ; [Ord. No. 2009-14, § I, 7-2-2009](#) ; [Ord. No. 2009-26, § I, 12-3-2009](#) ; [Ord. No. 2013-20, § I, 7-18-2013](#) ; Ord. No. [2014-10](#) , § I, 7-3-2014; Ord. No. [2017-21](#) , § II, 10-5-2017)

## Chapter 18.04 - Residential Districts Use Tables

P = Permitted as a primary use

A = Permitted accessory to a Permitted use

S = Special Use Permit required (conditional use)

Blank = Prohibited

√ = Defined in Section 18.03 (Definitions)

Use	SF5A	SF2A	SF1A	SF21	SF12	SF6	MH12	MH6	MH1A	MHP	MFD	MFA
√ Accessory farm structure/barn or stable ["Accessory structure."]	A	A	A						A			
√ Accessory structure	A	A	A	A	A	A	A	A	A	A	A	A
√ Agricultural use	P	A or S	A									
√ Animal shelter	S											
√ Animals and fowl	A	A	A						A			
√ Bed and breakfast inn	S	S	S									
√ Bed and breakfast inn only within the Historic District				S	S	S						
√ Cemetery	S											
√ Child care											S	
√ Child care facility (accessory to residential use)	S	S	S	S	S	S	S	S	S	S	S	S
√ Church	S	S	S	S	S	S	S	S	S		S	S
<del>Commercial stable/riding academy ["Riding academy"]</del>	<del>S</del>											
<del>Commercial stable/riding academy (accessory to a residential use ["Riding academy"]</del>	<del></del>	<del>S</del>										
√ Congregate care housing/senior citizen home												S
√ Convenience store											S	
√ Country club	S											
√ Crop storage	A											
Farm equipment storage	A											
√ Golf course and driving range	S											
√ Guest building	A	A	A	A	S	S	S	S	A			
Health and fitness club	S											
Home occupation	A	A	A	A	A	A	A	A	A	A	A	A
√ Kennel (within a building)	S											
√ Mobilehome model units										S		
√ Municipal building												
Municipal well facility	S	S	S	S	S	S	S	S	S		S	S
√ Nursery	S											
√ Park	P	P	P	P	P	P	P	P	P		P	P
Ranch and farm hand living quarters/ bunkhouses including seasonal housing	S											
Recreation (pool, tennis court) for individual or subdivision use	A	A	A	A	A	A	A	A	A	A	A	A
<del>Recreation and activities not for park residents use</del>											S	
√ Residence, mobilehome/ manufactured home	P <sup>1</sup>	P	P	P	P	P						
√ Residence, multi-family											S	P
√ Residence, single-family	P	P	P	P	P	P	P	P	P	P	P	P
√ Residence, two-family						S <sup>2</sup>					P	P
√ Riding academy	S											

## Chapter 18.04 - Residential Districts Use Tables

P = Permitted as a primary use

A = Permitted accessory to a Permitted use

S = Special Use Permit required (conditional use)

Blank = Prohibited

√ = Defined in Section 18.03 (Definitions)

	Use	SF5A	SF2A	SF1A	SF21	SF12	SF6	MH12	MH6	MH1A	MHP	MFD	MFA
√	Riding academy (accessory to residential use)		S										
√	School, K-12	S	S	S	S	S	S	S	S	S		S	S
	Temporary sales tract office			S	S	S	S	S	S	S		S	S
√													
√	Utility substation	S	S	S	S	S	S	S	S	S		S	S
√	Veterinary clinic	S	S							S			
√	Winery	S											
√	Wireless communication facility <sup>3</sup>	S	S	S	S	S	S	S	S	S	S	S	S
√	Youth Recreation Facility						S						

**Footnotes:**

1. Manufactured homes permitted subject to special design criteria.
2. Residential, two-family dwelling only on a corner lot in SF6.
3. Limited applicability; see specific "wireless communication facility" process and design standards.

## Chapter 18.04 - Commercial and Industrial Use Tables by Use Type

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
<b>Retail Uses</b>											
√ Adult merchandise retail establishment (per Development Standards 1.19)					P	P		P	P		
√ Amusement devices, sales and service				S	P	P		P	P		
√ Antiques, retail			P	P	P	P	[A] P	P	P		
<del>Apparel shop/Body apparel shop ["Retail"]</del>				P	P	P		P	P		
√ Appliances, retail ["Retail"]				P	P	P		P	P		
<del>Architect and engineering supplies ["Retail"]</del>			P		P	P		P	P		
√ Art store ["Retail"]			P	P	P	P		P	P		
√ Automobile parts, tires and accessories			S		P	P		P	P		
√ Automobile, <u>recreational vehicle or trailer</u> retail, new or used					P	P	P	P	P		
√ Bakery ["Retail"]			P	P	P	P	A	P	P		
√ Bar			S	P	[S] P	P	P	P	P		
<del>Bible and church supplies ["Retail"]</del>				P	P	P		P	P		
<del>Bicycle shop, retail (repair, accessory) ["Retail"]</del>			P	P	P	P		P	P		
√ Billiard or pool hall ["Bar"]						P		P	P		
√ Bookstore ["Retail"]			P	P	P	P	A	P	P		
√ Boutique ["Retail"]							A				
√ Brew pub [Added to NB like "bar."]			S	P	P	P	P	P	P		
√ Building materials (indoor only)					S	P		P	P		
√ Cafeteria ["Restaurant"]					P	P		P	P		
<del>Cameras and film, retail (photo finishing, accessory) ["Retail"]</del>			P	P	P	P		P	P		
<del>Candy and confectionary, retail ["Retail"]</del>				P	P	P		P	P		
<del>Carpet and floor coverings</del>					P	P		P	P		
√ Ceramic products with kiln				P	P	P		P	P		
√ Christmas tree sales ["Retail"]				P	P	P		P	P		
<del>Clock, retail and repair ["Retail"]</del>				P	P	P		P	P		
<del>Clothing sales/dress shop ["Retail"]</del>			P	P	P	P		P	P		
√ Coffee shop ["Restaurant"]			P	P	P	P		P	P		
<del>Coin store ["Retail"]</del>			P	P	P	P		P	P		
√ Collectibles store ["Retail" or "secondhand dealer"]					P	P		P	P		
<del>Computer sales and repair ["Retail"]</del>				P	P	P		P	P		
√ Convenience store ["Retail"]			P		P	P	P	P	P		
<del>Costumes, party and wedding supplies and rental ["Retail"]</del>				P	P	P		P	P		
√ Delicatessen ["Restaurant"]			P	P	P	P		P	P		
√ Department store ["Retail"]				P	P	P		P	P		
<del>Draperies, blinds and window coverings ["Retail"]</del>				P	P	P		P	P		
√ Drugstore and pharmacy ["Pharmacy"]			P	P	P	P		P	P		
<del>Dry goods store ["Retail"]</del>				P	P	P		P	P		
<del>Electrical appliances, retail ["Retail"]</del>				P	P	P		P	P		
√ Embroidery shop ["Retail"]				P	P	P		P	P		
<del>Fabric store ["Retail"]</del>			P		P	P		P	P		
√ Factory outlet store ["Retail"]					P	P		P	P		

## Chapter 18.04 - Commercial and Industrial Use Tables by Use Type

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Farmers market				P	[S] P	[S] P	P	P	P		
√ Flea market (outdoor)									S		S
√ Flea market (indoor)						S	S	S	P		P
√ Florist ["Retail"]			P	P	P	P		P	P		
<del>Furniture and Home Furnishings, Office and Home, including Retail ["Retail"]</del>					P	P		P	P		
<del>Furs and leather goods ["Retail"]</del>				P	P	P		P	P		
√ Garden supplies ["Retail"]					P	P		P	P		
√ Gift shop and souvenirs ["Retail"]			P	P	P	P	A	P	P		
√ Greenhouse			P		P	P	P	P	P		
√ Grocery store ["Retail"]					P	P		P	P		
√ Gun store ["Retail"]					P	P		P	P		
√ Hardware store ["Retail"]			P		P	P		P	P		
<del>Health food products, retail ["Retail"]</del>			P	P	P	P		P	P		
<del>Herbs, retail ["Retail"]</del>				P	P	P		P	P		
<del>Hobbies and crafts, retail ["Retail"]</del>			P	P	P	P		P	P		
√ Ice cream parlor ["Restaurant"]			P	P	P	P		P	P		
√ Jewelry store, retail ["Retail"]			P	P	P	P		P	P		
<del>Juice bar ["Restaurant"]</del>				P	P	P		P	P		
<del>Knit shop ["Retail"]</del>			P	P	P	P		P	P		
<del>Liquor and alcoholic beverages, retail ["Retail"]</del>			P	P	P	P		P	P		
√ Magazine sales ["Retail"]				P	P	P		P	P		
<del>Market (Mini Market, Food Market, Super-Market) ["Retail"]</del>					P	P		P	P		
<del>Motorcycle Sales, Service and Accessories</del>					P	P		P	P		
√ Marijuana Retail Store or Medical Marijuana Dispensary, 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)							S		S		
<del>Music store ["Retail"]</del>				P							
<del>Office supplies ["Retail"]</del>					P	P		P	P		
√ Outdoor sales, permanent, subject to Title 18.02.115.8 (Outdoor Sales and Activities)					S	S	S	S	P		
√ Pawn shop				P	P	P		P	P		
√ Perfumery ["Retail"]			P	P	P	P		P	P		
√ Pet shop			S		P	P		P	P		
√ Pharmacy	S	[P] S	P	P	P	P	[A] P	P	P		
√ Pharmacy and drugstore ["Pharmacy"]			P	P	P	P		P	P		
<del>Photographic finishing, supplies and picture-framing ["Retail"]</del>				P	P	P		P	P		
<del>Pumpkin sales ["Retail"]</del>					P	P		P	P		
<del>Radio, stereo store ["Retail"]</del>				P	P	P		P	P		
√ <del>Recreational vehicle and trailer sales (including rental) ["Automobile, RV and trailer sales."]</del>					P	P	S	P	P		
√ Restaurant, no drive-through	S		S <sup>[4]</sup>	P	P	P	P	P	P		
√ Restaurant with drive-through			S	S	P	P	P	P	P		

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Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Retail sales			<u>P</u>	P	<u>P</u>	<u>P</u>	[A/S] <u>P</u>	<u>P</u>	<u>P</u>		
<del>Rubber and metal stamp, retail (shop-accessory) ["Retail"]</del>				P	P	P		P	P		
<del>Satellite equipment sales ["Retail"]</del>					P	P		P	P		
√ <del>Secondhand business</del> ["Thrift store"]						P		P	P		
√ <del>Secondhand dealer</del> ["Retail"]				P	P	P		P	P		
<del>Sewing machine, retail and repair ["Retail"]</del>			P	P	P	P		P	P		
<del>Shoe store ["Retail"]</del>			P	P	P	P		P	P		
<del>Sporting goods store ["Retail"]</del>			P	P	P	P		P	P		
<del>Stained glass</del>				P	P	P		P	P		
<del>Stamp shop ["Retail"]</del>					P	P		P	P		
<del>Stationary store ["Retail"]</del>			P	P	P	P		P	P		
Street vendor (subject to development standards; limited to DTMU and RC)				P	S						
√ Tea house ["Restaurant"]	P	P	P	P	P	P		P	P		
Temporary outdoor display and sales subject to Title 18 (Outdoor Sales and Activities)			A	P	A	A	<u>A</u>	A	P		
√ Thrift store					<u>P</u>	P		P	P		
Tire sales, repair and mounting						P		P	P		
<del>Tobacco shop ["Retail"]</del>			P		P	P		P	P		
<del>Toys, retail ["Retail"]</del>			P	P	P	P		P	P		
Upholstery (wholesale, retail, installation and incidental manufacturing)						P		P	P		
√ Variety store ["Retail"]			P		P	P		P	P		
√ Video sales and rental ["Retail"]			P		P	P		P	P		
<del>Wallpaper and interior decorating supplies ["Retail"]</del>			S		P	P		P	P		
<del>Yarn shop ["Retail"]</del>			P		P	P		P	P		

Footnotes:

[1. No alcohol sales.]

### Personal Services Uses

Appliances repair shop			<u>P</u>		<u>P</u>	P		P	P		
√ Art studio ["Personal services"]				P	P	P		P	P		
√ Artist, commercial ["Personal services"]				P	P	P		P	P		
√ Assayer ["Personal services"]						P		P	P		
√ Astrologer, hypnotist, or psychic ["Personal services"]				P	P	P		P	P		
√ Automobile rental					P	P	P	P	P		
√ Bank			P	P	P	P	<u>P</u>	P	P		
√ Barber shop	<u>P</u>	<u>P</u>	P	P	P	P	<u>P</u>	P	P		
√ Beauty shop	<u>P</u>	[S] <u>P</u>	P	P	P	P	[A] <u>P</u>	P	P		
√ Blood plasma donor center ["Personal services"]					P	P		P	P		
<del>Blueprint and photocopy service ["Personal services"]</del>					P	P		P	P		

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√ <del>Body piercing</del> ["Personal services"]					P	P		P	P		
√ <del>Bookbinding</del> ["Personal services"]						P		P	P		
√ Caterer				P	P	P	<u>P</u>	P	P		
√ Clinic	S	P	P	<u>P</u>	P	P	S	P	P		
√ <del>Copy center</del> ["Personal services"]					P	P		P	P		
√ Delivery service				P	P	P		P	P		
Diaper service						P		P	P		
<del>Display designer</del> ["Personal services"]						P		P	P		
√ <del>Dry cleaning</del> ["Personal services"]			P		P	P		P	P		
√ Equipment rental (within a building)			S	S	P	P	<u>P</u>	P	P		
√ Esthetician	P	P	P	P	P	P	<u>P</u>	P	P		
<del>Express office</del> [undefined]						P		P	P		
√ [ <del>Facial cosmetic shading, permanent</del> ] [Added in definition of "esthetician."]					S	P		P	P		
√ Gunsmith					P	P	<u>P</u>	P	P		
<del>Handyman repair shop</del> ["Personal services"]			P		P	P		P	P		
<del>[Information kiosk]</del> ["Office"]				P							
√ <del>Interior decorator</del> ["Personal services"]			P	P	P	P		P	P		
√ Janitor and building cleaning service					S	P		P	P		
√ Laboratory (medical, optical, <u>or</u> dental [ <del>or veterinarian</del> ])	S	P	P		P	P	<u>P</u>	P	P		
√ Lapidary service ["Personal services"]					P	P		P	P		
√ Launderette (coin operated)			P		P	P	<u>P</u>	P	P		
√ <del>Lithographer, screen printer</del> ["Personal services"]						P		P	P		
√ <del>Locksmith</del> ["Personal services"]			P	P	P	P		P	P		
<del>[Mail order house]</del> ["Warehouse"]				S	P	P		P	P		
Mail services, parcel post, post boxes			<u>P</u>	P	P	P	<u>P</u>	P	P		
√ Massage therapy	P	P	P	P	P	P	<u>P</u>	P	P		
Music studio			S	<u>P</u>	P	P	<u>P</u>	P	P		
√ Optician ["Personal services"]				P	P	P		P	P		
<del>Parcel delivery service, branch (off-street loading only)</del> ["Delivery service"]						P		P	P		
√ Personal services	<u>S</u>	<u>S</u>	<u>P</u>	P	<u>P</u>	<u>P</u>	P	<u>P</u>	<u>P</u>		
Pet Grooming			S	<u>P</u>	P	P	<u>P</u>	P	P		
√ Pharmacy	S	<u>[P] S</u>	P	<u>P</u>	P	P	[A] <u>P</u>	P	P		
√ <del>Photographer's studio</del> ["Personal services"]			P	P	P	P		P	P		
√ Post office			P		P	P	<u>P</u>	P	P		
<del>Rental car facility</del> ["Automobile rental"]							P				
√ Security service ["Personal services"]					P	P		P	P		
<del>Shoe repair</del> ["Personal services"]			P	P	P	P		P	P		
√ Shoeshine stand ["Personal services"]			P	P	P	P		P	P		
<del>Tailoring</del> ["Personal services"]			P	P	P	P		P	P		
√ Tattoo parlor					S	P		P	P		
√ Taxidermist						P		P	P		
<del>[Television repair store]</del> ["Appliance repair"]					P	P		P	P		
<del>Trade center</del> [undefined]							S				
√ Travel agency ["Personal services"]			P		P	P	A	P	P		

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	Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
	<del>Watch repair ["Personal services"]</del>			P	P	P	P		P	P		
√	Wedding chapel				P	P	P	P	P	P		

### Office Uses

	<del>Accounting and bookkeeping ["Office"]</del>				P	P	P		P	P		
	<del>Chemist, analytical and consulting ["Office"]</del>					P	P		P	P		
√	Community/regional commercial or office center (greater than 150,000 sq. ft.)				P	S	S	<u>S</u>	P	P		
	<del>Credit bureau ["Office"]</del>					P	P		P	P		
	<del>Detective or private investigation agency ["Office"]</del>				P	P	P		P	P		
√	Employment agency ["Office"]					P	P		P	P		
	Mobilehome sales (office)					P	P	<u>P</u>	P	P		
	Newspaper print office					S	P		P	P		
√	Office	P	P	P	P	P	P	P	P	P		
√	Office (limited contact with general public)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P
	<del>Telephone sales office ["Office"]</del>				P	P	P		P	P		
	<del>Temporary sales tract office ["Tract sales office, temporary"]</del>					P	P		P	P		
√	Tract sales office, temporary	<u>S</u> <u>P</u>	<u>S</u> <u>P</u>	<u>S</u> <u>P</u>		P	P		P	P		

### Residential and Lodging Uses

√	Bed and breakfast inn				P		P	P	P	P		
√	Bed and Breakfast Inn (only within the Historic District)	S				S						
√	Boarding and Rooming House				P	P	P		P			
√	<del>[Campground (30-day maximum stay)] ["Recreational vehicle park or campground."]</del>								P			
√	<del>[Campground (180-day maximum stay)] ["Recreational vehicle park or campground."]</del>								S			
√	Congregate care housing			S		S	S					
√	Hotel				P	P	P	P	P	P		
√	Hotel <u>or motel</u> , residence (maximum 180 day stay)				S	S	S	P	P			
√	Mobilehome park					S	S					
√	Motel				S	P	P	P	P	P		
√	Recreational vehicle park <u>or campground</u> (30-day maximum stay)					S	S	P	P	P		
√	Recreational vehicle park <u>or campground</u> (180-day maximum stay)								S			
√	Residence, multi-family	S	P	S	P	S	S					
√	Residence, single-family	P	P	S	P	S	S					
√	Residence, two-family	P	P	S	P	S	S					
√	<del>[Resort]</del> [Individual uses permitted by zoning district, e.g. hotel.]								P			

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√ Watchman's quarters							A		A	A	

### Other Commercial Uses

√ Amusement arcade			<u>S</u>	S	S	P	<u>P</u>	P	P		
√ Amusement devices, sales and service				S	P	P		P	P		
√ <b>Animal boarding facility</b> [also in A & CR]						<u>S</u>		<u>S</u>	<u>S</u>		
√ Animal hospital						P		P	P		
Appliances repair shop			<u>P</u>		<u>P</u>	P		P	P		
√ Art gallery	P	P	P	P	P	P	<u>P</u>	P	P		
√ Auction sales						P		P	P		
√ Automobile service station (gas, with minor maintenance and repair service, no body repair)			P	S	P	P	P	P	P		
√ Automobile wash			P		P	P	<u>P</u>	P	P		
√ Bus passenger depot/Transit passenger facility				P	S	P	<u>P</u>	P	P		
Business operating continually between 8 PM and 6 AM or on a 24-hour basis			S	P	P	P	P	P	P	P	P
√ Child care facility/ <u>adult care facility</u>		S	S	S	S	S	S	S			
√ Child care facility (accessory to a business within the main building or within an accessory building)			<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	S	S	S
√ Child care facility (accessory to residential use)	S										
√ Church	S	S	S	P	P	P		P			
√ Club, [ <del>supper and amusement</del> ] <u>service</u>				P	P	P		P			
√ Community clubhouse		P	P		P	P	<u>P</u>	P	P		
√ Community/regional commercial or office center (greater than 150,000 sq. ft.)				P	S	S	<u>S</u>	P	P		
√ Convention facility				<u>P</u>	<u>S</u>	<u>P</u>	P	<u>P</u>	<u>P</u>		
√ Crematorium						S		P	P		
√ Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)					P	P		P	P		
<del>Express office</del> -[undefined]						<u>P</u>		<u>P</u>	<u>P</u>		
√ Fraternal association	<u>S</u>	<u>S</u>	<u>S</u>	P	P	P		P			
√ Funeral home; mortuary	S	S	S		S	P		P	P		
<del>Gallery</del> ["Art gallery"]				<u>P</u>							
√ Gaming (limited)			P	P	P	P	<u>P</u>	P	P		
√ Gaming (unlimited)			<u>S</u>	S	S	P	P	P	P		
√ <b>Heliport</b>				<u>S</u>							
Home occupation	A	A	A	A	A	A					
√ Hospital					S	S		P	P		
√ Kennel					S	P		P	P		
√ Library, public or private		P	P	P	P	P	<u>P</u>	P	P		
√ Municipal building	S	S	P	P	P	P	<u>P</u>	P	P		
Municipal well facility	S	S	S	S	S	S	S	S	P		P
√ Museum	P	P	P	P	P	P	P	P	P		
√ Nightclub						P	P	P	P		

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Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Outside storage accessory to a primary use				S	A	A	<u>A</u>	A	P	A	A
Parking lot or parking garage	A	A or S	A	A or S	P	P	<u>P</u>	P	P		
√ Personal storage retail/office complex subject to Division 1 and 1.10 personal storage of the development standards			S		S	P	S	P	P		
√ Personal storage within an enclosed building (no storage of paints or chemicals)						P	<u>S</u>	P	P	P	
Plumbing and heating equipment and supplies						P		P	P		
√ Printer and/or publisher					S	P		P	P		
<del>Private and public club ["Club, service"]</del>							<u>P</u>				
<del>Public safety facilities (police or fire substation or dispatch; no jail facilities) ["Municipal building"]</del>				<u>P</u>							
√ Radio studio (no antennas)					P	P		P	P		
√ Recreational vehicle and trailer repair						<u>S</u>	S	<u>P</u>	<u>P</u>		
√ Recreational vehicle storage [ <del>covered</del> ]							S	<u>P</u>	<u>P</u>	<u>S</u>	<u>P</u>
√ School, college or university				S	S	S					
√ School, K-12	S	S	S		S	S					
√ School, vocational				S	S	P			P		P
Sign painting and lettering						P	<u>P</u>	P	P		
√ Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards					S	S	S	A	A	A	A
√ Storage containers (up to 90 days) subject to Division 1 and 1.10 Personal Storage of the Development Standards					A	A	A	A	A	A	A
Taxi cab stand				P	P	P	<u>P</u>	P	P		
√ Theater				P	P	P	P	P	P		
<del>[Trade center]</del>							<u>S</u>				
<del>[Transport/transfer cargo facility] ["Warehouse/distribution center"]</del>							<u>S</u>				
Truck rental or trailer rental					S	P	<u>S</u>	P	P		
√ Truck stop						<u>S</u>	S	<u>S</u>	P		
√ Utility substation	S	S	S	S	S	S	S	S	S	S	S
√ Veterinary clinic			S	P	S	P		P	P		
√ Warehouse/distribution center						P	<u>S</u>	P	P		
√ Wireless communication facility <sup>2</sup>	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S

2. See specific "wireless communication facility" process and design standards.

### Recreational Uses

√ <del>[Archery range] ["Outdoor recreation facility"]</del>							<u>P</u>	<u>P</u>	<u>P</u>		
√ <del>[Ballroom] ["Convention facility"]</del>							<u>P</u>	<u>P</u>	<u>P</u>		
√ <del>[Bowling alley] ["Indoor recreation facility"]</del>					<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		

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√ <del>[Commercial amusement and recreation, indoor and outdoor]</del> ["Indoor" and "Outdoor recreation facilities"]											
√ Golf course <del>[and driving range]</del> [Driving range included in definition.]					S	S	P	S			
√ Health and fitness club			S	P	P	P	A	P	P		
√ Indoor sports and recreation facility					<u>S</u>	<u>P</u>	P	<u>P</u>	<u>P</u>		
√ <del>[Miniature golf course]</del> ["Outdoor recreation facility"]					S	P		P			
√ Outdoor entertainment facility							P	<u>S</u>	<u>S</u>		
√ Outdoor recreational facility (public or private)						<u>S</u>	P	<u>S</u>			
√ Park	P	A	A	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>		
√ <del>[Skating arena]</del> ["Indoor recreation facility"]					S	P		P	P		
<del>[Sport playing field]</del> ["Park"]						P		P	P		
√ <del>[Tennis or swimming facility]</del> ["Outdoor recreation facility"]					S	P		P	P		
√ Youth Recreation Facility					S	S	<u>S</u>	P	P		

<b>Industrial Uses</b>											
Acetylene manufacturing and sale										S	S
Acid manufacturing and sales (including class H products)										S	S
√ 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										S	
Airport accessory uses and support services											P P
Ambulance service and garage						S		P	P		
<del>Ammunition manufacturing</del> ["Manufacturing of potentially hazardous products"]										<u>S</u>	<u>S</u>
An otherwise permitted use or facility on any property that shares any portion of a boundary with the Carson City Airport and which is prohibited under federal law or regulation is prohibited.									X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup> X <sup>1</sup>
<del>Assembly, fabricating and manufacturing of products and materials</del> ["Manufacturing"]									P	P	P P
Assembly of product incidental to sales use and limited to thirty percent (30%) of the primary uses floor area						P		P	P		
√ Asphalt manufacturing										S	S

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Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Automobile body repair, painting, towing service and garage (vehicles must be stored within enclosed sight-obscured area). <sup>[2]</sup>						S <sup>[2]</sup>		S	P		
√ Automobile pawn (accessory to automobile sales)						A		P	P		
√ Automobile pawn (not accessory to automobile sales)						S		P	P		
√ Automobile wrecking yards									S		S
Blacksmith									P		P
Bottling plant/brewery facility								P	P		P
√ <del>Building material (bulk)/ lumber storage yard and sales</del> ["Outside storage as a primary use"]									<del>P</del>		<del>P</del>
Bulk station (fuel)									S		S
√ Bus line office, service and storage garage						S		P	P		
Butane, propane storage and sales									P		P
Cabinet shop (manufacturing)						S		P	P		
Cannery									P		P
Cement or direct products sale									P		P
<del>Cesspool cleaner yard</del> ["Outside storage as a primary use"]									<del>P</del>		<del>P</del>
<del>Chemical manufacturing</del> ["Manufacturing of potentially hazardous products"]									<del>S</del>		<del>S</del>
<del>Chromium plating</del> ["Manufacturing of potentially hazardous products"]									<del>S</del>		<del>S</del>
Coal and coke yard									S		S
√ Concrete batch plant									S		S
√ <del>Contractor's large equipment, sales, repair, supplies, or storage</del> ["Outside storage as a primary use"]									<del>P</del>		<del>P</del>
<del>[Contractor's wrecking yard]</del> ["Junk yard"]									<del>S</del>		<del>S</del>
<del>[Crane storage yard]</del> ["Outside storage as a primary use"]									<del>P</del>		<del>P</del>
√ <del>[Crating and hauling depot or storage]</del> ["Warehouse/distribution facility"]									<del>P</del>		<del>P</del>
<del>Creosote manufacturing</del> ["Manufacturing of potentially hazardous products"]									<del>S</del>		<del>S</del>
<del>Crop dusting equipment yard</del> ["Outside storage as a primary use"]									<del>P</del>		<del>P</del>
<del>Die casting</del> ["Manufacturing"]									<del>P</del>		<del>P</del>
<del>Disinfectant manufacturing</del> ["Manufacturing of potentially hazardous products"]									<del>S</del>		<del>S</del>
Distillation of liquor									P		P
Dog training school									P		P
Dry cleaning plant									P		P
Dye manufacturing									S		S

## Chapter 18.04 - Commercial and Industrial Use Tables by Use Type

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Electroplating works									S		S
√ Equipment rental (outside storage)						S		P	P		
<del>Equipment storage yard</del> ["Outside storage as a primary use"]									<del>P</del>		<del>P</del>
<del>Explosive manufacturing</del> ["Manufacturing of potentially hazardous products"]									<del>S</del>		<del>S</del>
√ Excavation/mining, gravel pit									S		S
<del>Farm products storage</del> ["Outside storage as a primary use"]									<del>P</del>		<del>P</del>
√ Flea market (indoor)						S		S	P		S
√ Flea market (outdoor)									S		S
Foundry									S		S
√ <b>Fuel storage tank facility</b> [Also in PR]									<del>S</del>		<del>S</del>
√ <del>Government facilities</del> [See specific use type]								S	<del>P</del>		<del>P</del>
Grain elevator									P		P
Grinding and sharpening of tools								P	P		
<del>Hide and tallow processing</del> ["Manufacturing of potentially hazardous products"]									<del>S</del>		<del>S</del>
House mover									P		P
√ <b>Impound yard</b> [Also in PR]								<del>S</del>	<del>P</del>		<del>P</del>
√ Incineration and reduction of garbage, offal, dead animals or refuse									S		S
<del>Industrial service firms</del> [Undefined]									<del>P</del>		<del>P</del>
√ <del>Junk yard</del> <del>Junk dealer's yard</del>									S		S
√ Laboratory (chemist, veterinarian, and <del>[research]</del> <b>manufacturing</b> )								<del>P</del>	P		P
<del>Leather tanning</del> ["Manufacturing of potentially hazardous products"]									<del>S</del>		<del>S</del>
√ Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use								S	S		S
<del>Lubrication compounds, manufacturing</del> ["Manufacturing of potentially hazardous products"]									<del>S</del>		<del>S</del>
√ Machine shop						<del>S</del>		<del>P</del>	P		P
√ Machine shop (limited to in-house products or internal use)						<del>S</del>		<del>P</del>	<del>P</del>	P	<del>P</del>
√ Manufacturing, fabricating and assembly of products and materials								P	P	P	P
Manufacturing of potentially hazardous products which may produce gaseous byproducts or obnoxious odors, which have an inflammable or explosive nature, which cause dust that may be offensive to adjoining property owners, or for which the process creates excessive noise, or products or processes which may be considered to be detrimental to the public's health, safety and welfare. <b>Uses include but are not limited to manufacturing of ammunition, creosote, disinfectants, dyes, explosives, lubrication compounds, matches, oxygen, paint, tires, chromium plating or electroplating works, hide or tallow processing, leather tanning, rendering works, and similar products and processes as determined by the Director.</b>									S		S

## Chapter 18.04 - Commercial and Industrial Use Tables by Use Type

P = Permitted as a primary use

A = Permitted accessory to a Permitted use

S = Special Use Permit required (conditional use)

Blank = Prohibited

√ = Defined in Section 18.03 (Definitions)

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Marijuana Distributor									S		S
√ Marijuana Cultivation Facility or Medical Marijuana Cultivation Facility, 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 any property that shares any portion of a boundary with the Carson City Airport									S		S
√ Marijuana Product Manufacturing Facility or Medical Marijuana Product Manufacturing Facility, 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 any property that shares any portion of a boundary with the Carson City Airport									S		S
√ Marijuana Testing Facility or Medical Marijuana Testing Facility, 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 any property that shares any portion of a boundary with the Carson City Airport									S		S
<del>Matches, manufacturing</del> ["Manufacturing of potentially hazardous products"]									S		S
Meat packer									S		S
√ <del>Mechanical equipment building</del> [Mechanical equipment is accessory in all districts]									A		A
Metal ore reduction									S		S
Metal working plant, plating, shaping and bending process									P		P
Metallurgical lab								S	P		P
Milling company									S		S
Motorcycle race track									S		S
Ore dump									S		S
<del>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. [See "Manufacturing of potentially hazardous products"]</del>									S		S
Other uses not listed in the Air Industrial Park zoning district which are in keeping with the purpose of the AIP district										S	
√ Outside storage (as a primary permitted use)								S	P	S	P
<del>Oxygen manufacturing</del> ["Manufacturing of potentially hazardous products"]									S		S
<del>Paint manufacturing</del> ["Manufacturing of potentially hazardous products"]									S		S
Paving contractor large equipment, sales, service and storage									P		P
<del>Termite or</del> Pest control									P		P
Planing mill									P		P
<del>Plastic products manufacturing</del> ["Manufacturing"]									S		S
Power plant (electrical or gas)									P		
√ Quarry, stone									S		S
√ Radio studio or TV station with antenna towers								<u>P</u>	P		P

## Chapter 18.04 - Commercial and Industrial Use Tables by Use Type

P = Permitted as a primary use

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	Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√	Recycling collection center						S		P	P		
√	<del>Recycling operations center</del>									P		P
	<del>Rendering works ["Manufacturing of potentially hazardous products"]</del>									S		S
	<del>Road building equipment sales and storage ["Outside storage as a primary use"]</del>									P		P
	Rock crushing and stripping									S		S
	Scrap metal processing									S		S
	Septic tank service									P		P
	Sewer service equipment yard									S		S
	Sheet metal shop									P		P
	Slaughterhouse									S		S
	Stockyard									S		S
	Stone grinding									P		P
√	Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards					S	S	S	A	A	A	A
√	Storage containers (up to 90 days) subject to Division 1 and 1.10 Personal Storage of the Development Standards					A	A	A	A	A	A	A
	<del>Tannery ["Manufacturing of potentially hazardous products"]</del>									S		S
	<del>Tire manufacturing ["Manufacturing of potentially hazardous products"]</del>									S		S
	Tire rebuilding, retreading									P		P
	Topsoil stripping									S		S
	Tractor service								P	P		P
√	<del>Transfer station [Dump refuse or disposal yard]</del>									S		S
	Tree service								P	P		P
	Truck depot, parking, repair									P		P
√	Truck stop						S	S	S	P		
√	Warehouse/distribution center						P		P	P		
	Water, oil, gas or geothermal drilling operations									S		S
	Welding shop									P		P
	Welding supplies and gases (retail and wholesale sales) (no filling or repair of cylinders)						S		S	P		P
	<del>Wood storage yard, screened ["Outside storage as a primary use"]</del>									P		P

Footnotes:

- Any use or structure that is otherwise permitted under the zoning ordinance but is prohibited under federal law or regulation is prohibited on any property that shares any portion of a boundary with the Carson City Airport.
- ~~Required minimum land area in the GC District for auto body repair is twelve thousand (12,000) square feet; vehicles must be stored within enclosed sight-obscured area]~~

## Chapter 18.04 - Retail Use Tables

P = Permitted as a primary use

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Blank = Prohibited

√ = Defined in Section 18.03 (Definitions)

	Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√	Adult merchandise retail establishment (per Development Standards 1.19)					P	P		P	P		
√	Amusement devices, sales and service				S	P	P		P	P		
√	Antiques, retail			P	P	P	P	[A] P	P	P		
	<del>Apparel shop/Body apparel shop</del> ["Retail"]				P	P	P		P	P		
√	Appliances, retail ["Retail"]				P	P	P		P	P		
	<del>Architect and engineering supplies</del> ["Retail"]			P		P	P		P	P		
√	Art store ["Retail"]			P	P	P	P		P	P		
√	Automobile parts, tires and accessories			S		P	P		P	P		
√	Automobile, <b>recreational vehicle or trailer</b> retail, new or used					P	P	P	P	P		
√	Bakery ["Retail"]			P	P	P	P	A	P	P		
√	Bar			S	P	[S] P	P	P	P	P		
	<del>Bible and church supplies</del> ["Retail"]				P	P	P		P	P		
	<del>Bicycle shop, retail (repair, accessory)</del> ["Retail"]			P	P	P	P		P	P		
√	<del>Billiard or pool hall</del> ["Bar"]						P		P	P		
√	Bookstore ["Retail"]			P	P	P	P	A	P	P		
√	Boutique ["Retail"]							A				
√	Brew pub <i>[Added to NB like "bar."]</i>			S	P	P	P	P	P	P		
√	Building materials (indoor only)					S	P		P	P		
√	Cafeteria ["Restaurant"]					P	P		P	P		
	<del>accessory)</del> ["Retail"]			P	P	P	P		P	P		
	<del>Candy and confectionary, retail</del> ["Retail"]				P	P	P		P	P		
	Carpet and floor coverings					P	P		P	P		
√	Ceramic products with kiln				P	P	P		P	P		
√	Christmas tree sales ["Retail"]				P	P	P		P	P		
	<del>Clock, retail and repair</del> ["Retail"]				P	P	P		P	P		
	<del>Clothing sales/dress shop</del> ["Retail"]			P	P	P	P		P	P		
√	Coffee shop ["Restaurant"]			P	P	P	P		P	P		
	<del>Coin store</del> ["Retail"]			P	P	P	P		P	P		
√	Collectibles store ["Retail" or "secondhand dealer"]					P	P		P	P		
	<del>Computer sales and repair</del> ["Retail"]				P	P	P		P	P		
√	Convenience store ["Retail"]			P		P	P	P	P	P		
	<del>Costumes, party and wedding supplies and rental</del> ["Retail"]				P	P	P		P	P		
√	Delicatessen ["Restaurant"]			P	P	P	P		P	P		
√	Department store ["Retail"]				P	P	P		P	P		
	<del>Draperies, blinds and window coverings</del> ["Retail"]				P	P	P		P	P		
√	Drugstore and pharmacy ["Pharmacy"]			P	P	P	P		P	P		
	<del>Dry goods store</del> ["Retail"]				P	P	P		P	P		
	<del>Electrical appliances, retail</del> ["Retail"]				P	P	P		P	P		
√	Embroidery shop ["Retail"]				P	P	P		P	P		
	<del>Fabric store</del> ["Retail"]			P		P	P		P	P		
√	Factory outlet store ["Retail"]					P	P		P	P		
√	Farmers market				P	[S] P	[S] P	P	P	P		

## Chapter 18.04 - Retail Use Tables

P = Permitted as a primary use

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S = Special Use Permit required (conditional use)

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√ = Defined in Section 18.03 (Definitions)

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Flea market (outdoor)									S		S
√ Flea market (indoor)						S	<u>S</u>	S	P		P
√ Florist ["Retail"]			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Furniture and Home Furnishings, Office and Home, including Retail ["Retail"]</del>					<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Furs and leather goods ["Retail"]</del>				<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Garden supplies ["Retail"]					<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Gift shop and souvenirs ["Retail"]			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	A	<u>P</u>	<u>P</u>		
√ Greenhouse			<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
√ Grocery store ["Retail"]					<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Gun store ["Retail"]					<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Hardware store ["Retail"]			<u>P</u>		<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Health food products, retail ["Retail"]</del>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Herbs, retail ["Retail"]</del>				<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Hobbies and crafts, retail ["Retail"]</del>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Ice cream parlor ["Restaurant"]			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Jewelry store, retail ["Retail"]			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Juice bar ["Restaurant"]</del>				<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Knit shop ["Retail"]</del>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Liquor and alcoholic beverages, retail ["Retail"]</del>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Magazine sales ["Retail"]				<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Market (Mini-Market, Food Market, Super-Market) ["Retail"]</del>					<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Motorcycle Sales, Service and Accessories</del>					<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Marijuana Retail Store or Medical Marijuana Dispensary, 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)							S		S		
<del>Music store ["Retail"]</del>				<u>P</u>							
<del>Office supplies ["Retail"]</del>					<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Outdoor sales, permanent, subject to Title 18.02.115.8 (Outdoor Sales and Activities)						S	S	S	S	P	
√ Pawn shop				<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Perfumery ["Retail"]			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Pet shop			S		<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Pharmacy	S	[P] <u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	[A] <u>P</u>	<u>P</u>	<u>P</u>		
√ Pharmacy and drugstore ["Pharmacy"]			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Photographic finishing, supplies and picture-framing ["Retail"]</del>				<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Pumpkin sales ["Retail"]</del>					<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Radio, stereo store ["Retail"]</del>				<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ [Recreational vehicle and trailer sales- (including rental)] "Automobile, RV and trailer sales."]					<u>P</u>	<u>P</u>	S	<u>P</u>	<u>P</u>		
√ Restaurant, no drive-through	<u>S</u>		S <sup>[±]</sup>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
√ Restaurant with drive-through			<u>S</u>	S	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
√ Retail sales <sup>1</sup>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	[A/S] <u>P</u>	<u>P</u>	<u>P</u>		

## Chapter 18.04 - Retail Use Tables

P = Permitted as a primary use

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Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Rubber and metal stamp, retail (shop-accessory) ["Retail"]				P	P	P		P	P		
Satellite equipment sales ["Retail"]					P	P		P	P		
√ [Secondhand business] ["Thrift store"]						P		P	P		
√ Secondhand dealer ["Retail"]				P	P	P		P	P		
Sewing machine, retail and repair ["Retail"]			P	P	P	P		P	P		
Shoe store ["Retail"]			P	P	P	P		P	P		
Sporting goods store ["Retail"]			P	P	P	P		P	P		
Stained glass				P	P	P		P	P		
Stamp shop ["Retail"]					P	P		P	P		
Stationary store ["Retail"]			P	P	P	P		P	P		
Street vendor (subject to development standards; limited to DTMU and RC)				P	S						
√ Tea house ["Restaurant"]	P	P	P	P	P	P		P	P		
Temporary outdoor display and sales subject to Title 18 (Outdoor Sales and Activities)			A	P	A	A	<u>A</u>	A	P		
√ Thrift store					<u>P</u>	P		P	P		
Tire sales, repair and mounting						P		P	P		
Tobacco shop ["Retail"]			P		P	P		P	P		
Toys, retail ["Retail"]			P	P	P	P		P	P		
Upholstery (wholesale, retail, installation and incidental manufacturing)						P		P	P		
√ Variety store ["Retail"]			P		P	P		P	P		
√ Video sales and rental ["Retail"]			P		P	P		P	P		
Wallpaper and interior decorating supplies ["Retail"]			S		P	P		P	P		
Yarn shop ["Retail"]			P		P	P		P	P		

Footnotes:

~~1. No alcohol sales.~~

1. "Retail sales," as defined as a use in title 18 definitions for the purposes of these use tables, means an establishment engaged in selling goods or merchandise to the general public for personal or household consumption but not for wholesale and rendering services incidental to the sale of such goods. Typical merchandise includes clothing and other apparel, equipment for hobbies or sports, gifts, flowers and household plants, dry goods, groceries, convenience, specialty foods, toys, furniture, books, computers, stationary, hardware and similar consumer goods. The term also includes secondhand dealers but excludes uses that are otherwise listed as a specific use within the use tables of Chapter 18.04 (Zoning Districts).

## Chapter 18.04 - Personal Services Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Appliances repair shop			<u>P</u>		<u>P</u>	P		P	P		
√ Art studio ["Personal services"]				<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Artist, commercial ["Personal services"]				<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Assayer ["Personal services"]						<u>P</u>		<u>P</u>	<u>P</u>		
√ Astrologer, hypnotist, or psychic ["Personal services"]				<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Automobile rental					P	P	P	P	P		
√ Bank			P	P	P	P	<u>P</u>	P	P		
√ Barber shop	<u>P</u>	<u>P</u>	P	P	P	P	<u>P</u>	P	P		
√ Beauty shop	<u>P</u>	[S] <u>P</u>	P	P	P	P	[A] <u>P</u>	P	P		
√ Blood plasma donor center ["Personal services"]						<u>P</u>		<u>P</u>	<u>P</u>		
<del>Blueprint and photocopy service</del> ["Personal services"]						<u>P</u>		<u>P</u>	<u>P</u>		
√ Body piercing ["Personal services"]						<u>P</u>		<u>P</u>	<u>P</u>		
√ Bookbinding ["Personal services"]						<u>P</u>		<u>P</u>	<u>P</u>		
√ Caterer				P	P	P	<u>P</u>	P	P		
√ Clinic	S	P	P	<u>P</u>	P	P	S	P	P		
√ Copy center ["Personal services"]						<u>P</u>		<u>P</u>	<u>P</u>		
√ Delivery service				P	P	P		P	P		
Diaper service						P		P	P		
<del>Display designer</del> ["Personal services"]						<u>P</u>		<u>P</u>	<u>P</u>		
√ Dry cleaning ["Personal services"]			<u>P</u>		<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Equipment rental (within a building)			S	S	P	P	<u>P</u>	P	P		
√ Esthetician	P	P	P	P	P	P	<u>P</u>	P	P		
<del>Express office</del> [undefined]						<u>P</u>		<u>P</u>	<u>P</u>		
√ [Facial cosmetic shading, permanent] [Added in definition of "esthetician."]					S	<u>P</u>		<u>P</u>	<u>P</u>		
√ Gunsmith					P	P	<u>P</u>	P	P		
<del>Handyman repair shop</del> ["Personal services"]			<u>P</u>		<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Information kiosk</del> ["Office"]				<u>P</u>							
√ Interior decorator ["Personal services"]			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
√ Janitor and building cleaning service					S	P		P	P		
√ Laboratory (medical, optical, <u>or</u> dental [ <del>or</del> veterinarian])	S	P	P			P	<u>P</u>	P	P		
√ Lapidary service ["Personal services"]						<u>P</u>		<u>P</u>	<u>P</u>		
√ Launderette (coin operated)			P		P	P	<u>P</u>	P	P		
√ Lithographer, screen printer ["Personal services"]						<u>P</u>		<u>P</u>	<u>P</u>		
√ Locksmith ["Personal services"]			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Mail order house</del> ["Warehouse"]				S	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
Mail services, parcel post, post boxes			<u>P</u>	P	P	P	<u>P</u>	P	P		
√ Massage therapy	P	P	P	P	P	P	<u>P</u>	P	P		
Music studio			S	<u>P</u>	P	P	<u>P</u>	P	P		
√ Optician ["Personal services"]				<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
<del>Parcel delivery service, branch (off street loading only)</del> ["Delivery service"]						<u>P</u>		<u>P</u>	<u>P</u>		
√ Personal services <sup>1</sup>	<u>S</u>	<u>S</u>	<u>P</u>	P	<u>P</u>	<u>P</u>	P	<u>P</u>	<u>P</u>		
Pet Grooming			S	<u>P</u>	P	P	<u>P</u>	P	P		
√ Pharmacy	S	[P] <u>S</u>	P	<u>P</u>	P	P	[A] <u>P</u>	P	P		

## Chapter 18.04 - Personal Services Use Tables

P = Permitted as a primary use

A = Permitted accessory to a Permitted use

S = Special Use Permit required (conditional use)

Blank = Prohibited

√ = Defined in Section 18.03 (Definitions)

	Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√	<del>Photographer's studio</del> ["Personal services"]			P	P	P	P		P	P		
√	Post office			P		P	P	<u>P</u>	P	P		
	<del>Rental car facility</del> ["Automobile rental"]							<u>P</u>				
√	<del>Security service</del> ["Personal services"]					P	P		P	P		
	<del>Shoe repair</del> ["Personal services"]			P	P	P	P		P	P		
√	<del>Shoeshine stand</del> ["Personal services"]			P	P	P	P		P	P		
	<del>Tailoring</del> ["Personal services"]			P	P	P	P		P	P		
√	Tattoo parlor					S	P		P	P		
√	Taxidermist						P		P	P		
	<del>Television repair store</del> ["Appliance repair"]					P	P		P	P		
	<del>Trade center</del> [undefined]							S				
√	<del>Travel agency</del> ["Personal services"]			P		P	P	A	P	P		
	<del>Watch repair</del> ["Personal services"]			P	P	P	P		P	P		
√	Wedding chapel				P	P	P	P	P	P		

Footnotes:

1. "Personal services," as defined as a use in title 18 definitions for the purposes of these use tables, means a facility for the sale of personal services or an establishment primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, but not including uses that are otherwise listed as a specific use within these use tables. Typical personal services include shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe-deposit boxes, travel bureau, house cleaning services, weight reduction centers , and other services of a similar nature as determined by the Director.

## Chapter 18.04 - Other Commercial Uses Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Amusement arcade			<u>S</u>	S	S	P	<u>P</u>	P	P		
√ Amusement devices, sales and service				S	P	P		P	P		
√ <b>Animal boarding facility</b> [also in A & CR]						<u>S</u>		<u>S</u>	<u>S</u>		
√ Animal hospital						P		P	P		
Appliances repair shop			<u>P</u>		<u>P</u>	P		P	P		
√ Art gallery	P	P	P	P	P	P	<u>P</u>	P	P		
√ Auction sales						P		P	P		
√ Automobile service station (gas, with minor maintenance and repair service, no body repair)			P	S	P	P	P	P	P		
√ Automobile wash			P		P	P	<u>P</u>	P	P		
√ Bus passenger depot/Transit passenger facility				P	S	P	<u>P</u>	P	P		
Business operating continually between 8 PM and 6 AM or on a 24-hour basis			S	P	P	P	P	P	P	P	P
√ Child care facility/ <u>adult care facility</u>		S	S	S	S	S	S	S			
√ Child care facility (accessory to a business within the main building or within an accessory building)		<u>S</u>	S	S	S						
√ Child care facility (accessory to residential use)	S										
√ Church	S	S	S	P	P	P		P			
√ Club, [ <del>supper and amusement</del> ] <b>service</b>				P	P	P		P			
√ Community clubhouse		P	P		P	P	<u>P</u>	P	P		
√ Community/regional commercial or office center (greater than 150,000 sq. ft.)				P	S	S	<u>S</u>	P	P		
√ Convention facility				<u>P</u>	<u>S</u>	<u>P</u>	P	<u>P</u>	<u>P</u>		
√ Crematorium						S		P	P		
√ Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)					P	P		P	P		
<del>Express office</del> [undefined]						<u>P</u>		<u>P</u>	<u>P</u>		
√ Fraternal association	<u>S</u>	<u>S</u>	<u>S</u>	P	P	P		P			
√ Funeral home; mortuary	S	S	S		S	P		P	P		
<del>Gallery</del> ["Art gallery"]				P							
√ Gaming (limited)			P	P	P	P	<u>P</u>	P	P		
√ Gaming (unlimited)			<u>S</u>	S	S	P	P	P	P		
√ <b>Heliport</b>				<u>S</u>							
Home occupation	A	A	A	A	A	A					
√ Hospital					S	S		P	P		
√ Kennel					S	P		P	P		
√ Library, public or private		P	P	P	P	P	<u>P</u>	P	P		
√ Municipal building	S	S	P	P	P	P	<u>P</u>	P	P		
Municipal well facility	S	S	S	S	S	S	S	S	P		P
√ Museum	P	P	P	P	P	P	P	P	P		
√ Nightclub						P	P	P	P		
√ Outside storage accessory to a primary use				S	A	A	<u>A</u>	A	P	A	A
Parking lot or parking garage	A	A or S	A	A or S	P	P	<u>P</u>	P	P		

## Chapter 18.04 - Other Commercial Uses Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

	Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√	Personal storage retail/office complex subject to Division 1 and 1.10 personal storage of the development standards			S		S	P	S	P	P		
√	Personal storage within an enclosed building (no storage of paints or chemicals)						P	<u>S</u>	P	P	P	
	Plumbing and heating equipment and supplies						P		P	P		
√	Printer and/or publisher					S	P		P	P		
√	<del>Private and public club ["Club, service"]</del>							<u>P</u>				
	<del>Public safety facilities (police or fire substation or dispatch; no jail facilities) ["Municipal building"]</del>											
√	Radio studio (no antennas)					P	P		P	P		
√	Recreational vehicle and trailer repair						<u>S</u>	S	<u>P</u>	<u>P</u>		
√	Recreational vehicle storage [ <del>covered</del> ]							S	<u>P</u>	<u>P</u>	<u>S</u>	<u>P</u>
√	School, college or university				S	S	S					
√	School, K-12	S	S	S		S	S					
√	School, vocational				S	S	P			P		P
	Sign painting and lettering						P	<u>P</u>	P	P		
√	Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards					S	S	S	A	A	A	A
√	Storage containers (up to 90 days) subject to Division 1 and 1.10 Personal Storage of the Development Standards					A	A	A	A	A	A	A
	Taxi cab stand				P	P	P	<u>P</u>	P	P		
√	Theater				P	P	P	P	P	P		
	<del>Trade center</del>							<u>S</u>				
	<del>Transport/transfer cargo facility</del>							<u>S</u>				
	<del>Warehouse/distribution center</del>							<u>S</u>				
	Truck rental or trailer rental					S	P	<u>S</u>	P	P		
√	Truck stop						<u>S</u>	S	<u>S</u>	P		
√	Utility substation	S	S	S	S	S	S	S	S	S	S	S
√	Veterinary clinic			S	P	S	P		P	P		
√	Warehouse/distribution center						P	<u>S</u>	P	P		
√	Wireless communication facility <sup>1</sup>	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S

Footnotes:

1. See specific "wireless communication facility" process and design standards.

## Chapter 18.04 - Office, Residential and Lodging Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
<b>Office Uses</b>											
<del>Accounting and bookkeeping ["Office"]</del>					P	P	P		P	P	
<del>Chemist, analytical and consulting ["Office"]</del>						P	P		P	P	
√ Community/regional commercial or office center (greater than 150,000 sq. ft.)				P	S	S	<u>S</u>	P	P		
<del>Credit bureau ["Office"]</del>					P	P		P	P		
<del>Detective or private investigation agency ["Office"]</del>				P	P	P		P	P		
√ Employment agency ["Office"]					P	P		P	P		
Mobilehome sales (office)					P	P	<u>P</u>	P	P		
Newspaper print office					S	P		P	P		
√ Office	P	P	P	P	P	P	P	P	P		
√ Office (limited contact with general public)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P
Telephone sales office ["Office"]				P	P	P		P	P		
<del>Temporary sales tract office ["Tract sales office, temporary"]</del>	S	S	S		P	P		P	P		
√ Tract sales office, temporary	[S] <u>P</u>	[S] <u>P</u>	[S] <u>P</u>		P	P		P	P		

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
<b>Residential and Lodging Uses</b>											
√ Bed and breakfast inn				P		P	P	P	P		
√ Bed and Breakfast Inn (only within the Historic District)	S				S						
√ Boarding and Rooming House				P	P	P		P			
√ [Campground (30-day maximum stay)] ["Recreational vehicle park or campground."]								P			
√ [Campground (180-day maximum stay)] ["Recreational vehicle park or campground."]							S				
√ Congregate care housing			S		S	S					
√ Hotel				P	P	P	P	P	P		
√ Hotel <b>or motel</b> , residence (maximum 180 day stay)				S	S	S	P	P			
√ Mobilehome park					S	S					
√ Motel				S	P	P	P	P	P		
√ Recreational vehicle park <b>or campground</b> (30-day maximum stay)					S	S	P	P	P		
√ Recreational vehicle park <b>or campground</b> (180-day maximum stay)							S				
√ Residence, multi-family	S	P	S	P	S	S					
√ Residence, single-family	P	P	S	P	S	S					
√ Residence, two-family	P	P	S	P	S	S					
√ [ <del>Resort</del> ] [Individual uses permitted by zoning district, e.g. hotel.]								P			
√ Watchman's quarters							A		A	A	

## Chapter 18.04 - Recreational Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

	Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√	<del>[Archery range]</del> ["Outdoor recreation facility"]						P		P	P		
√	<del>[Ballroom]</del> ["Convention facility"]						P		P	P		
√	<del>[Bowling alley]</del> ["Indoor recreation facility"]					P	P		P	P		
√	<del>[Commercial amusement and recreation, indoor and outdoor]</del> ["Indoor" and "Outdoor recreation facilities"]							P				
√	Golf course <del>[and driving range]</del> [Driving range included in definition.]					S	S	P	S			
√	Health and fitness club			S	P	P	P	A	P	P		
√	Indoor sports and recreation facility					<u>S</u>	<u>P</u>	P	<u>P</u>	<u>P</u>		
√	<del>[Miniature golf course]</del> ["Outdoor recreation facility"]					S	P		P			
√	Outdoor entertainment facility							P	<u>S</u>	<u>S</u>		
√	Outdoor recreational facility (public or private)						<u>S</u>	P	<u>S</u>			
√	Park	P	A	A	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>		
√	<del>[Skating arena]</del> ["Indoor recreation facility"]					S	P		P	P		
	<del>[Sport playing field]</del> ["Park"]						P		P	P		
√	<del>[Tennis or swimming facility]</del> ["Outdoor recreation facility"]					S	P		P	P		
√	Youth Recreation Facility					S	S	<u>S</u>	P	P		

## Chapter 18.04 - Industrial Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Acetylene manufacturing and sale									S		S
Acid manufacturing and sales (including class H products)									S		S
√ 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									S		
Airport accessory uses and support services										P	P
Ambulance service and garage						S		P	P		
<del>Ammunition manufacturing ["Manufacturing of potentially hazardous products"]</del>									S		S
An otherwise permitted use or facility on any property that shares any portion of a boundary with the Carson City Airport and which is prohibited under federal law or regulation is prohibited.								X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>
<del>Assembly, fabricating and manufacturing of products and materials ["Manufacturing"]</del>								P	P	P	P
Assembly of product incidental to sales use and limited to thirty percent (30%) of the primary uses floor area						P		P	P		
√ Asphalt manufacturing									S		S
√ Automobile body repair, painting, towing service and garage (vehicles must be stored within enclosed sight-obscured area). <sup>[2]</sup>						S <sup>[2]</sup>		S	P		
√ Automobile pawn (accessory to automobile sales)						A		P	P		
√ Automobile pawn (not accessory to automobile sales)						S		P	P		
√ Automobile wrecking yards									S		S
Blacksmith									P		P
Bottling plant/brewery facility								P	P		P
√ <del>Building material (bulk)/ lumber storage yard and sales</del> ["Outside storage as a primary use"]									P		P
Bulk station (fuel)									S		S
√ Bus line office, service and storage garage						S		P	P		
Butane, propane storage and sales									P		P
Cabinet shop (manufacturing)						S		P	P		
Cannery									P		P
Cement or direct products sale									P		P
<del>Cesspool cleaner yard</del> ["Outside storage as a primary use"]									P		P
<del>Chemical manufacturing ["Manufacturing of potentially hazardous products"]</del>									S		S

## Chapter 18.04 - Industrial Use Tables

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Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Chromium plating ["Manufacturing of potentially hazardous products"]									S		S
Coal and coke yard									S		S
√ Concrete batch plant									S		S
√ Contractor's large equipment, sales, repair, supplies, or storage ["Outside storage as a primary use"]									P		P
<del>Contractor's wrecking yard</del> ["Junk yard"]									S		S
<del>Crane storage yard</del> ["Outside storage as a primary use"]									P		P
√ <del>Crating and hauling depot or storage</del> ["Warehouse/distribution facility"]									P		P
Creosote manufacturing ["Manufacturing of potentially hazardous products"]									S		S
Crop dusting equipment yard ["Outside storage as a primary use"]									P		P
Die casting ["Manufacturing"]									P		P
Disinfectant manufacturing ["Manufacturing of potentially hazardous products"]									S		S
Distillation of liquor									P		P
Dog training school									P		P
Dry cleaning plant									P		P
Dye manufacturing									S		S
Electroplating works									S		S
√ Equipment rental (outside storage)						S		P	P		
<del>Equipment storage yard</del> ["Outside storage as a primary use"]									P		P
<del>Explosive manufacturing</del> ["Manufacturing of potentially hazardous products"]									S		S
√ Excavation/mining, gravel pit									S		S
<del>Farm products storage</del> ["Outside storage as a primary use"]									P		P
√ Flea market (indoor)						S		S	P		S
√ Flea market (outdoor)									S		S
Foundry									S		S
√ <b>Fuel storage tank facility</b> [Also in PR]									<u>S</u>		<u>S</u>
√ Government facilities [See specific use type]								S	P		P
Grain elevator									P		P
Grinding and sharpening of tools								P	P		
<del>Hide and tallow processing</del> ["Manufacturing of potentially hazardous products"]									S		S
House mover									P		P
√ <b>Impound yard</b> [Also in PR]								<u>S</u>	<u>P</u>		<u>P</u>
√ Incineration and reduction of garbage, offal, dead animals or refuse									S		S
<del>Industrial service firms</del> [Undefined]									P		P

## Chapter 18.04 - Industrial Use Tables

P = Permitted as a primary use

A = Permitted accessory to a Permitted use

S = Special Use Permit required (conditional use)

Blank = Prohibited

√ = Defined in Section 18.03 (Definitions)

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ <del>Junk yard</del> <del>Junk dealer's yard</del>									S		S
√ Laboratory (chemist, veterinarian, and <del>[research]</del> <b>manufacturing</b> )								<b>P</b>	P		P
<del>Leather tanning</del> ["Manufacturing of potentially hazardous products"]									<del>S</del>		<del>S</del>
√ Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use								S	S		S
<del>Lubrication compounds, manufacturing</del> ["Manufacturing of potentially hazardous products"]									<del>S</del>		<del>S</del>
√ Machine shop						<b>S</b>		<b>P</b>	P		P
√ Machine shop (limited to in-house products or internal use)						<b>S</b>		<b>P</b>	<b>P</b>	P	<b>P</b>
√ Manufacturing, fabricating and assembly of products and materials								P	P	P	P
Manufacturing of potentially hazardous products which may produce gaseous byproducts or obnoxious odors, which have an inflammable or explosive nature, which cause dust that may be offensive to adjoining property owners, or for which the process creates excessive noise, or products or processes which may be considered to be detrimental to the public's health, safety and welfare. <b><u>Uses include but are not limited to manufacturing of ammunition, creosote, disinfectants, dyes, explosives, lubrication compounds, matches, oxygen, paint, tires, chromium plating or electroplating works, hide or tallow processing, leather tanning, rendering works, and similar products and processes as determined by the Director.</u></b>									S		S
√ Marijuana Distributor									S		S
√ Marijuana Cultivation Facility or Medical Marijuana Cultivation Facility, 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 any property that shares any portion of a boundary with the Carson City Airport									S		S
√ Marijuana Product Manufacturing Facility or Medical Marijuana Product Manufacturing Facility, 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 any property that shares any portion of a boundary with the Carson City Airport									S		S
√ Marijuana Testing Facility or Medical Marijuana Testing Facility, 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 any property that shares any portion of a boundary with the Carson City Airport									S		S
<del>[Matches, manufacturing]</del> ["Manufacturing of potentially hazardous products"]									<del>S</del>		<del>S</del>
Meat packer									S		S
√ <del>Mechanical equipment building</del> [Mechanical equipment is accessory in all districts]									A		A
Metal ore reduction									S		S
Metal working plant, plating, shaping and bending process									P		P
Metallurgical lab								S	P		P
Milling company									S		S

## Chapter 18.04 - Industrial Use Tables

P = Permitted as a primary use

A = Permitted accessory to a Permitted use

S = Special Use Permit required (conditional use)

Blank = Prohibited

√ = Defined in Section 18.03 (Definitions)

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Motorcycle race track									S		S
Ore dump									S		S
<del>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. [See "Manufacturing of potentially hazardous products"]</del>									S		S
Other uses not listed in the Air Industrial Park zoning district which are in keeping with the purpose of the AIP district										S	
√ Outside storage (as a primary permitted use)								S	P	S	P
<del>Oxygen manufacturing ["Manufacturing of potentially hazardous products"]</del>									S		S
<del>Paint manufacturing "Manufacturing of potentially hazardous products"</del>									S		S
Paving contractor large equipment, sales, service and storage									P		P
<del>[Termite or] Pest control</del>									P		P
Planing mill									P		P
<del>Plastic products manufacturing ["Manufacturing"]</del>									S		S
Power plant (electrical or gas)									P		
√ Quarry, stone									S		S
√ Radio studio or TV station with antenna towers								<u>P</u>	P		P
√ Recycling collection center						S		<u>P</u>	P		
√ Recycling <u>operations center</u>									P		P
<del>Rendering works ["Manufacturing of potentially hazardous products"]</del>									S		S
<del>Road building equipment sales and storage ["Outside storage as a primary use"]</del>									<u>P</u>		<u>P</u>
Rock crushing and stripping									S		S
Scrap metal processing									S		S
Septic tank service									P		P
Sewer service equipment yard									S		S
Sheet metal shop									P		P
Slaughterhouse									S		S
Stockyard									S		S
Stone grinding									P		P
√ Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards						S	S	S	A	A	A
√ Storage containers (up to 90 days) subject to Division 1 and 1.10 Personal Storage of the Development Standards						A	A	A	A	A	A
<del>Tannery ["Manufacturing of potentially hazardous products"]</del>									S		S
<del>Tire manufacturing ["Manufacturing of potentially hazardous products"]</del>									S		S
Tire rebuilding, retreading									P		P

## Chapter 18.04 - Industrial Use Tables

P = Permitted as a primary use

A = Permitted accessory to a Permitted use

S = Special Use Permit required (conditional use)

Blank = Prohibited

√ = Defined in Section 18.03 (Definitions)

	Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
	Topsoil stripping									S		S
	Tractor service								<u>P</u>	P		P
√	<del>Transfer station [Dump refuse or disposal yard]</del>									S		S
	Tree service								<u>P</u>	P		P
	Truck depot, parking, repair									P		P
√	Truck stop						<u>S</u>	S	<u>S</u>	P		
√	Warehouse/distribution center						P		P	P		
	Water, oil, gas or geothermal drilling operations									S		S
	Welding shop									P		P
	Welding supplies and gases (retail and wholesale sales) (no filling or repair of cylinders)						S		S	P		P
	<del>Wood storage yard, screened ["Outside storage as a primary use"]</del>									<u>P</u>		<u>P</u>

**Footnotes:**

1. Any use or structure that is otherwise permitted under the zoning ordinance but is prohibited under federal law or regulation is prohibited on any property that shares any portion of a boundary with the Carson City Airport.
- ~~2. Required minimum land area in the GC District for auto body repair is twelve thousand (12,000) square feet; vehicles must be stored within enclosed sight-obscured area.]~~

## Chapter 18.04 - Agriculture and Conservation Reserve Districts Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	A	CR
√ <del>[Accessory farm structure]</del> ["Farm structure"]	<del>P</del>	<del>P</del>
√ Accessory structure	A	A
√ Agricultural services	S	S
√ Agricultural use	P	P
√ Animal boarding facility	S	S
√ <b>Animal shelter</b>	<u>S</u>	<u>S</u>
√ Animals and fowl	P	P
<del>[Barn or stable]</del> ["Farm structure"]	<del>P</del>	
√ Cemetery		S
√ Child care facility/Adult care facility	S	S
√ Church	S	S
√ <b>Conservation and wildlife sanctuary</b>	<u>S</u>	<u>P</u>
<del>[Crop production (commercial)]</del> ["Agricultural use"]	<del>P</del>	
<del>[Domestic and agricultural well]</del> ["Residential" or "Agricultural use"]	<del>A</del>	<del>A</del>
√ <b>Equestrian center</b>	<u>S</u>	<u>S</u>
√ Extraction operation		S
√ <b>Farm structure</b> [Replaces "Accessory farm structure"]	<u>P</u>	<u>P</u>
<del>[Fire protection facility]</del> [Undefined]		<del>P</del>
Flood control facility/storm drain protection devices	P	P
√ Fraternal association		S
√ Guest building	A	A
√ Home occupation	A	A
√ Livestock raising	P	<u>P</u>
Municipal well facility	S	S
Oil, gas or geothermal drilling operation	S	S
√ Outdoor recreational facility (public or private)	S	S
√ Park	P	P
Ranch and farm hand living quarters/bunkhouses including seasonal housing	S	
√ Recreational vehicle park <b>or campground</b>	S	S
Residential (limited to 1 dwelling per 20 acres or larger)	P	P
√ Utility substation	S	S
√ Veterinary clinic	S	
Watchman's quarters	A	A
√ Water storage facility		P
Winery	P	
√ Wireless communications facility <sup>1</sup>	P/S	P/S

Footnotes:

1. See specific "wireless communication facility" process and design standards.

## Chapter 18.04 - Public Districts Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

	Use	P	PN	PC	PR
√	<b><u>Agricultural use</u></b>				<u>S</u>
	Airports/heliports				S
√	Animal shelter	<u>S</u>		<u>S</u>	S
	<del>[Archaeological heritage/cultural resource]</del> [Undefined]				S
	Buildings and facilities owned, leased or operated by the city of Carson City, Carson City unified school district or any other district, state of Nevada or the government of the United States	S	S	S	S
√	Bus <del>[terminal/station]</del> <b><u>passenger depot/transit passenger facility</u></b>	<u>S</u>	<u>S</u>	<u>S</u>	S
√	Cemetery	S		S	S
√	Child care facility/Adult care facility	S	S	S	S
√	Civic auditorium and theater	S		S	S
√	Clinic	<u>S</u>	<u>S</u>	<u>S</u>	S
√	Community institution (non-profit)	<u>S</u>	<u>S</u>	<u>S</u>	S
	<del>[Communication antenna/tower]</del> ["Wireless communication facility"]				S
√	Congregate care housing <del>[/senior citizen home]</del>	<u>S</u>		<u>S</u>	S
√	Conservation and wildlife sanctuary				S
√	Convention facility				S
	Corporate yard	<u>S</u>		<u>S</u>	S
√	Equestrian center				S
√	Fairground/theme park				S
	<del>[Farm]</del> ["Agricultural use"]				S
√	Farmer's market	<u>S</u>	<u>S</u>	<u>S</u>	S
√	Fire station	<u>S</u>		S	
	<del>[Flood control facility/storm drain protection devices]</del> [See "Buildings and facilities" operated by a government agency, above.]				S
	<del>[Forest area]</del>				S
√	Fuel storage tank facility				S
√	Golf course <del>[/driving range/club house]</del>				S
	<del>[Historical site]</del> [Not defined; established by specific use type.]	S	S	S	S
√	Hospital	S		S	S
√	Impound yard				S
	<del>[Institutional use]</del> ["Building and facilities"]				S
√	Library	S	S	S	S
	<del>[Maintenance garage]</del> ["Municipal garage"]				S
	Military site	S			S
√	Municipal garage				S
	<del>[Municipal training facility]</del> ["Building and facilities"]				S
	Municipal well facility	S	S	S	S
√	Museum	S		S	S
	<del>Noise attenuation barrier</del>				S
√	Nursery <del>[, public]</del>				S
√	<del>[Offices]</del> ["Building and facilities"]	S	S	S	S
√	<del>[Open space]</del>				S
√	<b><u>Outdoor recreation</u></b>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
√	Outside storage	<u>S</u>	<u>S</u>	<u>S</u>	S
√	Park	S	S	S	S
	Parking lot, public	S	S	S	S
	Pavilion/stadium				S

## Chapter 18.04 - Public Districts Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	P	PN	PC	PR
<del>[Performing arts center, public]</del> ["Civic auditorium and theater"]				§
Prison				S
√ Public utility building				S
<del>[Public water supply]</del> ["Water storage facility"]				§
√ Quarry/extraction site				S
√ <del>[Radio station/TV station tower]</del> ["Wireless communication facility"]				§
√ Recreational vehicle park <b>or campground</b>	S			<u>S</u>
<del>[Resource management use/groundwater recharge use]</del> ["Building and facilities"]			§	§
√ School	S		S	S
√ Schools, (elementary and middle)		S		
<del>[Senior center]</del> ["Building and facilities"]			§	
√ <del>[Sewage works facility]</del> ["Wastewater treatment facility"]				§
√ Sheriff's office and jail			S	
<del>[Sheriff's substation]</del> ["Building and facilities"]		§		
√ <del>[Social services center/facility offices]</del> ["Community institution (non-profit)" or "Buildings and facilities"]				§
<del>[Special complementary uses]</del> [Undefined]				§
<del>[Sport playing field]</del> ["Park"]				§
<del>[Storage]</del> ["Outside storage"]	§	§	§	§
Storage containers	S	S	S	S
<del>[Storm drainage and floodplain devices]</del> ["Building and facilities"]		§	§	§
√ Summer camp	<u>S</u>	<u>S</u>	<u>S</u>	S
<del>[Swimming pool]</del> ["Outdoor recreation"]			§	
<del>[Tennis court complex]</del> ["Outdoor recreation"]				§
√ Transfer station/sanitary landfill				S
<del>[Utility easement]</del> [Not a use]			§	§
<del>[Utility facilities]</del> ["Building and facilities"]			§	§
√ Utility substation	S		S	S
√ Warehouse				S
<del>[Waste disposal area/site facility]</del> ["Transfer station/ sanitary landfill"]				§
√ Wastewater treatment facility <del>[/Sewage works facility]</del>	S			S
Watchman's quarters				S
Water, oil, gas or geothermal drilling operations	S			S
√ Water <b>storage</b> facility [Term as used in definitions]	<u>S</u>		<u>S</u>	S
<del>[Water tank]</del> ["Water storage facility"]				§
<del>[Wilderness area]</del>				§
√ Wildlife park/preserves/habitat area				S
√ Wind energy conversion facility				S
√ Wireless communications facility <sup>1</sup>	P/S	P/S	P/S	P/S
√ Zoo				S

Footnotes:

1. See specific "wireless communication facility" process and design standards.

## Chapter 18.04 – Zoning Districts

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### Chapter 18.04 – [USE] ZONING DISTRICTS

#### Sections:

#### 18.04.005 - Applicability.

The provisions of this chapter are applicable to all lands within Carson City, Nevada. Process-oriented standards are contained in this section. Design-oriented standards are contained in the development standards handbook, which is parallel in authority to this section.

#### 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~~] **zoning** districts are established as follows:

**Chapter 18.04 – Zoning Districts**

[~~Overlay Zones are areas which may require additional review:~~]

	<b><u>Abbreviated Designation</u></b>
<b><u>Overlay Zoning Districts</u></b>	
Historic District	
Skyline Ordinance Area	
<b><u>Planned-Unit Development</u></b>	<b><u>PUD or -P</u></b>
<b><u>Single-Family Residential Districts</u></b>	<b><u>[Abbreviated Designation]</u></b>
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
[ <del>Mobilehome</del> ] <b><u>Mobile Home</u></b> —6,000 square feet	MH6
[ <del>Mobilehome</del> ] <b><u>Mobile Home</u></b> —12,000 square feet	MH12
[ <del>Mobilehome</del> ] <b><u>Mobile Home</u></b> —1 Acre	MH1A
[ <del>Mobilehome</del> ] <b><u>Mobile Home</u></b> Park	MHP
<b><u>Multi-Family Residential Districts</u></b>	
Multi-Family Duplex	MFD
Multi-Family Apartments	MFA
<b><u>Office Districts</u></b>	
Residential Office	RO
General Office	GO
<b><u>Commercial Districts</u></b>	
Neighborhood Business	NB
Retail Commercial	RC
General Commercial	GC
Tourist Commercial	TC
<b><u>Mixed Use Districts</u></b>	
Downtown Mixed-Use	DT-MU
<b><u>Industrial Districts</u></b>	
Limited Industrial	LI

## Chapter 18.04 – Zoning Districts

General Industrial	GI
General Industrial Airport	GIA
Air Industrial Park	AIP
<b><u>Agricultural and Rural Districts</u></b>	
Agricultural	A
Conservation Reserve	CR
<del>[Planned Unit Development]</del>	<del>[PUD or P]</del>
<b><u>Public Districts</u></b>	
Public	P
Public Neighborhood	PN
Public Community	PC
Public Regional	PR

### 18.04.015 - Adoption of districts.

The ~~[use]~~ **zoning** districts and their boundaries are established by this title and are illustrated on the official map entitled "zoning map of Carson City" on file in the planning and community development department. This map is incorporated in this title by reference. The "zoning map of Carson City" shall be stored, maintained and kept current by the director.

### 18.04.020 - Determination of districts.

When uncertainty exists as to the boundaries of any ~~[use]~~ **zoning** districts shown on the official map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the centerline of streets, alleys, or highways, the actual centerline shall be construed to be the boundary.
2. Where district boundaries are indicated to run approximately parallel to the centerline of a street, the boundary line shall be construed to be parallel to the centerline of the street.
3. Where district boundaries are indicated on such maps as approximately following the lot or tract lines, the actual lot or tract lines shall be construed to be the boundary of such use districts.
4. In a case of uncertainty which cannot be determined by application of the foregoing rules, the director shall determine the location of such use district boundaries. The director's determination may be appealed to the commission for recommendation or conclusion before going to the board.
5. Where ~~[;]~~ a public ~~[street, alley or parcel of land]~~ **right-of-way** is officially vacated or abandoned, the **portion of right-of-way abandoned shall have the zoning of the property to which the abandoned area of right-of-way was transferred.** ~~[regulations applicable to abutting property shall apply to such vacated or abandoned street or alley.]~~
6. Where a parcel of land is divided by a zoning district boundary, the following shall apply:
  - a. The permitted uses for the property shall be determined by the zoning district of the portion of the property on which the use is to be developed or conducted;
  - b. Building setbacks shall be determined by the zoning district of the portion of the property on which the building, or any portion thereof, is located;
  - c. Where additional building setbacks are required by this title between the adjacent zoning districts, the setback shall be measured from the zoning district boundary on the parcel;
  - d. To utilize the entire parcel with a use that is only allowed in 1 of the 2 zoning districts, a zoning map amendment or special use permit is required for that portion of the property not zoned for the use.

**18.04.025 - Determination of uses.**

The director shall review and make a determination on all requests for each use not listed under permitted, accessory and conditional uses in each ~~[land-use]~~ **zoning** district in compliance with the purpose statement in each ~~[land-use]~~ **zoning** district.

**18.04.030 - Nonconforming Uses.**

1. Continuation of Nonconforming Use. A lawful use of land or buildings not in conformance with the regulations ~~[herein prescribed]~~ **of title 18 of CCMC**, legally existing at the time of the adoption of the Carson City zoning ordinance, this title, or any amendment hereto, may be continued.

2. Expansion of Nonconforming **Use or Building**.

**(a)** A nonconforming use of land shall not be extended or expanded except by special use permit.

**(b)** A nonconforming building may be extended or expanded to the extent that any additions meet current code requirements and that such additions do not increase the parking requirement unless all required parking for the entire building can be provided.

**(c)** A building that is nonconforming in setbacks may be extended or expanded along the existing nonconforming setbacks only upon special use permit approval.

**(d)** A building that is nonconforming in setbacks may be extended or expanded further into the setbacks only upon approval of both a special use permit and variance.

**(e)** Minor modifications and maintenance necessary to said continuing condition is permitted.

3. Abandonment of Nonconforming Use. A lawful use of nonconforming land or buildings ~~[;]~~ which is operationally abandoned or discontinued for a period of 12 consecutive months or more shall not be resumed.

4. Exceptions. Nonconforming buildings which have been damaged or destroyed by natural calamity may be repaired ~~[;]~~ **or** reconstructed ~~[, moved or altered]~~ within 1 year from the date of damage provided ~~[the repaired building is proportionate to the previous use]~~ **that any deviations from the height or setbacks of the damaged or destroyed buildings are in compliance with applicable zoning requirements, the total building area is not increased except by approval of a special use permit, and all new construction or repairs meet current building code requirements.**

5. Nonconforming Parcels. All existing legally created parcels of less ~~[square footage]~~ **area** than required within a ~~[use]~~ **zoning** district are considered legal nonconforming parcels but must meet all code requirements in that district.

**18.04.032 - Uses required to be within a structure.**

**Except as otherwise provided in title 18, all uses must be conducted within a fully enclosed structure within all office, commercial and industrial zoning districts. Automobile sales, boat sales, large equipment sales, Christmas trees, pumpkins, or other large equipment for sale or rent, may be displayed outdoors by sales or rental businesses, or businesses determined by the Director to be of a similar nature or circumstance.** *[Staff note: This section moved and reworded from 18.05.065.]*

**18.04.035 - Purpose of zoning districts ~~[and permitted uses]~~.**

The uses permitted in each district are those listed for such district as described in the following sections.

**[Refer to the attached Use Tables for the list of uses for each zoning district.]**

**18.04.040 - Single-family 5 acre (SF5A).**

The purpose of the SF5A district is to provide for low-density residential units located on large lots and ~~[conveying]~~ **consistent with** a rural environment. These districts are consistent with the policies of the ~~[rural residential category of the master plan]~~ **Rural Residential designation of the Master Plan.**

**18.04.045 - Single-family 2 Acre (SF2A), 1 Acre (SF1A) and 21,000 (SF21) residential districts purpose.**

The purpose of the SF1A, SF2A and SF21 districts are to provide for the development of low-density, large lot, single-family detached residential units. The SF1A, SF2A and SF21 districts are consistent with the policies of the ~~[suburban residential category of the master plan]~~ **Low-Density Residential designation of the Master Plan.**

**18.04.065 - Single-family 6,000 (SF6) and 12,000 (SF12) residential districts purpose.**

The purpose of the SF6 and SF12 districts is to provide for the development of single-family detached dwellings in a suburban setting. The SF6 and SF12 districts are consistent with the policies of the ~~[low density residential category of the master plan]~~ **Medium-Density Residential designation of the Master Plan.**

**18.04.080 – ~~[Mobilehome]~~ Mobile home 6,000 (MH6), 12,000 (MH12) and 1 acre (MH1A) residential districts purpose.**

The purpose of the MH6, MH12, or MH1A districts are to establish sub-division lots primarily for ~~[mobilehomes]~~ **mobile homes**. ~~[The MH6, MH12 and MH1A districts are consistent with the policies of the mobilehome residential category of the master plan.]~~ **The MH6 and MH12 districts are consistent with the policies of the Medium-Density Residential designation of the Master Plan. The MH1A district is consistent with the Low-Density Residential designation of the Master Plan.**

**18.04.081 – Manufactured ~~[or mobilehomes]~~ homes and mobile homes authorized.**

Placement of manufactured homes or ~~[mobilehomes]~~ **mobile homes** within ~~[mobilehome]~~ **mobile home** zoning districts or ~~[mobilehome]~~ **mobile home** parks.

1. In those areas which have been designated in Title 18 as allowing mobile or manufactured homes to be utilized as a residence, said mobile or manufactured homes are authorized when installed in conformity with provisions of Nevada Revised Statutes, the regulations adopted by the Manufactured Housing Division of the Department of Commerce and the provisions of this Title.

2. Any mobile or manufactured home installed in Carson City must be constructed or manufactured not more than 15 years prior to the date of the application for the mobile or manufactured home lot development permit or a replacement ~~[mobilehome]~~ **mobile home** permit for ~~[mobilehome]~~ **mobile home** parks. This requirement does not pertain to the following:

a. Any mobile or manufactured home, which is legally authorized for habitation in Carson City prior to January 6, 2005, provided the continuing use complies with Titles 15 and 18 of the Carson City Municipal Code or;

b. Any ~~[mobilehome]~~ **mobile home** or manufactured home in a ~~[mobilehome]~~ **mobile home** park that complies with the following standards:

(1) The mobile or manufactured home shall be equipped with commercially manufactured skirting, which shall be professionally installed with a top and bottom railing;

(2) The exterior of the mobile or manufactured home shall be in good repair without dents or flaking or peeling paint;

(3) All windows on the mobile or manufactured home shall be intact with no cracked, missing or broken panels;

(4) The roof of the mobile or manufactured home shall be in good repair with no apparent leaks or missing roofing material;

(5) Any planned or existing add-ons to the mobile or manufactured home must appear to be factory made, must match the ~~[mobilehome]~~ **mobile home** or manufactured home, and must be in compliance with the Carson City Building Code; and

(6) The continuing use complies with Titles 15 and 18 of the Carson City Municipal Code.

**18.04.095 - [~~Mobilehome~~] Mobile home park (MHP).**

1. Purpose and Scope.

a. The purpose of the [~~mobilehome~~] mobile home park district is to ensure compatibility with adjacent uses and to ensure adequate interface and mitigation of potential adverse impacts, while providing for the comprehensive review of a [~~mobilehome~~] mobile home park development by public hearing and various city departments in a coordinated efficient manner, prior to the construction of any [~~mobilehome~~] mobile home park improvement, **consistent with the High-Density Residential designation of the Master Plan**. It is also the purpose of this chapter to implement several objectives and recommendations of the master plan by:

- (1) Providing land for future development without sacrificing the character and qualities identified with Carson City;
- (2) Assuring land use patterns consistent with the circulation network and availability of public services and facilities;
- (3) Maintaining building and site design standards sufficient to protect the health, safety and welfare of city residents and visitors;
- (4) Resolving potential conflicts between adjacent land uses;
- (5) Assuring appropriate residential zoning to provide housing opportunities to all income levels;
- (6) Promoting flood drainage areas to be retained as open space; and
- (7) Promoting better community design appearance and recognition of Carson City by providing a more pleasing environment for residents, business and visitors.

b. Scope.

- (1) This chapter provides for the following:
  - i. Procedures for coordinated review of conceptual plans by city departments;
  - ii. Procedures for the coordinated review of application to construct a [~~mobilehome~~] mobile home park;

(2) No [~~mobilehome~~] mobile home park shall hereafter be constructed or remodeled in Carson City unless approval has first been obtained in accordance with the provisions of this chapter.

(3) The authority for this chapter is found in the Nevada Revised Statutes section 461.A.110 and the state's guidelines on regulations, construction and alteration of [~~mobilehome~~] mobile home parks and spaces, effective June 29, 1984.

2. Location of [~~Mobilehome Parks~~] mobile home parks. [~~Mobilehome~~] Mobile home parks are permitted only within the [~~mobilehome~~] mobile home park, retail commercial and general commercial districts and subject to special use permit approval.

3. Permitted Uses within a [~~Mobilehome Park~~] mobile home park.

- a. The uses permitted within [~~mobilehome~~] mobile home parks are:
- (1) [~~Mobilehome~~] Mobile home;
  - (2) A manager's office used in conjunction with the [~~mobilehome~~] mobile home park operation;
  - (3) Social or recreation center operated exclusively for the convenience of park residents;
  - (4) Park laundry facilities;
  - (5) Home occupation in accordance with the provisions of Title 18 (Definitions) of this code;
  - (6) The director may permit any other uses which may be determined to be substantially similar to those listed above, operated exclusively for the convenience of [~~mobilehome~~] mobile home park residents, which are not detrimental to the public health, safety and welfare.

b. The conditional uses in the MHP district which require approval of a special use permit are:

- (1) The utilization of social and recreation centers and facilities for activities not related to the park residents;
- (2) Child care facility;
- (3) Convenience store;

(4) Limited sales of items related to the maintenance and operation of ~~[mobilehomes]~~ **mobile homes** within the park;

(5) The limited display and sale of ~~[mobilehome]~~ **mobile home** units installed as model units. The number of model units permitted is to be determined as part of the special use permit. There shall be measures to assure that the display and sales activities do not overshadow the residential character of a ~~[mobilehome]~~ **mobile home** park.

4. Procedures for the Review and Approval of a ~~[Mobilehome Park]~~ **mobile home park**.

a. A pre-application conference with the director in order to explain city ordinances and regulations, is required prior to the submission of a ~~[mobilehome]~~ **mobile home** park development plan for the review by Carson City. The purpose of the pre-application conference is to familiarize the applicant with the provisions of the ~~[mobilehome]~~ **mobile home** park ordinance and requirements.

b. A development plan for a ~~[mobilehome]~~ **mobile home** park consisting of 10 or more units shall be processed as a major project review item, prior to the submission of an application for the construction of a ~~[mobilehome]~~ **mobile home** park. Each application for a major project review shall be submitted to the director and include the required information and fees.

c. After the pre-application conference and major project review process has been completed for a park proposing 10 or more units, or a pre-application conference has been completed for a park proposing less than 10 units, an applicant may then proceed to apply for a building permit, within 180 days of the project review meeting.

d. The ~~[building and safety department]~~ **Community Development Department** is responsible for processing the plans for the review by ~~[city]~~ **City** departments and collecting the fees for reviews as required by the code. No permit for construction shall be issued unless approval has first been received from ~~[the planning and community development, and other]~~ **all** pertinent departments.

e. Each application to construct a ~~[mobilehome]~~ **mobile home** park shall be submitted to the building department and be accompanied by the required information.

f. No modifications or revisions to final approved plans can be made unless all the above departments approve said modifications or revisions.

~~[g. The development engineering services department shall inspect each mobilehome park and the installation and/or construction thereon of any item required for compliance with provisions of this chapter.] [Part of the construction permit; not necessary to be called out separately.]~~

5. ~~[Mobilehome Park Requirements]~~ **Mobile home park requirements**. The standards provided in this section are intended to require sufficient open space and complementary uses under conditions which assure protection of the character of the district in which the ~~[mobilehome]~~ **mobile home** park is located. Each ~~[mobilehome]~~ **mobile home** park constructed and operated under the provisions of this chapter shall provide for the following in the manner herein specified.

a. All ~~[mobilehome]~~ **mobile home** parks shall be developed in accordance with the existing city codes, requirements and standards ~~[and specifically that of the Carson City planning and community development, and other pertinent departments]~~.

b. The standards of development for the locations, width, layout and servicing of public and private streets and highways, alleys, ways for public service facilities, curbs, gutters, sidewalks, street lights, parks, playgrounds, school grounds, storm water drainage, water supply and distribution, sanitary sewers and sewage collection for ~~[mobilehome]~~ **mobile home** parks shall be in accordance with those standards adopted by Carson City.

c. All ~~[mobilehome]~~ **mobile home** parks shall be developed in accordance with the State of Nevada Manufactured Housing Division, Regulation, Construction and Alteration of ~~[Mobilehome]~~ **Mobile Home** Parks and Space Standards which are not superseded by this chapter.

d. All ~~[mobilehome]~~ **mobile home** parks shall be ~~[located on a well drained site, properly]~~ graded in accordance with Division 13 of the development standards.

e. The minimum ~~[mobilehome]~~ **mobile home** park site area required is 1 acre.

f. [2] **Two** rental ~~[mobilehome]~~ **mobile home** units or more on a single parcel of land are considered to be a ~~[mobilehome]~~ **mobile home** park and, therefore, subject to compliance with all

provisions of this chapter. ~~[Mobilehome]~~ **Mobile home** parks shall be served by city water and sewer utility systems. The provision of electric energy to the park and each unit within the park is mandatory. Within the park all utilities shall be placed underground.

~~[6. Nonconforming Uses.~~

~~a. Within Carson City there exist mobilehome parks which are considered lawful before the passage of the ordinance codified in this chapter, but may be prohibited or nonconforming under this chapter. It is the intent of this chapter to permit these nonconformities to continue until removed or abandoned for a period of 1 year, but not to encourage their expansion unless in accordance with Title 18 (Nonconforming Uses) of this code requiring approval of a special use permit for the expansion of a nonconforming use.~~

~~b. When a nonconforming use ceases to exist for any reason for a period exceeding 1 year, any subsequent use of such land shall conform to the regulations specified by this chapter.~~

~~c. Nonconforming uses shall not be enlarged or altered in a way which increases the park's nonconformity except that a nonconforming use/structure may be structurally altered if required by law or approval of a special use permit.~~

~~d. Any enlargement or expansion of a nonconforming use shall conform to the regulations of this chapter.~~

~~e. Shall a mobilehome park use be destroyed or damaged by any means, it shall not be reconstructed, except in conformity with this chapter's regulations.] [18.04.030 Nonconforming Uses applies here; no need to repeat.]~~

**18.04.100 - Multifamily duplex (MFD) residential district purpose.**

The purpose of the MFD district is to establish lots primarily for medium to ~~[low density]~~ **high-density** single-family and duplex units. The MFD district is consistent with the policies of the ~~[medium density residential category of the master plan]~~ **High-Density Residential designation of the Master Plan.**

**18.04.105 - Multifamily apartment (MFA) residential district purpose.**

The MFA district is intended to provide for the development of a variety of multifamily units such as duplexes, townhouses and ~~[high density]~~ apartments. The MFA district is consistent with the policies of the ~~[high density residential category of the master plan]~~ **High-Density Residential designation of the Master Plan.**

**18.04.110 - Residential office (RO) purpose.**

The purposes of the RO district are to preserve the desirable characteristics of the residential environment insofar as possible while permitting selected, nonresidential uses; to promote the development of offices in appropriately located areas in the vicinity of commercial zones and multiple family residential zones, along major thoroughfares, or in other portions of the city in conformity with the master plan; and to preserve adequate usable open space for benefit of the occupants within the area and to ensure appropriate development of sites occupied by other uses in a manner comparable to and harmonious with the residential uses in the area or district. **The RO district is consistent with the policies of the Mixed-Use Residential designation in the Master Plan.**

**18.04.115 - General office (GO) purpose.**

The purpose of the GO district is to promote the development of offices in appropriately located areas in the vicinity of commercial zone, single-family and multifamily residential zones, encouraging mixed uses along collector and arterial streets, or in other portions of the city in conformity with the master plan; to preserve the desirable characteristics of the residential environment insofar as possible while permitting selected nonresidential uses; and to preserve adequate usable open space for benefit of the occupants within the area and to ensure appropriate development of sites occupied by other uses in a

manner comparable to and harmonious with the residential uses in the area or district. **The GO district is consistent with the policies of the Mixed-Use Residential designation in the Master Plan.**

### **18.04.120 - Neighborhood business (NB) purpose.**

The purpose of the NB District is to provide services for the larger neighborhood, within walking or bicycling distance, and limited primarily to offices and retail sale of new merchandise. Unless expressly permitted otherwise by this section, all uses within the NB District shall be conducted with a building with no outside storage. Temporary 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). **The NB district is consistent with the policies of the Neighborhood Commercial designation in the Master Plan.**

### **18.04.125 - Downtown mixed-use (DT-MU) purpose.**

The purpose of the DT-MU district is to preserve a mixed-use district limited primarily to retail sales of new merchandise, office, **restaurants, personal services**, residential and tourist-related uses. All uses within the DT-MU district shall be conducted within a building except by approval of a Special Use Permit or as otherwise permitted by this section or the DT-MU development standards. **The DT-MU district is consistent with the policies of the Downtown Mixed-Use designation in the Master Plan.**

### **18.04.130 - Retail commercial (RC) purpose.**

The purpose of the RC District is to preserve a commercial district limited primarily to offices and retail sale of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone. All uses within the RC District shall be conducted within a building, and aside from display windows, be screened from view. Outdoor display and storage of autos, recreational vehicles, or [~~mobilehomes~~] **mobile homes** in conjunction with an existing business with sales of autos, recreation vehicles and [~~mobilehomes~~] **mobile homes** is allowed in accordance with Division 2 of the Development Standards and provided the vehicles or [~~mobilehomes~~] **mobile homes** do not encroach into City or State Right-of-Way without an approved encroachment permit and are screened from adjacent parcels. Temporary outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities). **The RC district is consistent with the policies of the Commercial/Regional Commercial designation in the Master Plan.**

### **18.04.135 - General commercial (GC) purpose.**

The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director pursuant to subsection 8 of CCMC 18.02.115, which establishes provisions relating to outdoor sales and activities. **The GC district is consistent with the policies of the Commercial/Regional Commercial designation in the Master Plan.**

### **18.04.140 - Tourist commercial (TC) purpose.**

The TC district is intended to permit a broad range of primary and accessory tourist commercial uses to encourage tourism and to serve the visitor-related activities of Carson City. All uses within this district shall be oriented toward the promotion, accommodation and service of tourism and associated needs of the commercial tourist related activities and services.

The TC district is also established to provide for development and enhancement of the retail and personal service uses, to further serve as a convenience to the needs of the tourist traveler and the associated service providers. Accessory services, which serve to foster the tourist commercial nature of the district, are encouraged and allowed to provide balance for the community.

This district is envisioned to present a sense of arrival and/or gateway presence through the enhancement of both design and location. These TC areas shall also be designed to further ensure compatibility with the surrounding land uses through the provision of design guidelines (setbacks, screening, buffers, hours of operation, etc.) included in the development standards for Carson City. **The TC district is consistent with the policies of the Commercial/Regional Commercial designation in the Master Plan.**

### **18.04.145 - Limited industrial (LI) purpose.**

The LI District is established to preserve an industrial district restricted to a use engaged in the assembly or manufacture from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director pursuant to subsection 8 of CCMC 18.02.115, which establishes provisions relating to outdoor sales and activities. Unless a use is specifically set forth in this section, uses listed in the General Industrial district are prohibited in the LI District.

### **18.04.150 - General industrial (GI) purpose.**

The GI District is established to preserve an industrial district for uses engaged in the basic processing and manufacturing of materials or products predominantly 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 set forth in this section are prohibited in the Limited Industrial and Air Industrial Park districts unless specifically identified as a use in those sections.

### **18.04.152 - General Industrial Airport (GIA) purpose.**

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 the proximity of the district to the Carson City Airport.

### **18.04.155 - Air industrial park (AIP) purpose.**

The AIP District is established to preserve a highly landscaped industrial district with limited types of industrial uses, ~~providing~~ **including** accessory airport and support services ~~;~~ **and** excluding unscreened outside storage.

### **18.04.160 - Agriculture (A) purpose.**

The purpose of the A district is to identify those lands that are used for cattle raising or agricultural purposes.

### **18.04.165 - Conservation reserve (CR) purpose.**

The purpose of the CR district is to identify the outlying lands that may be developed in the future when water supply, roads, schools, sewer and other public facilities and services are provided for potential development and lands with environmental constraints.

### **18.04.170 - Public (P) purpose.**

**The Public zoning district generally applies to State-owned lands within Carson City.** The purpose of the public (P) district is to achieve the following:

1. To accommodate the wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the city.

## Chapter 18.04 – Zoning Districts

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2. To organize the assemblage of specific, nonprofit and profit public facilities into efficient functionally compatible, and attractively planned administrative centers in conformance with the master plan and to establish special use permit approval for all uses thereby ensuring compatibility with adjacent more restrictive districts. All public (P) district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the special use permit.

3. To establish site plan approval for many uses thereby ensuring compatibility with adjacent more restrictive districts and to organize the assemblage of specific, nonprofit and profit public facilities into efficient functionally compatible and attractively planned uses in conformance with the master plan.

### **18.04.175 - Public neighborhood (PN) and public community (PC) purpose.**

~~[Public neighborhood (PN) means]~~ **The purpose of the PN and PC zoning districts is to accommodate** facilities and uses that serve only a small area of the city. Utility substations are prohibited within the PN district. The **additional** purpose of the ~~[public neighborhood (PN) district]~~ **PN and PC districts** is to achieve the following:

1. To accommodate the wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the city.

2. To organize the assemblage of specific, nonprofit and profit public facilities into efficient functionally compatible, and attractively planned administrative centers in conformance with the master plan and to establish special use permit approval for all uses thereby ensuring compatibility with adjacent more restrictive districts. All public neighborhood (PN) district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the special use permit.

3. To establish site plan approval for many uses thereby ensuring compatibility with adjacent more restrictive districts and to organize the assemblage of specific, nonprofit and profit public facilities into efficient functionally compatible and attractively planned uses in conformance with the master plan.

### **~~18.04.180 – Public community (PC).~~**

~~Public community (PC) means facilities and uses that serve primarily a large portion of Carson City. The purpose of the public community (PC) district is to achieve the following:~~

~~1. To accommodate the wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the city.~~

~~2. To organize the assemblage of specific, nonprofit and profit public facilities into efficient functionally compatible, and attractively planned administrative centers in conformance with the master plan and to establish special use permit approval for all uses thereby ensuring compatibility with adjacent more restrictive districts. All public community (PC) district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the special use permit.~~

~~3. To establish site plan approval for many uses thereby ensuring compatibility with adjacent more restrictive districts and to organize the assemblage of specific, nonprofit and profit public facilities into efficient functionally compatible and attractively planned uses in conformance with the master plan.]~~

~~[Combined with PN above.]~~

### **18.04.185 - Public regional (PR) purpose.**

**The purpose of the PR district is to accommodate** ~~[means]~~ Federal, state and city facilities and uses whose main purpose is to sustain wide regional needs.

## Chapter 18.04 – Zoning Districts

### 18.04.190 - Residential districts [intensity] density and dimensional standards.

All development in residential districts shall be subject to the intensity and dimensional standards 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.

#### Site Development Standards

Zoning Districts	Minimum Parcel Area (Acres or Square Feet)	Maximum Density (dwelling units per acre)	Minimum Lot Width (Feet)	Maximum Lot Depth (Feet)	Maximum Height (Feet)	Minimum Setbacks (Feet): Front	Minimum Setbacks (Feet): Side	Minimum Setbacks (Feet): Street Side	Minimum Setbacks (Feet): Rear
SF5A <sup>(1)</sup>	5 AC	1 per 5 AC parcel	200 <sup>(19)(8)</sup>	N/A	40*	100	50	50	50
SF2A <sup>(1)</sup>	2 AC	1 per 2 AC parcel	200 <sup>(19)(8)</sup>	N/A	32*	50	20	20	30
SF1A <sup>(1)</sup>	1 AC	1 per 1 AC	120 <sup>(19)(8)</sup>	360 <sup>(17)(6)</sup>	32*	30	15	20	30
SF21 <sup>(1)</sup>	21,000 SF	1 per 21,000 SF parcel	80 <sup>(19)(8)</sup>	240 <sup>(17)(6)</sup>	26*	20	10	15	20
SF12 <sup>(1)</sup>	12,000 SF	1 per 12,000 SF parcel	70 <sup>(19)(8)</sup>	210 <sup>(17)(6)</sup>	26*	20	10	15	20
SF6 <sup>(1)</sup>	6,000 SF 6,500 SF Corner	1 per 6,000 SF parcel/6,500 SF corner parcel	60 <sup>(19)(8)</sup>	180 <sup>(17)(6)</sup> (120 cul-de-sac)	26*	20	5	10	10 <sup>(13)(2)</sup>
MH6 <sup>(1)</sup>	6,000 SF 6,500 SF Corner	1 per 6,000 SF parcel/ <b>6,500 SF corner parcel</b>	60 <sup>(19)(8)</sup>	180 <sup>(17)(6)</sup>	26*	20	5	10	10 <sup>(13)(2)</sup>
MH12 <sup>(1)</sup>	12,000 SF	1 per 12,000 SF parcel	70 <sup>(19)(8)</sup>	210 <sup>(17)(6)</sup>	26*	20	10	15	20
MH1A <sup>(1)</sup>	1 AC	1 per acre	120 <sup>(19)(8)</sup>	360 <sup>(17)(6)</sup>	32*	30	15	20	30
MFD	6,000 SF	<del>1-2</del> 2 per 6,000 SF parcel	60 <sup>(19)(8)</sup>	150	26*	20	5 <sup>(14)(3)</sup>	10	10 <sup>(13)(4)</sup>
MFA <sup>(7)</sup>	6,000 SF	29-36; 1,200 SF of land area/1 bedroom units or	60 <sup>(8)</sup>	150	45*	10 <sup>(9)</sup>	10 <sup>(3,4,7)</sup>	10 <sup>(10)</sup>	20 <sup>(4)</sup>

**Chapter 18.04 – Zoning Districts**

		studios and/or 1,500 SF of land area/2 bedroom or more units							
MHP	1 AC	N/A	N/A	N/A	N/A	10 <sup>(16)5</sup>	10 <sup>(16)5</sup>	10 <sup>(16)5</sup>	10 <sup>(16)5</sup>
[RO <sup>(4)</sup> ]	{6,000 SF}	{7.26}	{60 <sup>(8)}</sup> }	{150}	{35*}	{10 <sup>(9)}</sup> }	{10 <sup>(3)}</sup> }	{10 <sup>(10)}</sup> }	{20}

[Staff note: RO standards already exist in the commercial standards of 18.04.195.]

Additional Requirements or Allowances:

\* Additional height allowed by Special Use Permit.

- (1) Only 1 main [~~building or home~~] **residence** is allowed per [±] parcel.
- (2) All portions of a structure exceeding 20 feet in height must be a minimum of 20 feet from the rear property line.
- (3) Side setback may be waived if 2 adjacent structures are connected by a parapet firewall.
- (4) For each story above 1 story, add 10 feet if adjacent to a single-family district.
- (5) Park perimeter only; see **Development Standards** Division 10 (**Mobile home park standards**) [~~of the development standards~~] for interior space/setback requirements.
- (6) Maximum lot depth is three times the minimum lot width except as necessary to meet minimum parcel size.
- (7) See Development Standards Division 1.17 (**Multi-family apartment standards**) for open space requirements and additional standards. Side setback: 10 feet for external property boundaries and minimum 10 feet between residential structures for internal setbacks.
- (8) 54 feet minimum street frontage at the end of a cul-de-sac.
- ~~{9} An additional 10 feet is required for each story above 2 stories.~~
- ~~— {10} An additional 5 feet is required for each story above 2 stories.~~

## Chapter 18.04 – Zoning Districts

### 18.04.195 - Non-residential districts [intensity] density 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.

#### Site Development Standards

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

#### 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 2 adjacent structures are connected by a parapet fire wall.
6. Rear yard shall be increased by 10 feet for each story above 2 stories. Where the rear yard abuts a commercial district, the setback is 0 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).

## Chapter 18.04 – Zoning Districts

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9. Adjacent to residential district, 10 feet required. Corner lots require setback for sight distance.
10. 50 feet adjacent to residential district.
11. If adjacent to Limited Industrial (LI) District, side and rear yard setbacks may be reduced to 0 subject to applicable building and fire codes.
12. 54 feet minimum street frontage at the end of 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 2 stories.
15. An additional 5 feet is required for each story above 2 stories.

## Chapter 18.05 – General Provisions

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*[This draft of proposed amendments to Chapter 18.05 contains technical and clerical corrections but is primarily intended to identify substantive code changes for consideration. The text may be reformatted prior to being included in a final ordinance for adoption. Staff comments are noted throughout in bracketed, italicized text, where necessary to explain proposed amendments.]*

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- 18.05.075 - Manufactured home installation within a single-family zoning district.
- 18.05.080 - Private use wind energy conversion systems.

## Chapter 18.05 - GENERAL PROVISIONS

### Sections:

#### **18.05.005 - Applicability.**

The provisions of this chapter apply in all [~~land use~~ **zoning**] districts to every building erected and land use established after the effective date of the ordinance codified in this chapter unless indicated otherwise for a particular district. Process-oriented standards are contained in this section. Design-oriented standards are contained in the development standards which are parallel in authority to this section.

(Ord. 2001-23 § 2 (part), 2001).

#### ~~**[18.05.010 – Parking.**~~

~~Each use shall provide at least the minimum number of off street parking spaces required by the standards set forth in Division 2, Parking and Loading, of the development standards.] [Where standards are contained in Title 18 Appendix, Development Standards, and no specific procedural requirements are noted, sections may be deleted. It is not necessary to have the reference to other code requirements in this chapter. Applicability and standards for parking are contained in the Development Standards, Division 2.]~~

(Ord. 2001-23 § 2 (part), 2001).

#### ~~**[18.05.015 – Trash, refuse and recycled material storage.**~~

~~Trash, refuse or recycled material storage containers are required within office, commercial, industrial or multi-family districts.] [Applicability and standards for trash containers are contained in the Development Standards Division 1, section 1.2 Site Design.]~~

(Ord. 2001-23 § 2 (part), 2001).

#### ~~**[18.05.020 – Landscaping.**~~

~~Each use shall provide at least the minimum [required] landscaping as required by the standards set forth in Division 3 of the development standards.] [Applicability and standards for landscaping are contained in the Development Standards, Division 3.]~~

## Chapter 18.05 – General Provisions

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(Ord. 2001-23 § 2 (part), 2001).

### **18.05.025 - ~~[Temporary construction]~~ Storage containers.**

**1. Temporary construction containers.** Temporary construction containers are permitted ~~[by temporary use permit or]~~ in conjunction with an active building permit in all zoning districts ~~[within Carson City]~~. Temporary construction containers must be directly associated with construction activity and must be shown on the site plan submitted for a building permit. Up to 3 containers **per construction site** may be utilized to house fixtures, materials or merchandise pertaining to the construction ~~[per construction site]~~. On job sites exceeding 5 acres or 50,000 square feet of building area, the number of temporary construction containers may be increased at the discretion of the ~~[director]~~ **Director**. Upon completion of the project and prior to issuance of a final certificate of occupancy, all construction containers must be removed from the construction site.

**2. Except for storage containers used in conjunction with a permit for construction, storage containers or other similar enclosures are allowed in the commercial, industrial, and public zoning districts, subject to the following requirements:**

**(a) Storage containers may be utilized on a temporary basis, for a maximum of 90 days, once in any calendar year, subject to the approval of the Director;**

**(b) Within any industrial zoning district, the use of metal storage containers for more than 90 days within any calendar year is subject to the approval of the Director;**

**(c) Within the commercial or public zoning districts, excluding the neighborhood business (NB) zoning district, the use of metal storage containers for more than 90 days within any calendar year requires approval of a special use permit. No metal storage containers are allowed in the neighborhood business (NB) zoning district; and**

**(d) The storage containers must comply with the provisions of Division 1 (Storage Containers) of the Development Standards.**

*[The above procedural requirements for storage containers are relocated from the Development Standards to this section.]*

**3. Metal storage containers may be used in residential zoning districts subject to the development standards contained in the Title 18 Appendix, Division 1.10.**

**4. Items prohibited to be used for storage. Except as otherwise provided in this title, automobiles, recreational vehicles, tents, train cars, semi-truck trailers, passenger coaches, buses, streetcar bodies or similar enclosures or rolling stock may not be used for storage or occupied for living or sleeping purposes in any zoning district.**

*[Section 4 above relocated from 18.05.030, below.]*

(Ord. 2005-25 § 1, 2005; Ord. 2001-23 § 2 (part), 2001).

### **18.05.030 – ~~[Trailers, mobilehomes,]~~ Manufactured homes mobile homes, recreational vehicles ~~[,]~~ and commercial coaches ~~[and storage containers].~~**

~~[1. Except as otherwise provided in this section:~~

~~— a. No automobile, recreational vehicle, tent, train, boxcar, semi-truck trailer, passenger coach, bus, streetcar body or similar enclosure may be used or erected for storage or occupied for living or sleeping purposes in any use district.~~

~~— b. Tents, trains, boxcars, semi-truck trailers, passenger coaches, busses, streetcar bodies or similar enclosures and rolling stock are prohibited in all residential zoning districts.]~~

*[Subsection 1 relocated to 18.05.030, above.]*

~~[2.]~~ **1. A manufactured home or mobile home may be used:**

**(a) For** ~~[a. A mobilehome may be used for]~~ permanent living or sleeping quarters ~~[only]~~ in a **manufactured home or mobilehome park or a manufactured home or mobile home** ~~[mobilehome]~~ subdivision ~~[, and for temporary living quarters, where authorized by the commission.] ;~~

**(b) As living quarters during the construction of a residence on the same parcel, limited to the duration of the valid building permit for the main residence;**

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(c) As a temporary living quarters for miners or stockmen in Conservation Reserve and Agricultural zoning districts for up to 1 year upon approval by the Director, and subject to annual review and renewal by the Director; or

(d) As living quarters in any single-family residential zoning district subject to the following requirements:

(1) The placement of a manufactured home must meet the requirements of this section and the requirements of Division 1 of the Development Standards; and

(2) An application for Manufactured Home in Single Family Zoning must be submitted to the Planning Division concurrently with or prior to an application for a building permit being submitted. The following must be provided with the application:

(I) Written and photographic documentation showing that the manufactured home has siding, roof pitch and roofing materials consistent with what is used on at least 51 percent of other single-family residences within 300 feet of the property on which the manufactured home is to be placed;

(II) Documentation showing that the foundation of the manufactured home will be masked architecturally with materials used by at least 51 percent of other residential structures within 300 feet of the property on which the manufactured home is to be placed;

(III) A copy of the purchase agreement, with elevations and floor plans of the unit;

(IV) The application fee; and

(V) An attestation by the owner of the lot that the placement complies with all covenants, conditions and restrictions placed on the lot and that the lot is not located within a historic district.

~~[b.] 2. A recreational vehicle may be used for temporary living or sleeping quarters only in a recreational vehicle park or where otherwise permitted by [Title 10 and Title 13 of] the Carson City Municipal Code. [Parking lots are not considered recreational vehicle parks.]~~

~~[e. Special Exception: Where approved by the director pursuant to this section and requirements of NRS 278.315, a recreational vehicle may be used for temporary occupancy accessory to a single-family residence for the care of a person who has been documented as infirm, subject to the following conditions:~~

~~(1) Submittal of an application on a form approved by the director, by a property owner desiring such a use.~~

~~(2) Submittal, in writing, of the results of an independent medical examination, of the infirm person, conducted by a physician licensed to practice in Nevada, who has not treated the infirm person in the last 12 months prior to the date of the application, establishing, to the satisfaction of the director, that the infirm person is in need of care which can be facilitated by the placement of a recreational vehicle on a site under this section and that this section provides a temporary living location for a caregiver of or a person with a medically certifiable, handicapping, debilitating, or end of life issue that constitutes a serious infirmity.~~

~~(3) A recreational vehicle used for this purpose must be self-contained or connected to city utilities pursuant to subsection (5) below, and must have been manufactured within 15 years prior to the application unless otherwise approved by the director.~~

~~(4) A recreational vehicle used for this purpose must meet all standards established by the state of Nevada for such recreational vehicles and must be placed in the side or rear yard of a lot providing screening, from the rights-of-way, easements and adjacent properties, providing fencing and screening to facilitate, preserve and protect privacy of adjacent neighbors.~~

~~The subject parcel must be a minimum of 12,000 square feet and the self-contained travel trailer or recreational vehicle must meet all yard setback requirements as required by Carson City Municipal Code for the applicable zoning district or by this section and must be placed in the side or rear yard of the property. The rear yard setback requirement, for applications under this section, in the single family 6,000 (SF6) and mobilehome 6,000 (MH6) zoning districts shall be a minimum of 20 feet. The director, on a~~

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case by case basis, may vary the lot size requirement, to a minimum of 6,000 square feet, based upon additional information submitted by the applicant requesting a variance to land area and without any opposition by the adjacent neighbors.

~~(5) All utility connections for the recreational vehicle shall be accomplished to the satisfaction of the Carson City building and safety division and public works division prior to occupancy. No generators are allowed to be utilized.~~

~~(6) Any recreational vehicle used for the purposes described in this section must be equipped with a functioning smoke detector, and if applicable, a propane gas detector. These detectors must be in compliance with the state of Nevada Manufactured Housing Division pursuant to Nevada Revised Statutes 489.701.~~

~~(7) Upon receipt of an application for the use described in this section, the director shall give written notice of the application pursuant to NRS 278.315. The notice shall contain a description of the proposed use, and include time, date and location of the hearing at which the director will consider the application.~~

~~(8) At the hearing conducted to consider the application, the director shall receive and consider public comment, whether written or oral, in rendering his decision.~~

~~(9) The purpose of the use described in this section is to mitigate a hardship resulting from a documented infirmity. Financial hardship is not itself a sufficient basis for approving said use.~~

~~(10) The decision of the director may be appealed as provided in Carson City Municipal Code Title 18.~~

~~(11) The director's approval for the use of the self contained travel trailer or recreational vehicle unit can be authorized for one year and upon submittal of an extension request prior to the first years expiration, may be continued. Should a change occur in the condition of the infirm for whom the care is being provided, or if the infirm ceases to reside at the subject property, or if the required documentation is not submitted in a timely fashion, then the authorization for the use of the unit for the infirm will be automatically cancelled. Upon cancellation of the authorization, the temporary unit must be removed from the site within 30 days after notification of the cancellation by the planning division and utility disconnection shall be accomplished to the satisfaction of the Carson City building and safety division and public works division.]~~

*[This "special exceptions" section has only been used once since 2002 and is recommended to be deleted. The "reasonable accommodation" provisions of CCMC 18.02.130 allow for some flexibility under certain circumstances for caring for persons under a hardship.]*

~~[d. A storage container or other similar enclosure is only allowed in the industrial districts, pursuant to Division 1 (Storage Containers) of the Development Standards.~~

~~e. Parking lots are not considered recreational vehicle parks.]~~

*[The provisions of paragraph "d" are relocated to 18.05.030, above. It is not necessary in paragraph "e" to state things that are not considered an RV park since an RV park is defined.]*

3. A commercial coach may be used ~~[for]~~ **as** an office with the approval of a special use permit. A special use permit is not required when a commercial coach is used:

~~[a.]~~ **(a)** As a construction office only ~~[at or]~~ within 100 feet of the site of a construction project and for the duration of the building permit. The applicant must obtain all required building permits for the proposed construction prior to the placement of a construction office ~~[-Where applicable, sewer/septic and water/well must be in service prior to use of the construction office. The placement of the construction office must meet applicable setback requirements. The construction office must not be utilized as living quarters. This authorization is valid for 1 year, but may be extended by the director for 1 additional year upon the granting of a building permit renewal. The request for the additional time must be submitted prior to the expiration of the original permit time frame];~~

~~[b.]~~ **(b)** As a temporary office space when accessory to an established business ~~[and in accordance with current adopted standards]~~ and:

(1) It will not be used for living quarters; ~~[-]~~

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(2) The applicant must obtain all required building permits for the proposed construction prior to the placement of the temporary [~~office~~] **commercial** coach; [;]

(3) The authorization is only effective until permanent office space can be constructed and in no [~~even~~] **event** longer than 1 year; **and** [;]

(4) The placement of the temporary [~~office~~] **commercial** coach must meet all setback requirements, [~~and~~

~~\_\_\_\_\_~~ (5) The authorization for the temporary office coach may be revoked by the director for breach of any of the above conditions.

~~\_\_\_\_\_~~ 4. A mobilehome may be used:

~~\_\_\_\_\_~~ a. As living quarters when the applicant is constructing a residence on the same parcel;

~~\_\_\_\_\_~~ b. As a temporary living quarters for miners or stockmen in conservation reserve and agricultural districts. Placement of the mobilehome must meet the requirements of the fire, planning and community development and other relevant departments. Authorization for this use is valid for 1 year from date of approval and may receive a single 1-year renewal by the director.]

[5-] **4. Storage of unoccupied manufactured homes, mobilehomes, recreational vehicles and commercial coaches.**

(a) The storage of an unoccupied **manufactured home, mobilehome, commercial coach** or recreational vehicle is permitted only on [~~appropriate commercial or industrial zoned land~~] **property zoned for outside storage.**

(b) **In addition to the permitted locations for recreational storage above, the owner of a recreational vehicle may store their recreational vehicle in residential zoning districts only on the property that they own or on which they reside.** [Storage of a recreational vehicle in an unoccupied state will also be permitted on the land of the legal owner of the recreational vehicle in any residential zone.]

(Ord. 2007-35 § 1, 2007: Ord. 2004-31 § 1, 2004; Ord. 2004-2 § 1, 2004; Ord. 2001-23 § 2 (part), 2001).

[Provisions in this section were reorganized and combined with the prior section, as appropriate.]

### **18.05.035 - Watchman's quarters.**

In order to provide increased security within the industrial, commercial, agriculture and conservation reserve districts, a watchman's quarters may be provided as an accessory use under the following conditions:

1. The watchman's quarters must clearly be accessory to the main use;

[2. There shall be no payment of rent by the occupant of the quarters;]

[3-] **2.** The quarters are limited to 1 family; [;]

**3.** [4. The quarters will be reviewed every 2 years for compliance with this code by the director and if no longer necessary, or not in compliance, the quarters will be removed or corrected.] The quarters may be required to be removed [~~at anytime~~] if not in compliance with any conditions of approval; [;]

[5-] **4.** Additional conditions of approval may be required by the director to insure compatibility with adjacent uses; **and** [;]

[6-] **5.** Watchman's quarters can be a manufactured home or a site constructed home. A recreational vehicle [~~shall not be allowed~~] **is not allowed to be used** as a watchman's quarters. (Ord. 2004-20 § 7, 2004: Ord. 2001-23 § 2 (part), 2001).

### **[18.05.040 – Heliports.**

~~\_\_\_\_\_~~ 1. No area of land, water, parking lot, rooftop or other site or structure within Carson City will be used as a heliport without approval of a special use permit issued in accordance with the provisions of this chapter.

~~\_\_\_\_\_~~ 2. As used in this chapter, "heliport" means any area of land, water, parking lot, rooftop or other site or structure which is regularly or permanently used for the landing and takeoff of helicopters or other rotary wing aircraft.]

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(Ord. 2001-23 § 2 (part), 2001).

[Staff note: Definition moved to CCMC 18.03 (Definitions); permitted locations for heliports moved to 18.04 (Zoning Districts).]

### 18.05.045 - Home occupation.

~~[Uses which shall not be permitted as home occupations include barber and beauty shops, food processing or packaging, real estate and law offices, restaurants, cabinet shops, adult entertainment businesses, kennels (except for certified training of three (3) or fewer service animals), vehicle repair or similar uses.]~~

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

1. Business license requirements. All home occupations must obtain a Carson City business license and meet the requirements of this Section.
2. Sale of merchandise. Sale of goods, samples, materials, equipment or other objects on the premises is not permitted. Home occupations shall not conduct business in person with clients at the home address, with the exception of federally licensed gun dealers, required by federal regulations to conduct firearm sales at their home location.
3. Size Limits. ~~[No more than twenty percent (20%) of the total ground floor area of the dwelling and accessory structure may be used for home occupation.]~~ A home occupation must be accessory to the use of the property as a residence.
4. Employees. No on-site office staff or business personnel shall be permitted in any home occupation unless the employees are members of the resident family and reside on the premises.
5. Character. The characteristics of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting or by signs, or the emission sounds, noises, dust, odors, fumes, smoke, electrical disturbance or vibrations, or disturbs the peace and general welfare of the area.
6. Traffic. Pedestrian and vehicular traffic shall be limited to that normally associated with residential districts. Deliveries from commercial suppliers may not be made more than once each ~~[week]~~ **day** and the deliveries shall not restrict traffic circulation.
7. There shall be no outside storage of materials or equipment; no storage of toxic or hazardous materials, including ammunition and gunpowder; not shall merchandise be visible from outside the dwelling.
8. Location. The home occupation shall be confined within the main building and/or accessory structure as a secondary use of the residential use. When conducted in a garage, the home occupation shall not permanently eliminate the use of the garage as a parking space for a car, nor shall the bay door be open while the home occupation is conducted within the garage.
9. Use of facilities and utilities. The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.
10. Advertising. There must not be any public advertising which calls attention to the fact that the dwelling is being used for business purposes. Telephone listings, business cards, or any other advertising of the business, shall not include the dwelling address. The name, telephone, and purpose of the home occupation may be ~~[advertising on not more than one]~~ **advertised on a** vehicle which is operated by the resident or residents of the dwelling in conjunction with the business. The home address may appear on letterhead and invoices when the home address is also the business address.
11. Electromagnetic interference. Electrical or mechanical equipment which creates video or audio interference in customary residential electrical appliances or causes fluctuations in line voltage outside the dwelling unit is prohibited.
12. Fire safety. Activities conducted and equipment or material used or stored shall not adversely change the fire safety of the premises.

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13. Parking. No parking or placement of commercial vehicles such as trucks, trailers, equipment or materials except ~~[one (1)]~~ 1 panel van or pickup truck, when used for personal transportation.

**14. Food processing or packaging. The processing or packaging of food products is prohibited except as expressly permitted by NRS or Carson City health department regulations.**

**15. Vehicle repair. On-site repair and maintenance of vehicles not owned by the person conducting the home occupation is prohibited.**

(Ord. 2004-20 § 8, 2004: Ord. 2001-23 § 2 (part), 2001).

( [Ord. No. 2008-33, § X, 9-4-2008](#) )

### **[18.05.050 – Accessory farm structures.**

~~In SF5A, SF2A, SF1A and MH1A zoning districts the cumulative square footage of accessory farm structures in excess of 50% of the primary building shall be approved by the director prior to issuance of a building permit. Agriculture (A) and conservation reserve (CR) zoned parcels do not require a primary building.]~~

(Ord. 2004-20 § 9, 2004: Ord. 2001-23 § 2 (part), 2001).

~~[Area exemption for “accessory farm structures” deleted. See “accessory structures” or “farm structures” for applicable definitions and regulations.]~~

### **18.05.055 - Accessory structures.**

1. It shall be unlawful to construct, erect or locate in any residential district, private garages or other accessory buildings without a ~~[permissive main building]~~ **permitted primary residence**, ~~[except:]~~ **except that** a temporary building may be constructed and occupied ~~[as a legal use]~~ pending the construction of a permanent ~~[use]~~ **residence** providing that no permit shall be issued for such temporary structure unless a permit also be issued at the same time for the permanent ~~[building]~~ **residence**. If it be proposed to convert said temporary structure to a ~~[permissive]~~ **permitted** accessory use upon completion of the main structure, said conversion shall occur upon completion of the final structure or be removed at that time or within a period of ~~[one (1)]~~ 1 year from the date of issuance of original permit.

**2. The following setbacks are required for accessory structures in all residential zoning districts:**

<u>Zoning district</u>	<u>Accessory structure size</u>	<u>Setbacks</u> <sup>1</sup>
<u>SF6, MH6, SF12, MH12, SF21</u>	<u>200 square feet or less in area and not more than 15 feet in overall height</u>	<u>Rear: 3 feet</u> <sup>2</sup> <u>Side: 3 feet</u> <sup>2</sup> <u>Front and Street Side: Per zoning</u> <sup>3</sup>
	<u>More than 200 square feet and not more than 500 square feet, and not more than 15 feet in overall height</u>	<u>Rear: 5 feet</u> <sup>2</sup> <u>Side: 5 feet</u> <sup>2</sup> <u>Front and Street Side: Per zoning</u> <sup>3</sup>
	<u>Any size, more than 15 feet in overall height</u>	<u>Rear: Per zoning</u> <sup>3</sup> <u>Side: Per zoning</u> <sup>3</sup> <u>Front and Street Side: Per zoning</u> <sup>3</sup>
<u>SF6, MH6, SF12, MH12, SF21</u>	<u>More than 500 square feet in area</u>	<u>Rear: Per zoning</u> <sup>3</sup> <u>Side: Per zoning</u> <sup>3</sup> <u>Front and Street Side: Per zoning</u> <sup>3</sup>
<u>SF1A, MH1A, SF2A, SF5A</u>	<u>Any size, any height</u>	<u>Rear: Per zoning</u> <sup>3</sup> <u>Side: Per zoning</u> <sup>3</sup> <u>Front and Street Side: Per zoning</u> <sup>3</sup>

### **Footnotes:**

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**(1) If an accessory building is connected to the main building by a breezeway or other roof structure open to the outside, each structure shall meet full yard setback requirements for the zoning district in which the property is located.**

**(2) Includes eaves and other building projections.**

**(3) See CCMC Chapter 18.04 required setback tables.**

**3. The following process-related regulations apply to accessory structures in all residential zoning districts:**

<b><u>Zoning district</u></b>	<b><u>Accessory structure size <sup>1</sup></u></b>	<b><u>Required Approval <sup>2</sup></u></b>
<b><u>SF6, MH6, SF12, MH12, SF21</u></b>	<b><u>Not more than 500 square feet or 75% of the primary structure <sup>3</sup>, whichever is larger</u></b>	<b><u>Building permit</u></b>
	<b><u>More than 500 square feet, and more than 75% but not more than 100% of the primary structure</u></b>	<b><u>Administrative permit</u></b>
	<b><u>More than 500 square feet and more than 100% of the primary structure</u></b>	<b><u>Special use permit</u></b>
<b><u>SF1A, MH1A, SF2A, SF5A</u></b>	<b><u>Not more than 1,000 square feet or 75% of the primary structure, whichever is larger</u></b>	<b><u>Building permit</u></b>
	<b><u>More than 1,000 square feet, and more than 75% but not more than 100% of the primary structure</u></b>	<b><u>Administrative permit</u></b>
	<b><u>More than 1,000 square feet and more than 100% of the primary structure</u></b>	<b><u>Special use permit</u></b>

**Footnotes:**

**(1) Accessory structure size includes the size of all detached accessory structures combined, excluding detached trellis structures and excluding attached patio covers and breezeways that are not enclosed.**

**(2) All structures over 200 square feet require a building permit in addition to any required discretionary permit. Structures 200 square feet or smaller that are used exclusively for storage may be exempt from the requirement to obtain a building permit. See Title 15 for building permit requirements.**

**(3) Primary structure size includes the total floor area of the main residence, excluding basement, plus the area of any attached garage space.**

**4. The following design standards are applicable to all detached accessory structures over 500 square feet in area in all residential zoning districts:**

**(a) The architectural style, massing and proportion of a building should be compatible with and complement its surroundings and environmental characteristics of the neighborhood;**

**(b) Building materials and colors must match or complement the primary building materials and colors of the primary residence; and**

**(c) The required side-yard and rear-yard setbacks shall be increased by one foot for each foot of accessory structure height over 15 feet for any portion of the accessory structure that exceeds 15 feet in height.**

[2. A detached accessory structure not exceeding 120 square feet in area and not exceeding fifteen (15) feet in overall height may be built in all residential districts except SF5A, SF2A, SF1A and MH1A within required side and rear yard setbacks provided such structure, eaves and other projections are at least three (3) feet from property line, and the accessory structure is allowed in the zoning district where it is proposed.

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~~3. A detached accessory structure one hundred twenty (120) square feet in area up to four hundred (400) square feet in area and not exceeding fifteen (15) feet in overall height may be built in all residential districts except SF5A, SF2A, SF1A and MH1A, within required side and rear yard setbacks, provided such structure, eaves and other projections are at least five (5) feet from property lines, and the accessory structure is allowed in the zoning district where it is proposed. All accessory structures exceeding four hundred (400) square feet in area in all residential districts must meet standard zoning setback requirements.~~

~~4. On a corner lot facing two (2) streets, no accessory building shall be erected so as to encroach upon the front or street side yard setbacks.~~

~~5. If an accessory building is connected to the main building by a breezeway or other structure, which is not habitable space as defined by the Building Code currently adopted by Carson City, each structure shall meet full yard setback requirements for that district and shall be considered an accessory building and a main structure for calculation of square footage of accessory structures.~~

~~6. A detached accessory structure shall be located not closer to any other building on the same or adjoining lot than allowed by the Building Code and Fire Code as currently adopted by Carson City.~~

~~7. The cumulative square footage of the accessory building(s) or accessory structure(s) is limited to fifty percent (50%) of the total square footage of the primary building excluding the basement. If the cumulative square footage of the accessory building(s) or accessory structure(s) is more than fifty percent (50%) and not greater than seventy five percent (75%) of the total square footage of the primary building excluding the basement approval by administrative permit is required. If the cumulative square footage of the accessory building(s) or accessory structure(s) exceeds seventy five percent (75%) of the total square footage of the primary building excluding the basement approval by special use permit is required. Accessory farm building(s) or structure(s) may be excluded from additional review as provided under Title 18.05.050 Accessory Farm Structures.~~

~~8. Accessory structure(s) shall not exceed five percent (5%) of the parcel size on parcels twenty one thousand (21,000) square feet or larger, unless approved prior to issuance of a building permit by Special Use Permit.~~

~~9. Accessory Farm Structures exceeding five percent (5%) of the parcel size on parcels zoned one (1) acre or larger may be exempted under Title 18.05.050 Accessory Farm Structures from Special Use Permit approval requirements.~~

~~10. A maximum of five (5) parking bays within detached accessory structure(s) are allowed on the same lot unless approved prior to issuance of a building permit by approval of a Special Use Permit.] (Ord. 2004-6 § 12, 2006: Ord. 2004-20 § 10, 2004: Ord. 2001-23 § 2 (part), 2001). ([Ord. No. 2008-37, § III, 12-4-2008](#))~~

*[The primary purpose of changes to this section are for reorganization and clarification. Substantive changes are: 1) increasing the permitted size of accessory structures for various levels of approval; 2) removal of the Special Use Permit requirement for accessory structures exceeding 5% in aggregate of the parcel area, which is generally covered through the aggregate accessory dwelling size limitations; and 3) the removal of the requirement for a Special Use Permit for garages with more than 5 parking bays, which is also generally covered under the aggregate size limitations.]*

### **18.05.060 - Accessory use.**

When the term "accessory use" refers to the sale of used items, the accessory use must not exceed 40 percent of the gross floor area or 40 percent of the stock. The term "accessory use" is defined in Title 18 (Definitions). (Ord. 2001-23 § 2 (part), 2001).

### ~~**18.05.065 – Uses required to be within a structure.**~~

~~In all office, commercial and industrial districts, all uses must be conducted within a fully enclosed structure, except that automobile sales, boat sales, large equipment sales, Christmas trees,~~

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~~pumpkins, or other large equipment for sale or rent, may be displayed outdoors by sales or rental businesses, or businesses determined by the Director to be of a similar nature or circumstance.]~~  
(Ord. 2001-23 § 2 (part), 2001).

( [Ord. No. 2008-33, § XI, 9-4-2008](#) )

*[Staff note: This provision moved to Chapter 18.04.]*

### ~~[18.05.075 – Manufactured home installation within a single family zoning district.~~

~~1. The placement of a manufactured home in accordance with this section must apply under the requirements of this chapter and Division 1 of the development standards.~~

~~2. For the purpose of this chapter, the term "primarily" shall mean "51 percent" and the term "immediate vicinity" shall mean "within 300 feet" of the subject parcel, excluding commercial, multi-family and industrial development.~~

~~3. The owner/owner's agent shall satisfy the requirements of providing written and photographic documentation indicating the manufactured home has siding and roof pitch/slope and covering consistent with what is primarily used in the immediate vicinity.~~

~~4. The owner/owner's agent shall satisfy the requirements of providing documentation indicating that the foundation of the manufactured home will be masked architecturally with materials primarily used by other structures in the immediate vicinity.~~

~~5. The owner/owner's agent shall provide a copy of the purchase agreement, with elevations and floor plans of the unit including proper dimensions.~~

~~6. The owner/owner's agent shall provide the appropriate fee for the pre permit submittal.~~

~~7. The placement shall comply with all covenants, conditions and restrictions (CC&R's) of the subdivision/PUD where the manufactured home is proposed to be located.~~

~~a. The owner/owner's agent shall provide a copy of CC&R's or written documentation of the nonexistence of CC&R's within the subject area.~~

~~8. The owner/owner's agent shall arrange for a pre placement inspection appointment prior to placement of the manufactured home on the subject site.]~~

(Ord. 2001-23 § 2 (part), 2001).

*[Moved to 18.05.030 Manufactured homes, mobile homes and recreational vehicles.]*

### **18.05.080 - Private use wind energy conversion systems.**

To balance the need for clean, renewable energy resources against the protection of the health, safety and welfare of the community, the purpose of this section is to regulate private use wind energy conversion systems (WECS) for the production of electricity for use on the subject site and for net metering through the power company.

~~[(1)]~~ **1.** Applicability ~~[and Definition].~~ *[Definitions are in 18.03 Definitions.]*

~~[a. Private use wind energy conversion Systems (WECS).]~~ **(a)** A private use wind energy conversion system **is considered an accessory use in all zoning districts.** ~~[consists of a wind turbine, tower, and associated control or conversion electronics for the purpose of providing electrical power to a lawful principle use. A system having a rated capacity of ten (10) kilowatts (kW) or less for residential use or one hundred (100)] kW or less for non-residential uses shall be considered a private system for the purposes of these regulations. Not more than one (1) machine shall be allowed per parcel of land when the size of the parcel is less than one (1) acre in size. WECS are considered accessory uses as stated in CCMC 18.03.010 (Words and Terms Defined), Accessory Building or Accessory Structure and Accessory Use, and are allowed in all zoning districts.~~

~~b. Wind Machine. The individual component of a wind energy conversion system that converts kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical storage system, electrical metering, or electrical inverters. This term shall include the towers or supporting structures.~~

~~c. Building Code(s). All codes, ordinances, policies and procedures, and standards adopted and enforced by the Carson City Building Division.~~

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~~\_\_\_\_\_~~ d. Fire Code(s). All codes, ordinances, policies and procedures, and standards adopted and enforced by the Carson City Fire Department.

~~\_\_\_\_\_~~ e. FAA. The use of this acronym shall denote the Federal Aviation Administration or any other applicable authority that regulates air safety within the Carson City jurisdiction.

~~\_\_\_\_\_~~ f. Private use wind energy conversion systems shall be allowed as accessory uses in all public zoning districts without the requirement of special use permit approval provided the system meets all other requirements of this section.

~~\_\_\_\_\_g.]~~ **(b)** All proposed private use wind energy conversion systems located within the Carson City Historic District must receive review and approval from the Historic Resources Commission, in addition to any other required approvals, prior to submission of a building permit.

~~[(2)]~~ **2.** Standards. All wind energy conversion systems are subject to and must comply with the following provisions ~~[of this section]:~~

~~[a-]~~ **(a)** Location. A minimum parcel size of ~~[one (1)]~~ **1** acre is required for the placement of any horizontal axial wind turbine. Vertical axial wind turbines are permitted on any parcel. No part of a wind energy conversion system shall be located within or over drainage, utility or other established easements; ~~[-]~~

~~[b-]~~ **(b)** Number per parcel. A maximum of ~~[one (1)]~~ **1** wind machine per parcel is permitted on parcels less than ~~[one (1)]~~ **1** acre in size; a maximum of ~~[one (1)]~~ **1** wind machine per acre is permitted on parcels greater than ~~[one (1)]~~ **1** acre in size; ~~[-]~~

~~[e-]~~ **(c)** Setbacks. Minimum setbacks for private use wind machines shall be:

~~[i-]~~ **(1)** A minimum of 1.1 times the total extended height from the project property lines adjacent to a residential, conservation reserve or agricultural zoning district; ~~[-]~~

~~[ii-]~~ **(2)** Guy wire anchors may not extend closer than ~~[ten (10)]~~ **10** feet from any property line; ~~[-]~~

~~[iii-]~~ **(3)** A ~~[ten-foot]~~ **10-foot** minimum setback from any part of the machine, rotors or guy wires to the property line of any other non-residential zoning district; **and** ~~[-]~~

~~[iv-]~~ **(4)** Wind machines ~~[shall]~~ **may** not be located within the front yard **or street-side yard** setback **area on any parcel within a residential zoning district; and** ~~[nor within the street side setback of any parcel of land in residential zoning districts.]~~

~~[d-]~~ **(d)** Height. The total extended height of a wind energy conversion system must not exceed the maximum height allowed for a structure in the zoning district in which the system is located **unless additional height is permitted by approval of a special use permit.** ~~[-, unless a special use permit is issued.]~~

~~[i-]~~ **(1)** Tower height shall mean the height above adjacent grade of the fixed portion of the tower, excluding the wind turbine itself.

~~[ii-]~~ **(2)** Total extended height shall mean the height above adjacent grade to a blade tip at its highest point of travel and including any other portion of the wind energy conversion system; **and** ~~[-]~~

~~[e-]~~ **(e)** Lighting. Wind system towers shall not be artificially lighted unless required, in writing, by the Federal Aviation Administration (FAA) or other applicable authority that regulates air safety. ~~[Where the FAA requires lighting]~~ **When lighting of the tower is required**, the lighting shall be the lowest intensity allowable under FAA regulations; the fixtures shall be shielded and directed to the greatest extent possible to minimize glare and visibility from the ground; and no strobe lighting shall be permitted ~~[-]~~ unless expressly required by the FAA; **and** ~~[-]~~

~~[f-]~~ **(f)** Access. All wind machine towers must comply with the following provisions:

~~[i-]~~ **(1)** The tower shall be designed and installed so that there shall be no exterior step bolts or a ladder on the tower readily accessible to the public for a minimum height of ~~[twelve (12)]~~ **12** feet above the ground. For lattice or guyed towers, sheets of metal or wood or other barrier shall be fastened to the bottom tower section such that it cannot readily be climbed; and

~~[ii-]~~ **(2)** All ground-mounted electrical and control equipment shall be labeled or secured to prevent unauthorized access; **and** ~~[-]~~

## Chapter 18.05 – General Provisions

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~~[g-]~~ **(g)** Rotor Safety. Each wind machine shall be equipped with both manual and automatic controls to limit the rotational speed of the blade within the design limits of the rotor. An external, manual shut-off switch shall be included with the installation. The minimum distance between the ground and any protruding blades utilized on a private wind machine shall be ~~[ten (10)]~~ **10** feet as measured at the ~~[lowest]~~ **closest** point of the arc of the blades; **and** [-]

~~[h-]~~ **(h)** Noise. All wind machines shall comply with the noise requirements in this section. These levels, however, may be exceeded during short-term events such as utility outages and severe wind storms. A manufacturer's sound report shall be required with a building permit application.

~~[i-]~~ **(1)** No wind machine or combination of wind machines on a single parcel shall create noise that exceeds a maximum of ~~[twenty five (25)]~~ **25** decibels (dBA) at any property line where the property on which the wind machine is located or the abutting property is ~~[one (1)]~~ **1** acre or less or a maximum of ~~[fifty (50) decibels (dBA)]~~ **50 dBA** at any other property line. Measurement of sound levels shall not be adjusted for, or averaged with, non-operating periods. Any wind ~~[machine(s)]~~ **machine** exceeding these **noise** levels shall immediately cease operation upon notification by Carson City and may not resume operation until the noise levels have been reduced in compliance with the required standards and verified by an independent third party inspector, approved by Carson City, at the property owner's expense. Upon review and acceptance of the ~~[third party]~~ **third-party** noise level report, Carson City will allow operation of the affected wind ~~[machine(s)]~~ **machine**. ~~[Wind energy conversion system(s) unable to comply with these noise level restrictions shall be shut down immediately and removed upon notification by Carson City, after a period established by Carson City.]~~

~~[ii-]~~ **(2)** Sound below ~~[twenty (20)]~~ **20** Hertz. No wind machine or combination of wind machines shall be operated so that impulsive sound below ~~[twenty (20)]~~ **20** Hertz adversely affects the habitability or use of any off-site dwelling unit, hospital, school, library or nursing home; **and** [-]

~~[i-]~~ **(i)** Aesthetics and Maintenance.

~~[ii-]~~ **(1)** Appearance. Wind machines, unless subject to any applicable standards of the FAA, shall be a non-reflective, non-obtrusive color such as tan, sand, gray, black or similar colors. Galvanized steel or metal is acceptable for the support structures. Any painting or coating shall be kept in good repair for the life of the wind machine. ~~[In addition, any changes to the approved color shall result in notification by Carson City that the affected wind machine(s) shall cease operation until a color correction has been made. If the affected wind machine(s) are not repainted, using an approved color, within the period established by Carson City, the owner shall remove the affected Wind Energy Conversion System(s).]~~

~~[iii-]~~ **(2)** Electrical Wires. All electrical wires leading from the tower to electrical control facilities shall be located underground.

~~[iiii-]~~ **(3)** Maintenance. Wind machines shall be maintained in good repair, as recommended by the manufacturer's scheduled maintenance or industry standards, and shall be free from rust; **and** [-]

~~[j-]~~ **(i)** Signs/Labels. The only advertising sign allowed on the wind machine shall be a manufacturer's label, not exceeding ~~[one (1)]~~ **1** square foot in size, located on the generator housing; **and** [-]

~~[k-]~~ **(k)** Compliance with FAA Regulations. All wind machines shall comply with applicable FAA regulations, including any necessary approvals for installations; **and** [-]

~~[l-]~~ **(l)** Ice Throw. The potential ice throw or ice shedding from the proposed wind machine shall not cross the property lines of the site; **and** [-]

~~[m-]~~ **(m)** Certified Safe. Evidence shall be submitted with a building permit application that the wind machine has been constructed in accordance with accepted industry standards and certified safe.

~~[3-]~~ **3.** Repair and Removal of Wind Machines.

**(a)** Any wind machine found to be unsafe by an official of the Carson City Building Division shall immediately cease operation upon notification by Carson City and shall be repaired by the owner to meet federal, state, and local safety standards or be removed within ~~[six (6)]~~ **6** months. Wind machines

## Chapter 18.05 – General Provisions

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that are not operated for a continuous period of [~~twelve (12)~~] **12** months [~~shall~~] **must** be removed by the owner of the wind machine.

[~~a-~~] **(b)** When a wind machine is **required to be** removed from a site, all associated and ancillary equipment, batteries, devices, structures [~~or support(s)~~] **and supports** for that system [~~shall~~] **that do not otherwise meet building height and setback requirements must** also be removed. For the purposes of this section, non-operation shall be deemed to include, but shall not be limited to, the blades of the wind machine remaining stationary so that wind resources are not being converted into electric or mechanical energy, or the wind machine is no longer connected to the public utility electricity distribution system.

[~~4~~] **4.** Mounting of Wind Machines. Attachment of the wind machine, including any support or structural components, to any building or structure shall be in strict compliance with regulations of the Carson City Building Division.

[~~5~~] **5.** Additional Safety Restrictions. An application for the issuance of a special use permit that is submitted pursuant to this Title for the installation of a private use wind energy conversion system:

[~~a-~~] **(a)** May not be denied solely because of the proposed height of the system; **and** [~~-~~]

[~~b-~~] **(b)** May, in accordance with NRS 278.023077, be denied if it is determined, based on the size, height or configuration of the system, that installation of the system:

[~~i~~] **(1)** Represents a danger to the health, safety or welfare of the public; or

[~~ii~~] **(2)** Is not compatible with the character of the area in which the system is located.

[~~6~~] **6.** Compliance with Regulations.

[~~a-~~] **(a)** All systems shall comply with applicable fire and building codes.

[~~b-~~] **(b)** All standards are absolute. Once wind machines are permitted, the owners have the option of compliance with the standards or discontinuation of operations. If the operation of the wind [~~machine(s)~~] **machine** does not comply with the provisions of this article, the operator shall promptly take all measures necessary to comply with these regulations, including, but not limited to, discontinued operation of [~~one (1) or more~~] **the** wind machines.

[~~e-~~] **(c)** Variations to the regulations and standards of this section may only be permitted by special use permit [~~-approval of which shall be pursuant to Title 18, Section 18.02 (Special Use Permits)~~].

**7. Enforcement of standards. The Director may require a wind energy conversion system to be shut down for any violation of the standards of this section upon written notification to the property owner of the violation.**

( [Ord. No. 2009-14, § III, 7-2-2009](#); Ord. No. 2017-30)

## Chapter 18.13 – ~~BED AND BREAKFAST INNS~~ RESERVED

### Sections:

#### ~~18.13.005 Title.~~

~~This chapter shall be known as the Bed and Breakfast Inns Ordinance.~~

~~(Ord. 2001-23 § 2 (part), 2001).~~

#### ~~18.13.010 Purpose/applicability.~~

- ~~1. The purpose of the bed and breakfast inns ordinance is to provide transient occupancy, lodging and limited meals.~~
- ~~2. Bed and breakfast inns, as an alternative to traditional lodging facilities, have progressively increased in numbers in the United States over the past twenty (20) years. Originating in Europe, this concept allows short term stays in private homes. Carson City is very proud of its historic homes and since 1981 has supported measures to protect their integrity. The intent of this ordinance is to provide some economic incentives to the owners of qualifying homes while showcasing the unique beauty of the historic homes. Within the historic district, it is this ordinance's further purpose to require safeguards to protect the architectural, residential and historic character of the neighborhood.~~
- ~~3. A bed and breakfast inn is allowed in other zoning district pursuant to Title 18 (Use Districts).~~

~~Process-oriented standards are contained in this section. Design-oriented standards are contained in the development standards which is parallel in authority to this section.~~

~~(Ord. 2001-23 § 2 (part), 2001).~~

#### ~~18.13.015 Findings.~~

~~The board finds and declares:~~

- ~~1. Bed and breakfast inns have been found to provide alternative lodging for visitors to Carson City, and the joint residential-commercial use of such a facility provides incentives to maintain Carson City's historic homes.~~
- ~~2. Carson City is a visitor destination for persons interested in the architectural and historic significance of the city's older residential structures.~~
- ~~3. There is a need to provide an incentive for owners of Carson City's older homes to ensure their continued occupancy to ensure the continuance of residential character, and to promote the continued maintenance of historic structures. Enabling qualifying residential dwelling units of historic significance to conduct bed and breakfast inns accomplishes that incentive.~~
- ~~4. Findings pursuant to Title 18 (Administrative Provisions) shall also be met.~~

~~(Ord. 2001-23 § 2 (part), 2001).~~

~~18.13.020 Special use permit.~~

~~Approval of a special use permit is required and all applicants shall adhere to special use permit procedures pursuant to Title 18 (Administrative Provisions).~~

~~(Ord. 2001-23 § 2 (part), 2001).~~

~~18.13.025 Bed and breakfast inns within historic district.~~

- ~~1. On parcels located within the Carson City historic district, the following standards shall apply:
  - ~~a. A bed and breakfast inn may be conditionally permitted if the operator is the owner of the establishment and resides therein.~~
  - ~~b. The owners of an existing single family residence, after obtaining a finding from the HRC that there is historical significance in the subject residence or that the structure meets the requirements of "other qualifying buildings", may apply for a special use permit to operate a bed and breakfast inn pursuant to the provisions of this title.~~
  - ~~c. Any proposed exterior alteration to a site or structure located within the historic district shall first be reviewed and approved by the HRC in accordance with code Title 18 (Historic District).~~
  - ~~d. The location shall enhance the Carson City historic district and satisfy the objectives of the master plan for Carson City and all applicable neighborhood plans.~~
  - ~~e. The bed and breakfast inn shall comply with all other provisions of the district in which it is located, and shall comply with all other applicable ordinances and policies of the city. ]~~~~

~~(Ord. 2001-23 § 2 (part), 2001).~~

**Division 1 - LAND USE AND SITE DESIGN**

**Table of Contents:**

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- 1.2 - Site design.
- 1.3 - Lighting standards.
- 1.4 – Guest building development.
- 1.5 – Not used.
- 1.6 – Childcare facilities performance standards.
- 1.7 - Bed and breakfast inn performance standards.
- 1.8 - Satellite dishes and antennas.
- 1.9 - Wireless telecommunication facilities and equipment.
- 1.10 - Personal storage and metal storage containers.
- 1.11 - Street vendors.
- 1.12 - Outside storage.
- 1.13 - Fences, walls and hedges.
- 1.14 - Encroachments into setbacks.
- 1.15 - Manufactured home installation within a single-family zoning district.
- 1.16 - Youth recreation facilities performance standards.
- 1.17 - Multi-family apartment (MFA) development standards.
- 1.18 - Residential development standards in non-residential districts.
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- 1.20 - Medical Marijuana Establishments and Marijuana Establishments.

**1.0 – [General] Purpose and enforcement.**

**1. Purpose.** ~~These design standards have been prepared to foster quality design of office, commercial, multi-family, public, industrial and institutional projects within Carson City.]~~ The image of the community affects the economic well being of the **City** ~~[city, especially the tourism economy]~~. These **design** standards are aimed at improving the community image **by fostering quality design of projects within the City.**

These standards are intended to inspire development of lasting quality and designs that enhance the overall community **for the benefit of the City’s residents, businesses, and visitors.** They are intended to assist the public, developers and design professionals in planning and designing projects. These standards shall also serve as criteria for design review by city staff, the ~~[planning commission (commission), and board of supervisors (board)]~~ **Commission and the Board.**

**2. Enforcement. The standards of this Division are enforced under Section 18.020.030 (Enforcement) of Title 18.**

*[Staff notes: This first section should include a general purpose statement for the entire Division 1, not just for architectural design (Section 1.1).]*

**1.1 - Architectural design.**

*[Staff notes: This section and each subsequent section should include an applicability statement.]*

**These architectural design standards apply to development within all zoning districts excluding single-family residential districts.** ~~[Office, retail, commercial, public, institutional, industrial and multi-family buildings and their architecture play]~~ **Architecture plays** a large role in establishing the overall image of the community. In all cases, these standards stress the importance of visually identifying and unifying the community character. These standards do not require a single architectural style ~~;~~ ~~instead]~~ **, and** an eclectic mixture of harmonious styles ~~[are]~~ **is** encouraged. Buildings **located within the Downtown Mixed-Use zoning district must follow the specific design requirements of that district in**

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**addition to the standards of this chapter** ~~[which are 50 years or older within the downtown area must meet the requirements of the downtown business district found in the Carson City Municipal Code].~~

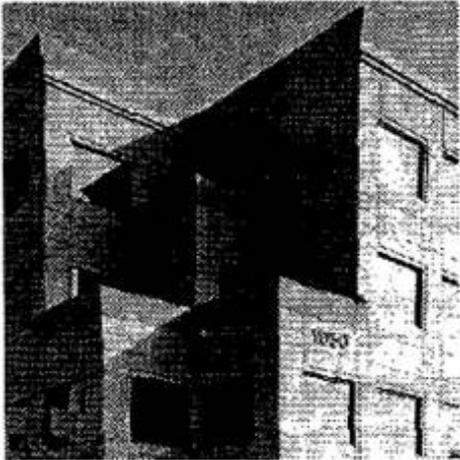
[1.1.1] **1.** The architectural style, massing and proportion of a building should be compatible with and ~~[complement]~~ **complement** its surroundings and environmental characteristics of the community.

[1.1.2] **2.** Buildings should be designed on a "human scale" by using architectural enhancements such as windows, awnings, arcades, plazas, courtyards and roof overhangs.

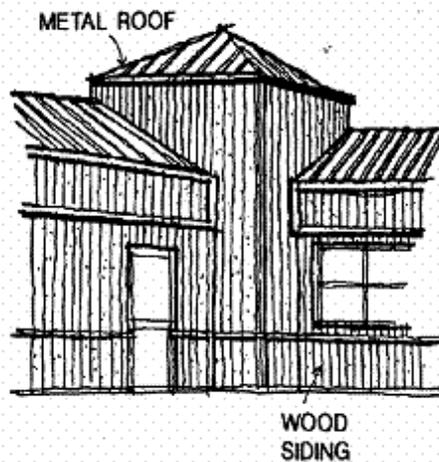
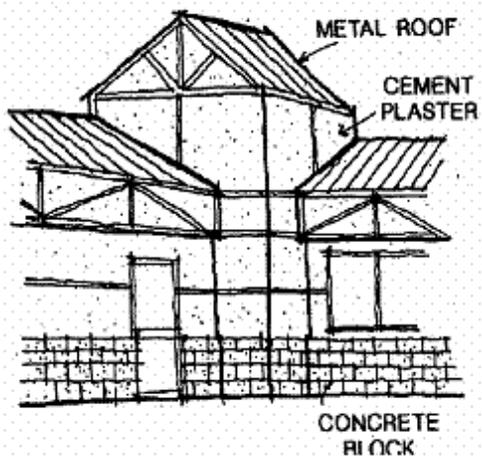
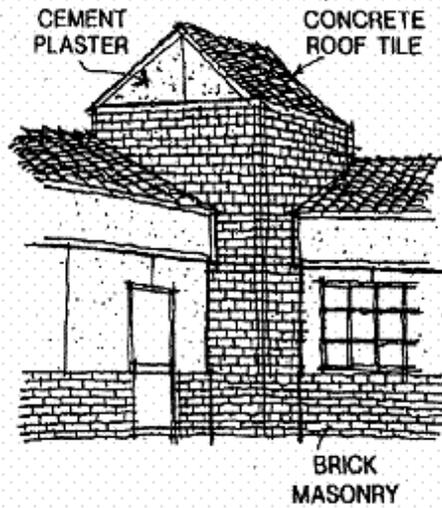
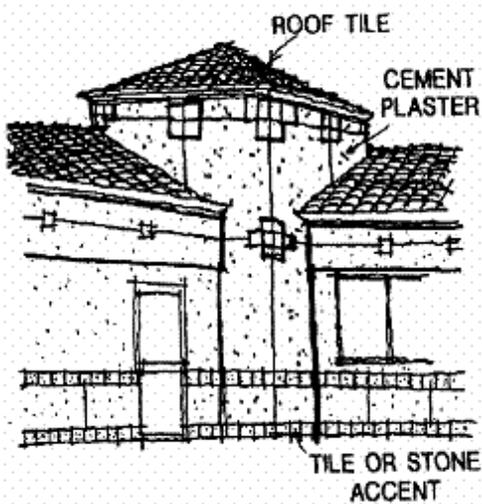


**Architectural enhancements such as roof overhangs, arcades and trellises shall be used.**

[1.1.3] **3.** Variations of building details, form, line, color and materials shall be employed to create visual interest. Variations in wall planes, roof lines and direction are encouraged to prevent monotonous appearance in buildings. Large expanses of walls devoid of any articulation or embellishment shall be avoided. Similarly, vertical variation in the roof line is encouraged. ~~[Mansard roofs shall wrap around the entire building.]~~ **On commercial and institutional buildings, façades greater than 100 feet in continuous length must incorporate recesses or projections of not less than 3 feet in depth for a minimum of 20 percent of the façade length, and wall planes may not run more than 50 feet in a continuous direction without a recess, projection or offset.**



Variation in wall planes adds interest



Typical materials and finishes

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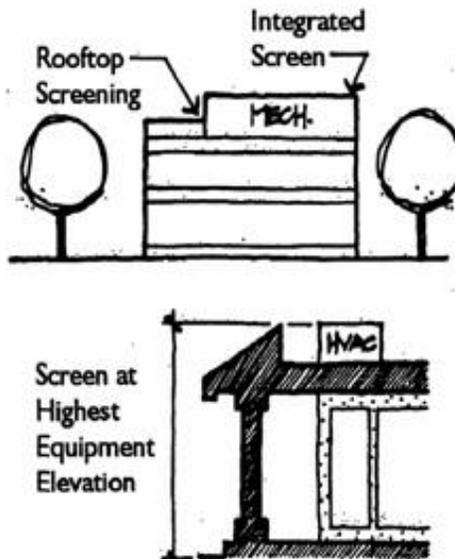
[1.1.4] **4.** All building elevations shall receive architectural treatment, except in special situations where an elevation is not visible from an adjoining property or street.

[1.1.5] **5.** Materials and finishes shall be selected for architectural harmony and enhancement of the architectural theme as well as aesthetic quality, durability and ease of maintenance. Materials, finishes and colors shall be varied where appropriate to provide architectural interest. The number of building materials generally shall be limited to three and these materials shall not stop abruptly at corners, but continue to side or back elevations. ~~[Smooth faced block or fabricated metal wall panels are not allowed as the predominant building material.]~~

~~[1.1.6 Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earthtone in color. Bold colors shall be avoided except when used as accent or trim.]~~

[1.1.7] **6.** Except as otherwise provided in this section, roof-mounted equipment ~~[within commercial, industrial, office, public or multi-family districts]~~ shall be screened from view from a public right-of-way and adjacent property through the use of architectural means such as parapet walls and equipment wells. Screening of roof-mounted equipment from view must be integrated into the building design. All equipment shall be located below the highest vertical element of the building. Wall-mounted air conditioning units shall be integrated into the design and/or screened. Roof-mounted solar panels are excluded from the requirement for screening. Roof-mounted mechanical support and accessory mechanical equipment for solar panels shall be screened architecturally and integrated to match the existing roof and/or building materials.

On sites exhibiting topographic relief effecting visual screening capabilities, site-obscuring screening shall be provided to visually screen the equipment at a minimum of 100 feet from the site.



### Typical Equipment Screening

[1.1.8] **7.** Reflective, untreated roofs shall be prohibited ~~[unless painted flat, non-glossy paint to compliment or match the primary color of the primary exterior building material(s)].~~

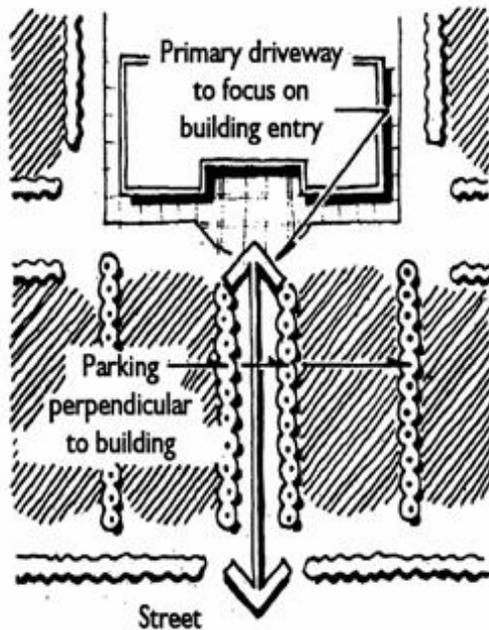
[1.1.9] **8.** Multi-building/tenant projects shall include architectural consistency for all buildings including color schemes, wall textures, roofs, roof slopes, awnings and other similar architectural themes.

[1.1.10] **9.** Buildings which give the appearance of "box-like" structures shall be discouraged. (Ord. 2001-23, Development Standards). ([Ord. No. 2008-29, § II, 8-7-2008](#))

1.2 - Site design.

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

[1.2.1] **1.** Primary entries and/or facades of buildings should be oriented towards the street or main parking area.



Typical building and parking relationship

[1.2.2] **2.** The orientation and location of a building should provide for pedestrian and bicycle activity and access. Bike racks shall be provided based on the type of use and location of the property. Bike racks shall be located in a safe and convenient location close to building entrances. Clustering of multiple buildings should create pedestrian plazas, courts or patio areas and be linked architecturally with arcades, trellises, or other similar open structure concepts.

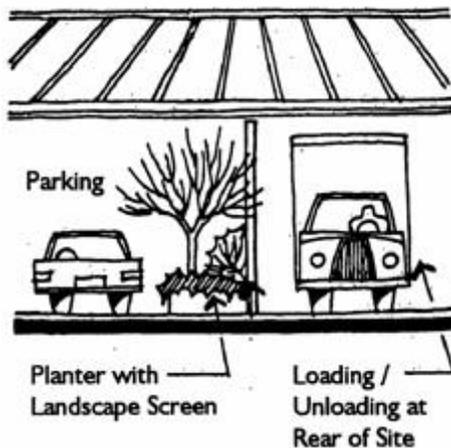


Typical building clusters shall create friendly outdoor spaces.

[1.2.3] **3. Site layouts shall be designed so buildings front on the primary street with parking to the side or rear of the buildings. Sites with multiple buildings may be designed with variations of buildings fronting on the primary street and parking fronting on the street. Buildings oriented in a "strip" or straight row with parking along the entire street frontage [are not encouraged] shall be avoided. The Director may waive the requirement for a building to be located on the street frontage based on lot size, lot shape or other constraints that may prevent the reasonable placement of buildings on the street frontage.**

[1.2.4] **4.** Buildings or other improvements shall not impair visibility at street corners or driveway.

[1.2.5] **5.** Detached storage buildings or storage areas shall be located towards the rear of a site and be screened with the use of walls, fencing, and/or landscaping.



Typical screening of service area.

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

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

[1.2.7] **7.** Provision for [newspaper racks] **bus stops**, postal boxes and street furniture shall be included as necessary in the overall project design.

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

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

~~[1.2.10] Restaurant and food service businesses shall install a drain that is connected to an approved grease interceptor in accordance with Division 15.~~ [Staff note: This standard is located in Division 15 (Water, Sewer, Reclaimed Water Standards). Generally, standards that are contained in other parts of the Municipal Code should not be duplicated elsewhere unless they directly relate to that section.]

(Ord. 2001-23, Development Standards). ([Ord. No. 2008-33, § XIII, 9-4-2008](#))

**1.3 - Lighting standards.**

**These lighting standards apply to development within all zoning districts excluding single-family residential districts, except as otherwise superseded by state or federal regulations.** This section sets forth criteria and standards to mitigate impacts caused by lighting and glare.

Lighting Purpose Statement. Office, retail, commercial, public, institutional, industrial and multi-family buildings and their lighting are part of the overall image of the community. In all cases, these standards stress the importance of visually identifying and unifying the community character. Unnecessary and improperly designed light fixtures cause glare, or intense light that results in unnecessary brightness, a reduction of visual performance and visibility, light pollution and wasted resources through additional expense for utility costs, hazardous conditions for all modes of transportation, and also affects the ability to view the night sky, including astronomical observations. The following regulations are intended to mitigate these conditions by regulations that require shielding, pointing lighting downward (other than accent lighting), only using the amount of light that is necessary and recommending turning fixtures down or off when not required. All new lighting including upward wall lighting must be reviewed and approved by the ~~[director or his designee]~~ **Director**.  
~~[Applicability:]~~

~~[1.3.1]~~ **1. Existing structures.** All existing structures ~~[and residential uses]~~ are exempt from this ordinance and are considered ~~[grandfathered]~~ **legal nonconforming** improvements. All proposed new commercial developments, buildings, multi-family residential complexes of 10 units or more, structures or building additions of 50 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or other units of measurement specified herein, either with a single addition or cumulative additions subsequent to the effective date of this provision, shall meet the requirements of this Ordinance for the entirety of the property, including all existing and proposed lighting unless exempted under Nonconforming Uses, shown below. For all building additions of less than a cumulative amount of 50 percent, the applicant shall only have to meet the requirements of this section for only the new outdoor lighting proposed.

~~[1.3.2]~~ **2. Abandonment of a nonconforming use or structure** ~~[Nonconforming Uses or Structures]~~. Whenever a nonconforming use, structure or building is abandoned for a period of 12 months **or** longer ~~[and then changed to a new use according to the requirements of this code as described in Municipal Code Title]~~ **in accordance with the provisions of 18.04.030 (Nonconforming Uses)**, then any existing outdoor lighting ~~[, with the exception of conversion to a residential use of nine units or less,]~~ shall be ~~[reviewed and]~~ brought into compliance with ~~[this code]~~ **the lighting standards of this section upon the establishment of the new use or structure on the property.**

~~[1.3.3]~~ **3. General requirements.** ~~[Requirements in All Commercial and Industrial Zones: Light. All nonresidential uses shall provide lighting]~~ **Lighting shall be provided** within public parking areas and access ways to provide safety and security. All light sources shall be located and installed in ~~[such a way as to prevent spillover lighting onto adjoining properties and glare to the sky. The]~~ **accordance with** following provisions ~~[shall apply to all proposed development]:~~

~~[1.]~~ **(a) Except as otherwise provided in this section, lighting fixtures** ~~[Any lighting facilities]~~ shall be ~~[so]~~ installed ~~[as to project]~~ **so that light is projected** downward and away from adjoining properties ~~[and glare to the sky, with the exception of accent lighting, which is limited to a maximum upward angle of forty five (45) degrees. Site lighting trespass onto adjacent locations and the night sky shall be minimized]~~. Covers must be installed on all lighting fixtures and lamps **or bulbs** must not extend below the bottom of the cover. All light fixtures, except street lights, shall be located, aimed or shielded so as to minimize stray light trespassing beyond property boundaries.

~~[2.]~~ All light fixtures that are required to be shielded shall be installed in such a manner that the shielding is installed as designed. Fixtures, which are International Dark Sky Association approved such as Dark Sky Friendly or equivalent, with full cutoff lighting for area and wall pack fixtures are recommended. Sag, convex, drop lenses and luminaries with open bulbs are prohibited.

~~3.~~ If elevations of buildings are proposed for accent illumination, drawings and a photometric plan shall be provided for all relevant building elevations showing the fixtures, the portions of the

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elevations to be illuminated, the illuminance levels of the elevations and the aiming points. The maximum upward angle is forty five (45) degrees.]

[4.] **(b) All freestanding light fixtures and wall-mounted light fixtures** [Light standards, light poles and wall pack lighting] adjacent to residential zones shall be limited in height as follows: Fixtures shall not exceed an overall height of [~~twelve (12)~~] **12** feet within [~~seventy five (75)~~] **75** feet, [~~sixteen (16)~~] **16** feet within [~~one hundred (100)~~] **100** feet, [~~twenty (20)~~] **20** feet within [~~one hundred twenty five (125)~~] **125** feet, [~~twenty four (24)~~] **24** feet within [~~one hundred fifty (150)~~] **150** feet, and [~~twenty eight (28)~~] **28** feet within [~~one hundred seventy five (175)~~] **175** feet of **a property line of a residentially-zoned parcel**, or center of street **adjacent to a residentially-zoned parcel**, whichever is closer[~~, when adjacent to residential zones~~]. Additional height may be permitted by the Director provided such lights are a sharp cutoff lighting system. [Illumination levels at the property line of a project shall be reduced by the use of house side] **Light fixtures must include** shields and reflectors, **as necessary, to shield the lamp or bulb from view from the adjacent residential property line** [and shall be maintained in such a manner as to confine light rays to the premises of the project].

[5.] **(c)** No permanent rotating searchlights shall be permitted in any regulatory zone, except that an Administrative Permit may be issued by the Director for a period not to exceed [~~three (3)~~] **3** days for a temporary searchlight. The Administrative Permit shall be limited to a minimum of [~~three (3)~~] **3** times in [~~one (1)~~] **1** calendar year. [This prohibition shall not apply to the Carson City Airport.]

[6. Parking area lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level. A photometric plan is required on all projects with building size of fifty thousand (50,000) square feet or larger and may also be required at the discretion of the Director.

7. For all projects where the total initial output of the proposed lighting equals or exceed one hundred thousand (100,000) lumen, certification that the lighting, as installed, conforms to the approved plans shall be provided by a certified engineer before the certificate of occupancy is issued. Until this certification is submitted and reviewed, approval for use of a certificate of occupancy shall not be issued for the project.

[8.] **(d)** Exterior lighting installations shall include timers, dimmers, sensors or photocell controllers that turn the lights off during daylight hours or when lighting is not needed, which will reduce unnecessary lighting, as practical. Businesses are encouraged to turn lighting down or off when businesses are not open.

[9. Glare. Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided by incorporating overhangs and awnings, using building materials and colors which are less reflective for exterior walls and roof surfaces, controlling angles of reflection and placing landscaping and screening in appropriate locations.

[1.3.4] **(e)** Interior lighting. Where residential uses abut non-residential uses, interior building lighting of the non-residential uses shall be controlled at night through the use of timers, window blinds or other acceptable means.

[1.3.5 General Lighting Performance Standards. All exterior light fixtures shall use full cut off luminaries with the light source downcast and fully shielded with no light emitted above the horizontal plane. Again, fixtures which are International Dark Sky Association approved such as Dark Sky Friendly or equivalent with full cutoff lighting for area and wall pack fixtures are recommended. Exceptions are noted below.

[1.] **(f)** [Luminaries which have] **Luminaires with** a maximum output of 500 lumen per fixture, (**approximately** equivalent to one 40-watt incandescent bulb) regardless of number of bulbs, may be left unshielded provided the fixture has an opaque top to keep light from shining directly up. [Luminaries which have] **Luminaires with** a maximum output of 850 lumen per fixture, (**approximately** equal to one 60 watt incandescent light) regardless of number of bulbs, may be partially shielded, provided the bulb is not visible from off-site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up.

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[2-] (g) Accent Lighting. Architectural features may be illuminated by up-lighting or light directed to the building, such as wall washing, provided that the light is effectively aimed to or contained by the structure by such methods as caps, decks, canopies, marquees, signs, etc, the lamps are low intensity to produce a subtle lighting effect, and no light trespass is produced. The angle of up-lighting shall not exceed 45 degrees. [Luminaries] **Luminaires** shall not be installed above the height of the parapet or roof. For national flags, statues, public art, historic buildings or other objects of interest that cannot be illuminated with down-lighting, upward lighting may be used in the form of narrow-cone spotlighting that confines the illumination to the object of interest.

[3-] (h) All [luminaries] **luminaires** shall be aimed and adjusted to provide illumination levels and distribution as indicated on submitted plans. All fixtures and lighting systems shall be in good working order, cleaned and maintained in a manner that serves the original design intent of the system.

[4-] Floodlights that are not full cut-off (light emitted above the fixture) may be used if permanently directed downward, not upward, and aimed at no more than a 45 degree angle, so no light is projected above the horizontal plane, and fitted with external shielding for top and side to prevent glare and off site light trespass. Unshielded floodlights are prohibited.

— [5-] (i) Sensor activated lighting may be used provided it is located in such a manner as to prevent direct glare and lighting into properties of others or into a public right-of-way, and provided the light is set to go on only when activated and to go off within five minutes after activation has ceased, and the light shall not be triggered by activity off the property.

[6-] (j) Vehicular lights and all temporary emergency lighting such as search lights or any similar high-intensity lights as needed by the fire department, sheriff's office, public works department, Carson City Airport, utility companies, State or Federal Departments or other emergency services shall be exempt from the requirements of this [ordinance] **section**.

[7-] (k) Illumination for outdoor recreation facilities must conform to the shielding requirements, except when such shielding would interfere with the intended activity. For such facilities, partially-shielded [luminaries] **luminaires** are permitted. Examples of activities where partially-shielded [luminaries] **luminaires** are permitted include, but are not limited to, baseball, softball and football. Fully-shielded [luminaries] **luminaires** are required for tennis, volleyball, racquetball, handball courts and swimming pools. [Rotating airport beacons are exempt from this requirement.

— [8-] Service Station/Canopy Lighting. All luminaries mounted on the under surface of service station canopies shall be fully shielded and utilize flat covers. All lighting shall be recessed sufficiently so as to ensure that no light source causes glare on public rights of way or adjacent property. A maximum of 850 lumen per fixture is allowed (equivalent to one 60 watt incandescent bulb).

[9-] (l) Temporary Lighting. The [director] **Director** may grant a permit for temporary lighting [7-] which does not conform to the provisions of this ordinance [if the applicant meets] **subject to** the following criteria: [the purpose for which the lighting is proposed does not extend beyond 60 days, but may be granted a 30 day extension after review by the Director. The director will rule on the application within 5 business days of the date of submission of the request, and notify the applicant in writing of the decision.]

[a-] (1) The proposed lighting must be designed in such a manner as to minimize light trespass and glare to the sky [.] ;

[b- It will be] (2) **The proposed lighting will be for** a temporary use and will be in the public interest [.] ;

[e-] (3) The application for temporary lighting shall include the [following information: The] name and address of the applicant and property owner, a site plan showing entire site and location of proposed [luminaries] **luminaires**, manufacturers specification sheets showing type, wattage and height of lamp(s) with type and shielding of proposed [luminaries] **luminaires**, or if not new, pictures of previous sites or of the fixtures proposed to be used [.] ; **and**

**(4) The proposed lighting may not be used for more than 90 consecutive days.**

[10-] (i) Maintenance. All fixtures shall be maintained in good working order, with aiming, angles, wattage and intensity as originally approved. Replacement bulbs shall be the same or less wattage

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and intensity as originally approved. Fixtures and reflecting surfaces shall be cleaned on a regular schedule to reduce additional unapproved glare.

~~[11.]~~ **(k)** The ~~[director]~~ **Director** may approve variations to the standards set out in this ~~[Division]~~ **section** if variations are more appropriate to a particular site, provide an equivalent means of achieving the intent of these lighting standards and are in keeping with the purpose statement of this section. A letter of request detailing the reason for the variation and changes requested is required to be submitted to the ~~[director]~~ **Director with any request for variation to the standards.**

~~\_\_\_\_\_ [12. These standards are enforced under Title 18.020.030 (Enforcement).]~~

*[Staff note: This section is reworded primarily to eliminate redundant verbiage and to eliminate unnecessary requirements where the basic standards achieve the desired outcome to reduce over-spill of light.]*

(Ord. 2007-12 § 1, 2007: Ord. 2001-23, Development Standards). ([Ord. No. 2008-29, § III, 8-7-2008](#))

### 1.4 - Guest building development.

**These guest building development standards apply to all single-family residential zoning districts.** “Guest building” refers to a **single** dwelling unit on the same lot as ~~[the]~~ **a** primary dwelling unit and ancillary to it. A guest building may provide complete, independent living facilities for 1 or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation. ~~[Typical uses include guest houses, second units, extended family housing and caretaker's quarters.]~~

~~[1.4.1]~~ **1. All applications for a guest building shall include a** ~~[A]~~ **site plan** ~~[shall be submitted]~~ indicating the following:

~~[a.]~~ **(a)** Location of **the guest building showing setbacks distances from the property line, the primary residential structure** ~~[with setback distances, distance to guest building]~~ and other accessory structures.

~~[b.]~~ **(b)** Location of all public and private ~~[utilities and/or well and septic tank/leach field.~~

~~[c.]~~ **(c)** Access to primary residential structure and guest building.

~~[d.]~~ **(c)** Zoning, size of lot, assessor’s parcel number, north arrow, scale, location of other outbuildings.

~~[1.4.2]~~ **2. Minimum lot size. The minimum lot size required to construct a guest building is 8,000 square feet.** ~~[Recordation. The property owner shall, prior to the issuance of a certificate of occupancy for the building permit, record a deed restriction against the subject property with the city recorder's office stating the guest building occupation limitations contained in Section 1.4.10.]~~

~~[1.4.3]~~ **3. Existing Guest Buildings. An existing** ~~[Existing]~~ **guest buildings that does not include kitchen facilities** may ~~[expand]~~ **be modified** to include a kitchen facility only upon full compliance with the provisions of this division. ~~[Approval of a building permit is required if the structure itself is being altered.]~~ *[Staff note: The Building Code provides for when a building permit is required.]*

~~[1.4.4]~~ **4. Maximum Size.** Guest building living space gross floor area shall not exceed 50 percent of the assessed floor area of the main residence, excluding garages, basements and other accessory structures, or the following limitations, whichever is less:

~~[a.]~~ **(a)** In the SF6, MH6, SF12 and MH12 zoning districts **and on other residentially-zoned lots of less than 21,000 square feet in area,** a maximum of 700 square feet;

~~[b.]~~ **(b)** In all other single family residential districts, a maximum of 1,000 square feet **provided that the lot size is a minimum of 21,000 square feet in area.**

~~[1.4.5]~~ **5. Required Setbacks.** All guest buildings shall meet the same setbacks as required for the primary residence on the lot, provided that second story elements of a guest building are a minimum of 20 feet from all property lines.

~~[1.4.6]~~ **6. Maximum Building Height.** The guest building shall meet the maximum height requirements of the zoning district in which it is located, provided that second story elements of a guest building are a minimum of 20 feet from all property lines.

~~[1.4.7]~~ **7. Required Parking.** A minimum of 1 off-street parking space or, for guest buildings with multiple bedrooms, 1 parking space per bedroom shall be provided outside of the required front-yard

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setback area in addition to the required parking for the main residential use. In the SF6, MH6, SF12 and MH12 zoning districts, the guest parking must be provided on a paved surface.

[1.4.8] **8.** Site Design.

[a-] **(a)** Architectural design and materials for a guest building shall be consistent and compatible with the design and materials of the main structure, including but not limited to roof pitch, roof materials, siding materials and color, and other architectural features;

[b-] **(b)** Only one entrance may be visible from the street frontage.

[1.4.9] **9.** Modifications to These Provisions.

[a-] **(a)** The above guest building provisions relating to size, height and site design may only be modified by approval of a special use permit;

[b-] **(b)** The above guest building provisions relating to setbacks and parking may only be modified by approval of a variance.

[1.4.10] **10.** Guest Building Occupation. A guest building may only be occupied by the family members of the primary residence, as defined by Title 18 of the Carson City Municipal Code, and their non-paying guests. Guest buildings may not be rented as secondary dwelling units. **The property owner shall, prior to the issuance of a certificate of occupancy for the building permit, record a deed restriction against the subject property with the City Clerk-Recorder's office stating the guest building occupation limitations contained in this section.** [Staff note: This requirement relocated from Section 1.4.2, above.]

(Ord. 2007-24 § 2, 2007: Ord. 2006-4 § 1, 2006: Ord. 2001-23, Development Standards).

### 1.5 - Not used.

(Ord. 2006-4 § 2 (part), 2006: Ord. 2001-23, Development Standards).

### 1.6 - Child care facilities performance standards.

**These child care facilities standards apply to the development of child care facilities in all zoning districts. The purpose of these standards is to promote the health, safety and welfare of the residents of Carson City by providing development standards of child care facilities with careful awareness of their compatibility with surrounding areas and residents, as well as providing needed non-institutionalized child care facilities.** [Staff note: Purpose statement copied from Chapter 18.11 (Child Care Facilities).]

The following performance standards shall be used in review of individual special use permit requests for child care facilities in addition to other standards of this title.

1. The size, client density and operational characteristics, including, but not limited to, the number of employees, hours of operation and loading/unloading area of a proposed child care facility within a residential zoning district shall be compatible with and shall not adversely affect adjacent residents pursuant to the requirements of this chapter. Consideration shall be given to the following:

[a-] **(a)** With the construction of, or approval of, new facilities, the facility shall be similar in scale, bulk and site coverage with that of the immediate neighborhood;

[b-] **(b)** The availability of public facilities, services and utilities;

[c-] **(c)** Emphasis on maintaining the residential neighborhood character;

[d-] **(d)** The generation of traffic and the capacity and physical character of surrounding streets.

2. Parking shall meet the requirements of Division 2 (Parking and Loading) of the development standards.

3. Landscaping. In the design of parking area landscaping, considerations shall be given to the retention of existing trees and shrubbery.

4. Signs. [~~This section shall apply exclusively to signs for child care facilities located within a residential zoning district. Compliance with Division 4 (Signs) of the development standards shall not be required for a child care facility. The board find and declare that an on-site sign to "advertise or promote" the facility is not necessary. On-site~~] **Notwithstanding the sign provisions of Division 4 (Signs) of the Development Standards, within residential zoning districts, 1 on-site** identification [~~of the address and~~

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logo no greater than 2 square feet in size distinctive to a particular child care facility used as a public convenience in identifying the site for the public shall be] **sign of not more than 6 square feet in size is permitted.**

5. If the facility's structure is located within the historic district, then design and material shall require review and approval by the HRC.

6. Open Space. Open space **as required by the applicable State licensing agency must be provided and shown on the plans.** [~~requirements shall be designated and regulated by the Carson City health department prior to approval of the special use permit.~~]

7. Interior Space Requirement for Children. **Interior space as required by the applicable State licensing agency must be provided and shown on the plans.** [~~The interior space requirements shall be designated and regulated by the Carson City health department prior to approval of the special use permit.~~]

*[Staff note: The Carson City Health Department does not regulate child care facilities.]*

8. Child care facilities may be established in the [~~general industrial (GI) zoning district~~] **General Industrial (GI) and General Industrial Airport (GIA) zoning districts** only as an accessory use to a permitted primary use.

9. In residential zoning districts, a child care facility may only be established as an accessory use to the residential use of the structure, and the residence must be occupied by the operator as a primary residence.

*[Staff note: Chapter 18.11 (Child Care Facilities) contains the purpose statement for child care facilities standards but is otherwise unnecessary. The required permits for child care facilities are identified in Chapter 18.04 (Use Districts). Staff recommends including the purpose statement in this section and deleting Chapter 18.11. This will be included when the amendments to this section are brought back to the Planning Commission for action.]*

(Ord. 2002-33 § 2, 2002; Ord. 2001-23, Development Standards).

### **1.7 - Bed and breakfast inn performance standards.**

**These bed and breakfast inn standards apply to the development of bed and breakfast inns within any zoning district.**

**The purpose of these bed and breakfast inn standards is to provide transient occupancy, lodging and limited meals, primarily within the historic district and also for also residential zoning districts in which they are permitted. The intent of these standards is to provide some economic incentives to the owners of qualifying homes while showcasing the unique beauty of the historic homes. Within the historic district, it is the further purpose of these standards to require safeguards to protect the architectural, residential and historic character of the neighborhood.**

*[Staff note: Purpose verbiage adapted from Chapter 18.13 (Bed and Breakfast Inns).]*

The following performance standards shall be used in review of individual special use permit requests for bed and breakfast inn uses in addition to the other standards of this title.

1. The location, size, design and operation characteristics of the proposed bed and breakfast inn shall be compatible with and shall not adversely affect adjacent uses and residents. Consideration shall be given to:

[a-] **(a)** Harmony in scale, bulk, site coverage and density of all associated improvements and alterations;

[b-] **(b)** The availability of public facilities, services, and utilities;

[c-] **(c)** The effect upon desirable neighborhood character;

[d-] **(d)** The generation of traffic and the capacity and physical character of surrounding streets;

[e-] **(e)** The suitability of the site for the use which is proposed including available parking in relation to intensity of use;

[f-] **(f)** Other relevant impacts of the proposed use.

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2. Parking. In all districts, 1 off-street parking space per guest room and 2 off-street parking spaces for the owner resident shall be required. On an individual basis, consideration may be given to off-premises and on-street parking as a part of the bed and breakfast inn special use permit. Replacement of existing landscaping (including lawns and ground cover) with paving for parking use shall be avoided whenever possible.

Consideration shall be given to allowing parking within landscaped areas by utilizing paver stones, turf stones, decorative gravel, or other alternatives to asphalt or concrete paving.

3. Landscaping:

~~[a-]~~ **(a)** Parking areas and exterior waste receptacles shall be screened by a ~~[wooden]~~ fence in conjunction with an earth berm and/or shrubbery. The combination of screening shall be at least 4 feet in height.

~~[b-]~~ **(b)** In design of landscaped areas, consideration shall be given to retention of existing trees, harmony with setting and structure, strengthening of vistas and seasonal shade.

4. Signs. ~~[This section shall apply exclusively to signs for bed and breakfast inns. Compliance with Division 4 (Signs) of the development standards shall not be required for a bed and breakfast inn business. The board finds and declares that an on-site sign to "advertise or promote" the business is not necessary. On-site identification of the address and a small logo distinctive to a particular inn used as a public convenience in identifying the site for guests shall be permitted.]~~ **Notwithstanding the sign provisions of Division 4 (Signs) of the Development Standards, within residential zoning districts, 1 on-site identification sign of not more than 6 square feet in size is permitted.**

~~[a-]~~ **(a)** The main performance criteria for bed and breakfast inn signs shall be design, materials and location which are compatible with the architecture, colors and materials of the subject residence and which enhances the character of the neighborhood.

~~[b-]~~ **(b)** Within the historic district, signs for bed and breakfast inns shall be limited to 1 per establishment, not to exceed a cumulative total of 3 square feet in size and consisting of the name and address only. Any sign illumination shall be exterior to the sign and shielded so as not to glare upon an adjacent property or public right-of-way. Backlighting shall be prohibited. Siting shall be either on the structure or a fence, or shall be freestanding. If freestanding, the sign shall not exceed 3 feet in height. Design materials and colors shall be compatible with the style and detailing of the residence and shall require review and approval of the HRC.

~~[e-]~~ **(c)** Outside the historic district, signs shall be approved on an individual basis at the time of special use permit approval. Regardless of the zoning district, signs shall be reviewed in terms of good design, compatibility with surrounding neighborhood, materials and identification as opposed to advertisement.

5. Number of Guest Rooms.

~~[a-]~~ **(a)** A maximum number of 5 guest bedrooms shall be allowed.

~~[b- A minimum of 2 guest bedrooms shall be allowed.]~~

6. Ancillary Uses.

~~[a-]~~ **(a)** The sale or display of merchandise or other commodities shall be prohibited unless allowed in the specific zoning district and the required public facilities, including parking, are provided.

~~[b-]~~ **(b)** Except for personal use of the owner, private weddings, receptions, luncheons, cocktail parties and any other such functions for which the owner receives consideration for the use of the inn shall be regulated in frequency and manner by the special use permit. Such ancillary functions shall be sponsored by paying guests at the inn.

~~[e-]~~ **(c)** Bed and breakfast inns which are located outside the historic district shall not be limited in the number of social functions, except as otherwise established in the zoning district, or by special use permit.

~~[d-]~~ **(d)** Each owner who manages a bed and breakfast inn shall obtain a permit for the facility from the Carson City health department prior to the validation of a special use permit.

~~[e-]~~ **(e)** The fire department shall inspect and approve all bed and breakfast inns prior to validation of a special use permit.

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*[Staff note: Chapter 18.13 (Bed and Breakfast Inns) contains process-oriented standards and will be considered with amendments to this section. The provisions of 18.13 are generally redundant and may be considered for elimination.]*

(Ord. 2001-23, Development Standards).

### **~~1.8 – Satellite dishes and antennas.~~**

~~Satellite dish antennas exceeding 18 inches in diameter are subject to the following conditions:~~

~~1. Location and Placement.~~

~~a. All antennas must be ground-mounted. If ground mounting is not feasible, or special circumstances exist, an alternative location, such as roof mounting, may be approved subject to a special use permit.~~

~~b. Shall not be located within any front or street side yard setback, nor visible from the front or street side property line.~~

~~c. All cables and lines serving the antenna shall be located underground.~~

~~2. Height and Dimensions.~~

~~a. In residential districts, the antenna shall not exceed 12 feet in height above grade and 10 feet in diameter.~~

~~3. Setbacks.~~

~~a. The antenna shall set back from any side or rear property lines a minimum distance of 5 feet, or the applicable setback requirement for the respective use district in which it is located, whichever is greater.~~

~~b. If lot is irregular in shape, or other special circumstances exist, a variance may be requested from the standards listed above.~~

~~4. Screening and Design.~~

~~a. Satellite dish antennas shall be consistent in color with the surrounding natural or built environment.~~

~~b. Non-residential satellite dish antennas located adjacent to residentially zoned property and which exceed 10 feet in diameter shall require screening in accordance with adopted Carson City standards.]~~

(Ord. 2001-23, Development Standards).

*[Staff notes: Small satellite dishes (39 inches in diameter or less) are exempt from the Wireless Communication Facilities standards of Division 1.9 (below) and Chapter 18.15 in accordance with FCC regulations. Larger dishes are regulated under those same sections, so this section is unnecessary.]*

### **1.9 - Wireless ~~[telecommunication]~~ communication facilities and equipment.**

**These wireless communication facilities and equipment standards apply to the placement of such equipment within any zoning district.** Regulations and standards set forth in this section are designed to address wireless telecommunication facilities and equipment used for the commercial broadcasting/receiving of transmissions regulated under the Telecommunications Act of 1996. Definitions for the various uses and terms referenced in this section are included in the Section 18.03 (Definitions). Electrical or mechanical equipment that creates video or audio interference in customary residential electrical appliances or causes fluctuations in line voltage outside the dwelling unit is prohibited.

#### **1. Location and Placement Standards.**

~~[a-]~~ **(a)** Facilities and equipment shall be located according to the following priorities, (#1 is the most acceptable, #5 is the least acceptable):

(1) Concealed within an existing structure;

(2) Camouflaged or screened within an existing structure;

(3) Camouflaged or screened on an existing structure, particularly existing

telecommunications facilities, utility poles and towers, water towers, and commercial, industrial or public facility buildings;

(4) Co-located with existing wireless communication service facilities;

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(5) Erection of a new, freestanding facility subject to other requirements of this section and where visual impact can be minimized and/or mitigated.

~~[b-]~~ **(b)** The applicant shall adequately justify the location proposed based on a consideration of the above priorities.

~~[c-]~~ **(c)** Placement on existing structures shall not jeopardize the character and integrity of the structures as determined by the building and/or engineering department.

~~[d-]~~ **(d)** If ground mounted, facilities and equipment shall not be located in the front yard portion of a parcel with an existing structure.

~~[e-]~~ **(e)** Either the applicant or co-applicant must be a carrier licensed by the Federal Communications Commission and submit documentation of the legal right to install and use the proposed facility.

### **2. Height and Dimensional Standards.**

~~[a-]~~ **(a)** The height of the facility shall include any antenna, array or other appurtenances.

~~[b-]~~ **(b)** Facilities shall not exceed 120 feet in height above grade. The applicant must provide a written justification for the proposed use and adequately demonstrate that the proposed height is necessary, including co-location opportunities. The applicant shall submit a report from an independent, accredited source providing justification for the proposed height or an alternative lower height.

### **3. Setbacks.**

~~[a-]~~ **(a)** All facilities, equipment and equipment shelters shall comply with the building setback provisions of the zoning district in which they are located.

~~[b-]~~ **(b)** Roof mounted facilities shall be stepped back from the front facade in order to limit their impact on the building's silhouette and/or concealed, camouflaged or screened.

~~[c-]~~ **(c)** Facilities and equipment shall be located no closer than 4 times the facility height from any residentially zoned property.

### **4. Design Standards.**

~~[a-]~~ **(a)** Ground mounted facilities and equipment not camouflaged by design, existing buildings or structures shall be screened according to adopted Carson City standards, including landscaping and screen walls.

~~[b-]~~ **(b)** Facilities and equipment that are side mounted on buildings shall be consistent with the architectural style and color of the building on which it is mounted.

~~[c-]~~ **(c)** Ground and roof mounted facilities shall be painted a non-glossy color that blends with the surrounding natural and built environment.

~~[d-]~~ **(d)** Equipment shelters not placed underground shall be appropriately screened according to adopted Carson City standards.

~~[e-]~~ **(e)** New, stand-alone facilities shall be designed to allow additional wireless service providers to co-locate antennas on the structure.

~~[f-]~~ **(f)** The exterior of facilities and equipment shall not be lighted unless required by the Federal Aviation Administration (FAA) with the exception of manually operated emergency lighting.

~~[g-]~~ **(g)** All ground mounted facilities and equipment shall be surrounded by a security barrier. The barrier shall contain adequate controlled access and be posted with a 1 square foot sign indicating the facility owner(s) and a 24-hour emergency telephone number.

*[Staff note: Chapter 18.15 (Communications Facilities and Equipment) contains the process standards for these types of facilities. Staff will bring Chapter 18.15 forward for consideration concurrent with standards for this section. No changes to the process-oriented standards are recommended.]*  
(Ord. 2007-9 § 7, 2007; Ord. 2006-4 § 2 (part), 2006; Ord. 2001-23, Development Standards).

### **1.10 - Personal storage and metal storage containers.**

#### **These personal storage and metal storage containers standards apply to the use and placement of such containers within any zoning district.**

Trends indicate that as communities continue to grow, the need for personal storage uses also increases. With the continued development of upscale subdivisions prohibiting on-site storage of vehicles

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or other items, personal storage facilities are becoming increasingly necessary. Commercial locations may also require additional storage in metal storage containers. The following ~~[section sets forth criteria and standards for development of]~~ **standards shall apply to** personal storage facilities and metal storage containers.

**1. Personal storage facilities.** ~~[Storage:]~~

~~[1-]~~ **(a)** A minimum of 60% of the lot's street frontage(s) shall be developed with retail and/or office space in the neighborhood business, retail commercial and tourist commercial (NB, RC and TC) zoning districts only.

~~[2-]~~ **(b)** A sight-obscuring entrance gate and perimeter opaque fence or wall shall be provided to screen views of individual storage units.

~~[3-]~~ **(c)** The architectural and site design of the retail/office building, storage units, perimeter fencing, lighting, and landscaping is subject to approval by the director. A metal pre-fabricated exterior office/retail building is prohibited.

~~[4-]~~ **(d)** No business activities other than storage shall be conducted within individual storage units.

~~[5-]~~ **(e)** Outside storage is prohibited except as expressly permitted in Title 18 or the development standards. Storage containers may be utilized in industrial districts to house storage items within them. Temporary storage containers are allowed at construction sites for a maximum of 30 days, or as approved by the director after review of the individual construction schedule.

~~[6- Additionally, storage]~~ **(f) Storage** units adjacent to residential ~~[areas]~~ **zoning districts** shall:

~~[a-]~~ **(1)** Not exceed ~~[14]~~ **16** feet in height (1 story);

~~[b-]~~ **(2)** Have a minimum 20 foot landscape buffer and a solid 6 foot masonry wall located between the storage units and residential uses;

~~[c-]~~ **(3)** Have limited hours of operation 7:00 a.m. to 7:00 p.m. unless otherwise approved by the planning commission; **and**

~~[d- Have a monument style sign not]~~ **(4) Not have a freestanding sign** exceeding 6 feet in height.

~~[7- Shared use parking shall not exceed 5% of total parking.]~~

~~[8-]~~ **(g)** Must meet the definition as defined in CCMC 18.03.

~~[9-]~~ **2.** Metal storage containers ~~[, as defined in CCMC 18.03 is a fully enclosed unit, excluding semi-truck trailers, that house storage items and]~~ may be utilized in any industrial, public or commercial zoning district, excluding the ~~[neighborhood business]~~ **Neighborhood Business** (NB) zoning district, in conjunction with a permitted primary use of the property subject to the following use performance standards:

~~[a-]~~ **(a)** Metal storage containers may be utilized on a temporary basis, for a maximum of 90 days, once in any calendar year, subject to the approval of the ~~[director]~~ **Director**.

~~[b-]~~ **(b)** Within any industrial zoning district, the use of metal storage containers on a permanent basis is subject to the approval of the ~~[director]~~ **Director**.

~~[c-]~~ **(c)** Within the commercial or public zoning districts, excluding the ~~[neighborhood business]~~ **Neighborhood Business** (NB) zoning district, the use of metal storage containers ~~[on a permanent basis beyond]~~ **for a period of more than 90 days within a calendar year** requires approval of a special use permit. No metal storage containers are allowed in the neighborhood business (NB) zoning district.

~~[d-]~~ **(d)** The use of metal storage containers within the ~~[downtown commercial (DC)]~~ **Downtown Mixed-Use (DTMU)** zoning district also requires approval by special use permit ~~[and downtown design review approval pursuant to 18.07 and development standards Division 6].~~

~~[e-]~~ **(e)** Metal storage containers shall be used for storage purposes only **with no human occupancy** ~~[and no human occupation shall occur]~~. No alterations shall be made or allowed to the metal storage container including, but not limited to, doors, windows, electrical, plumbing, or connection of multiple containers unless factory built with those improvements. No storage shall be placed upon or above the metal storage container. Storage containers shall not be stacked upon each other.

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~~[f-]~~ **(f)** No hazardous materials shall be stored in metal storage containers. Metal storage containers shall not be sited in a manner to be detrimental to the public's health and safety.

~~[g-]~~ **(g)** Metal storage containers shall be at building grade and located at the side or rear of the primary structure. Metal storage containers shall not occupy any required parking spaces, landscape areas, drive-aisles, firelanes, drainage courses, drainage easements, detention basins, or vehicular or pedestrian access ways. Metal storage containers shall not be permitted on vacant property.

~~[h-]~~ **(h)** All metal storage containers shall be painted either to blend with the primary or adjacent structures or painted earth-tone colors to minimize visual impacts. Graffiti shall be removed in accordance with the city's graffiti ordinance. All metal storage containers in use shall be in a condition free from rust, peeling paint, or other visible forms of deterioration. Metal storage containers shall be screened with chain link fencing with slats, concrete masonry unit (CMU) block walls and/or landscaping as approved by planning staff. Metal storage containers and their screening and landscaping shall be maintained in good repair. Any metal storage containers that are not maintained in good repair or that are dilapidated or dangerous, shall be repaired or removed, following an order to comply from the director.

~~[i-]~~ **(i)** Advertising is prohibited on the exterior of all metal storage containers.

~~[j-]~~ **(j)** The use of semi-truck trailers as storage containers is prohibited in all zoning districts.

~~[k-]~~ **(k)** The number of metal storage containers allows for a business is dependent upon the following list of factors:

- (1) Overall site placement;
- (2) Screening provisions;
- (3) Square footage of store or building;
- (4) Square footage of parcel;
- (5) Adjacency to residential zoning districts;
- (6) Length of stay of metal storage container;
- (7) Applicants justification/need for extra on-site storage for their business.

**1. A permit for a metal storage container shall be reviewed by the Director in 5-year increments for continued compliance with the storage container standards. The Director may require the removal of the storage container if the primary use of the property has changed or the container is in violation of any of the standards of this section.** ~~[A metal storage container special use permit shall be reviewed in 5 year increments or at any time the principal property use changes, with a \$50.00 administrative service charge and noticing costs paid by applicant.~~

~~\_\_\_\_\_ m. Special use permit fees for metal storage containers as adopted by resolution of the board, shall be charged, collected and deposited with the planning and community development department.]~~

**3. Metal storage containers may be used in residential zoning districts upon approval of an application for a metal storage container by the Director and subject to the following requirements:**

**(a) Metal storage containers may only be placed in the side or rear yard area and must meet the location, placement and maximum permitted area standards for detached accessory structures contained in this title;**

**(b) Metal storage container exterior walls shall be fully covered in building siding material to have the appearance of a permanent structure and shall be painted to blend with or complement the color of the primary structure;**

**(c) Metal storage containers shall be used for storage purposes only with no human occupancy;**

**(d) No storage shall be placed upon or above the metal storage container; and**

**(e) Notwithstanding the above provisions regarding metal storage containers in residential zoning districts, a storage container may be placed on a hard surface in the front yard area on a temporary basis of up to 30 days, with approval from the Director, when used to store household goods during a construction or home remodeling project or when moving to or from the residence.**

(Ord. 2006-4 § 2 (part), 2006: Ord. 2002-40, Development Standards: Ord. 2001-23, Development Standards).

*[Staff note: The requirement for a 5-year review of storage container permits (paragraph l) provides no added value to the process, in staff's opinion. If there are circumstance where the Planning Commission thinks a future review is warranted, it can be added as a condition to the special use permit. Also, it is unnecessary to state here (paragraph m) that application fees are collected.*

*From 18.03 (Definitions), "Metal storage container means a fully enclosed unit, excluding semi-truck trailers, that houses storage items in the industrial, commercial and public districts. In addition, used temporarily at a construction site." Currently, the use of metal storage containers—also known as "conex boxes," or shipping containers—are prohibited in residential districts, and the modification of metal storage containers for other uses (e.g. addition of windows, electricity, etc.) is expressly prohibited. New standards are proposed in a new subsection 3 for the use of metal storage containers within residential zoning districts. In staff's opinion, metal storage containers have the same visual impacts as other types of storage shed structures. When properly maintained, they can be less obtrusive to adjacent properties than other types of storage buildings that are currently permitted.]*

### **1.11 - Street vendors.**

The following minimum standards shall apply to all requests for street vendor permits.

1. **Approval of a street vendor permit shall be for a specific location.** [~~Street vendors shall be approved at a specific, permanent location.~~]

2. Carts used for street vending shall be on wheels and the carts shall not be larger than 3 feet by 5 feet, **excluding appurtenances.**

3. Only consumable products may be sold from a street vendor cart.

4. If located within a city or state right-of-way, **an encroachment permit is** [~~permits and liability insurance shall be~~] required. *[Staff note: The encroachment permit requires liability insurance, among other things.]*

5. If adjacent to or in front of a business not their own, the street vendor cart operator shall be responsible for obtaining permission of the affected business and property owner and shall submit written evidence of such permission.

6. If adjacent to or in front of a property listed in the Carson City historic district, review, approval and compliance with conditions of the HRC shall be required.

7. Electrical and gas services require review and approval of the building department and the fire marshall.

8. Approval of the health department is required for all food vendors.

9. Other conditions deemed appropriate by the commission or redevelopment advisory citizens committee, as applicable, may be required to mitigate any adverse impacts to adjoining properties and pedestrians.

(Ord. 2007-33 § 4, 2007: Ord. 2001-23, Development Standards).

### **1.12 - Outside storage.**

**These outside storage standards apply to outside storage on properties within any non-residential zoning district in which outside storage is a permitted, accessory or conditional use.**

Outside storage requires the following:

1. Storage areas shall be enclosed by a one hundred percent (100%) sight obscuring fence or wall permanently installed and maintained by a minimum height of six (6) feet. No materials and/or equipment shall be stored therein to a height exceeding that of the wall or fence.

2. Storage areas allowed as an accessory use in a commercial or Limited Industrial zoning district shall not occupy more than twenty percent (20%) of the lot area unless a Special Use Permit is first obtained.

3. Storage areas shall not be located within any required yard setback, or parking areas nor shall they be located in any way which interferes with normal traffic flow onto, within or from the lot, or which impedes sight distance at intersections, or which otherwise impedes driver visibility. In the case of

gasoline service stations, storage areas shall not be permitted in the setback distance applicable to pump islands.

4. Outside storage is prohibited as a primary permitted use in the RC and GC districts.

5. Storage containers or other similar enclosures are allowed in the LI, GI, **GIA** and AIP districts, subject to approval of the Director. The storage containers themselves shall be screened from view from a public right-of-way by a one hundred percent (100%) site obscuring fence or wall six (6) feet in height (minimum).

(Ord. 2006-4 § 2 (part), 2006: Ord. 2001-23, Development Standards). ([Ord. No. 2008-33, § XIV, 9-4-2008](#))

### **1.13 - Fences, walls and hedges.**

#### **These fences, walls and hedges standards apply to properties within all zoning districts.**

1. Fences, walls and hedges are a permitted use in all districts so long as such uses are consistent with health, safety and welfare of the community and in compliance with following regulations as outlined in this section. All retaining walls 4 feet or taller shall require a building permit. All block or masonry walls/fences 4 feet or taller shall require a building permit.

2. All fences and walls shall meet the requirements of the Building Code and Fire Code as currently adopted by Carson City.

3. Electrically charged or barbed fences are a permitted accessory use in CR, A, MH1A, SF5A, SF2A and SF1A districts. Such fences are a permitted accessory use in all other use districts **for security purposes** ~~only~~ with the prior written approval of the **Director** ~~director or his designee~~.

4. The height of a fence, wall or hedge shall be measured from the highest adjacent ground, either natural or filled, upon which it is located ~~[-, except within 15 feet of any front property line or within 30 feet of any street intersection, wherein all base measurements shall be considered from an extension of street grade].~~ *[Staff note: This method of measuring fence height has not been applied consistently in the past and would be difficult to enforce.]*

5. A fence, wall or hedge not exceeding 6 feet in height may be located within any yard except as follows:

~~[a-]~~ **(a)** No fences, walls or hedges exceeding 4 feet in height shall be permitted within a front yard setback or within 5 feet of the property line on the street side. When such fence is constructed of a sight-obscuring material, it shall not exceed 3 feet in height; and

~~[b-]~~ **(b)** A maximum 5 foot tall split rail fence within SF5A, SF2A, SF1A and MH1A districts are not restricted by this section and may be located along or within the front yard or street side yard property line or setback; and

~~[c-]~~ **(c)** No fences, walls or hedges exceeding 3 feet in height, which obstruct vision to any significant degree, shall be permitted within sight distance areas as defined in Section 18.03 (Definitions);

~~[d-]~~ **(d)** For the purposes of this section only, picket fences, tight-railed fences, chain-link fences with slats, or wire fences with slats, are considered to be sight-obscuring.

6. The height of fences, walls or hedges, which in no way encroach upon setback requirements and conform with the Building Code as currently adopted by Carson City, shall be governed by building height restrictions for each use district.

7. Fences within setbacks may be permitted in excess of ordinance requirements by approval of a special use permit.

8. 6 foot high fences on flag lots may be located on the property line on all sides except portions of the parcel fronting on a public street must maintain a 10 foot setback for fences over 4 feet tall.

9. Driveway lots must maintain a sight distance area as defined in Section 18.03 (Definitions) measured from the property line intersection adjacent to the neighbor's driveway measuring a distance of 10 feet along both the common property line and along the street.

10. Where property lines may be in the center of the road, the boundary line for purpose of measuring setbacks are measured 30 feet from the centerline of the road with sight distance area requirements met in accord with Section 18.03 (Definitions).

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11. When this title requires open storage to be screened by a fence or wall, the intent is to require items such as stacked materials to be screened, but not to require large equipment over 6 feet in height to be obscured by a fence or wall.  
(Ord. 2006-4 § 2 (part), 2006: Ord. 2004-13 § 5, 2004: Ord. 2001-23, Development Standards).

### **1.14 – [~~Cornices, porches and projections~~] Encroachments into setbacks.**

#### **These encroachments standards apply to properties within all zoning districts.**

1. Cornices, eaves, canopies, fireplaces, decks [~~thirty (30)~~] **30** inches high or less, bay windows and similar architectural features, but not including flat walls, may extend into any required setback a distance not to exceed [~~two (2)~~] **2** feet.

2. Uncovered porches may project not more than [~~three (3)~~] **3** feet into any required side yard setback, and not more than [~~six (6)~~] **6** feet into any required front or rear yard setback. Unenclosed covered porches with decks [~~thirty (30)~~] **30** inches high or less may project into the front yard setback no more than eight (8) feet provided they are no less than [~~five (5)~~] **5** feet from a front or street side property line; and do not impede sight distance area. [~~All construction must comply with the Building Code currently adopted by Carson City.~~]

3. Landing places, outside stairways, railings and guardrails may project not more than [~~three (3)~~] **3** feet into any required front, side, street side or rear yard setback. Eaves over the encroaching landing places, outside stairways, railings or guardrails may extend, only over areas of encroachment, up to a maximum of [~~three (3)~~] **3** feet into any required front, side, street side or rear yard setback.  
(Ord. 2007-14 § 5, 2007: Ord. 2001-23, Development Standards). ([Ord. No. 2008-29, § IV, 8-7-2008](#))

### **1.15 - Manufactured home installation within a single family zoning district.**

The following standards **shall apply to** [~~shall be used in the review of and~~] the placement of a manufactured home in a single family zoning district.

1. The manufactured home shall be permanently affixed to a residential lot and converted to real property. A foundation permit is required. Foundations are to be designed by a Nevada licensed engineer to meet Carson City's requirements for wind, snow and seismic zone.

2. The manufactured home shall be manufactured within 5 years immediately preceding the date on which it is affixed to the single family zoned residential lot.

3. The owner/owner's agent shall provide written and photographic documentation that the manufactured home shall have:

[~~a-~~] **(a)** Siding which is similar in color, material and appearance to the exterior siding primarily used on other single family residential dwellings in the immediate vicinity of the proposed location of the manufactured home.

[~~b-~~] **(b)** Roof pitch/slope, eaves and roof covering which is consistent with those roofs primarily used on other single family residential dwellings in the immediate vicinity of the proposed location of the manufactured home.

[~~c-~~] **(c)** Foundation that is masked architecturally with materials primarily used on other single family residential dwellings in the immediate vicinity of the proposed location of the manufactured home.

4. For the purpose of this chapter, the term "primarily" shall mean "51 percent" and the term "immediate vicinity" shall mean "within 300 feet" of the subject parcel, excluding commercial, multi-family and industrial development.

5. The manufactured home shall consist of more than 1 section.

6. The manufactured home shall consist of at least 1,200 square feet of living area.

7. The owner/owner's agent shall provide written documentation that the subject site is not located within:

[~~a-~~] **(a)** An "A" flood zone.

[~~b-~~] **(b)** The historic district as recognized by Carson City pursuant to NRS 384.005 and NRS 384.100

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8. The placement complies with all covenants, conditions and restrictions (CC&R's) of the subdivision where the manufactured home is proposed to be placed. The owner/owner's agent shall provide a copy of the CC&R's or written documentation of the non-existence of CC&R's within the subject area.

9. If there are no single family residential dwelling units in the immediate vicinity, a minimum 4:12 roof pitch/slope is required and a minimum eave length of 12 inches is required.

**[Continued on next page]**

**Title 18 Appendix, Development Standards – Division 1, Land Use and Site Design**

**[CARSON CITY**

**RESIDENTIAL DISTRICT INTENSITY AND DIMENSION STANDARDS**

**Site Development Standards**

Zoning Districts	Min. Parcel Area (Acres or Sq. Ft.)	Max. Density	Min. Lot Width (Feet)	Max. Lot Depth (Feet)	Max. Height (Feet)	Min. Setbacks (Feet) Front	Min. Setbacks (Feet) Side	Min. Setbacks (Feet) Street Side	Min. Setbacks (Feet) Rear
SF5A <sup>(+)</sup>	5 AC	1 per 5 AC parcel	200 <sup>(9)</sup>	N/A	40*	100	50	50	50
SF2A <sup>(+)</sup>	2 AC	1 per 2 AC parcel	200 <sup>(9)</sup>	N/A	32*	50	20	20	30
SF1A <sup>(+)</sup>	1 AC	1 per 1 AC	120 <sup>(9)</sup>	360 <sup>(7)</sup>	32*	30	15	20	30
SF21 <sup>(+)</sup>	21,000 SF	1 per 21,000 SF parcel	80 <sup>(9)</sup>	240 <sup>(7)</sup>	26*	20	10	15	20
SF12 <sup>(+)</sup>	12,000 SF	1 per 12,000 SF parcel	70 <sup>(9)</sup>	210 <sup>(7)</sup>	26*	20	10	15	20
SF6 <sup>(+)</sup>	6,000 SF 6,500 SF Corner	1 per 6,000 SF parcel/ 6,500 SF corner parcel	60 <sup>(9)</sup>	180 <sup>(7)</sup> (120 eul-de-sae)	26*	20 <sup>(2)</sup>	5 <sup>(2)</sup>	10	10 <sup>(3)</sup>
MH6 <sup>(+)</sup>	6,000 SF 6,500 SF Corner	1 per 6,000 SF parcel	60 <sup>(9)</sup>	180 <sup>(7)</sup>	26*	20	5	10	10 <sup>(3)</sup>
MH12 <sup>(+)</sup>	12,000 SF	1 per 12,000 SF parcel	70 <sup>(9)</sup>	210 <sup>(7)</sup>	26*	20	10	15	20
MH1A <sup>(+)</sup>	1 AC	1 per acre	120 <sup>(9)</sup>	360 <sup>(7)</sup>	32*	30	15	20	30
MFD	6,000 SF	1 or 2 per 6,000 SF parcel	60 <sup>(9)</sup>	150	26*	20	5 <sup>(4)</sup>	10	10 <sup>(3)</sup>
MHFA <sup>(8)</sup>	6,000 SF	29-36; 1,200 SF of land area/1 bedroom units or studios and/or 1,500 SF of land area/2 bedroom or more units	60 <sup>(9)</sup>	150	45*	20	10 <sup>(4)-(5)</sup>	15	20 <sup>(5)</sup>
MHP	1 AC	N/A	N/A	N/A	N/A	10 <sup>(6)</sup>	10 <sup>(6)</sup>	10 <sup>(6)</sup>	10 <sup>(6)</sup>
RO <sup>(+)</sup>	6,000 SF	7.26	60 <sup>(9)</sup>	150	35*	20	10	15	20

Additional Requirements or Allowances:

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———— \*Additional height allowed by Special Use Permit.

———— (1) Only 1 main building or home is allowed per 1 parcel.

———— (2) Varied setbacks are permitted in accordance with Division 1.17 of the development standards.

———— (3) All portions of a structure exceeding 20 feet in height must be a minimum of 20 feet from the rear property line.

———— (4) Side setback may be waived if 2 adjacent structures are subject to the latest adopted edition of the Uniform Building Code.

———— (5) For each story above 1 story, add 10 feet if adjacent to a single family district.

———— (6) Park perimeter only; see Division 10 of the development standards for interior space/setback requirements.

———— (7) Maximum lot depth is 3 times the minimum lot width except as necessary to meet minimum parcel size.

———— (8) Open Space. Each parcel of land must contain a single, continuous tract of land designated as an open area of not less than 150 square feet per dwelling unit, reserved exclusively for the common recreational use of the tenants on such parcel. 50 percent of the required common open space shall be softscape as listed in definitions. Only 25 percent of the total required open space requirement may be within an enclosed recreation facility. The required open space must not be contained within any of the required front yard or side yard setback abutting a street. In addition, there must be an open space area at least 100 square feet in size either contiguous to each dwelling unit for the exclusive use of the resident of that dwelling unit, or that space added to the requirements of this section.

———— (9) 54 feet minimum street frontage at the end of a cul-de-sac.]

*[Staff note: See same table in 18.04.090. The table should be in one location and not duplicated.]*

**[Continued on next page.]**

**Title 18 Appendix, Development Standards – Division 1, Land Use and Site Design**

**[CARSON CITY**

**NON-RESIDENTIAL DISTRICT INTENSITY AND DIMENSION STANDARDS**

**Site Development Standards**

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

Additional Requirements or Allowances:

1. Additional height allowed by special use permit.
2. In accordance with the restrictions outlined in the downtown master plan element for building heights of structures located within 500 feet of the State Capital.
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 2 adjacent structures are connected by a parapet fire wall.
6. Rear yard shall be increased by 10 feet for each story above 2 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. 50 feet adjacent to Residential District.
11. If Adjacent to Limited Industrial (LI) District, the side and rear yard setbacks may be reduced to zero subject to applicable building and fire codes.
12. 54 feet minimum street frontage at the end of a cul-de-sac.]

[Staff note: See same table in 18.04.095.]

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. (Ord. 2007-33 § 3, 2007; Ord. 2004-10 § 2, 2004; Ord. 2003-20 § 2, 2003; Ord. 2003-13 § 2, 2003; Ord. 2001-23, Development Standards).

**1.16 - Youth recreation facilities performance standards.**

The following performance standards shall be considered in review of individual special use permit requests for youth recreation facilities with residential zoning districts in addition to other development standards.

1. Design and Development Standards.

~~[a-]~~ **(a)** Lot size shall be a minimum of 3 acres.

~~[b-]~~ **(b)** Youth recreation facilities within residential zoning district shall be located a minimum of one mile from other facilities or separated by Highway 395, Highway 50, or the freeway right-of-way.

~~[c-]~~ **(c)** A facility for youth recreation should be designed to enhance the character of the surrounding neighborhood.

~~[d-]~~ **(d)** The availability of public facilities, services and utilities **shall be considered**.

~~[e-]~~ **(e)** The pedestrian, bicycle, and motor vehicle traffic generated by the facility and how it relates to the existing circulation plans shall be considered. Circulation patterns and pick-up/drop-off areas for users of the facilities shall be designed to minimize negative impacts to surrounding properties while providing safe and convenient pedestrian, bicycle, and vehicular traffic movements and access to the site.

~~[f-]~~ **(f)** Landscaping should be designed to enhance the character of the surrounding area and shall include deciduous trees and a variety of decorative plantings and shrubs.

~~[g-]~~ **(g)** Lighting shall be designed with residential character and shall be shielded to eliminate glare onto adjoining properties.

~~[h-]~~ **(h)** All structures shall meet a minimum setback of 50 feet from adjacent residential property lines. Active outdoor recreation use areas such as ball fields, courts, and play equipment shall be setback a minimum of 25 feet from adjacent residential properties.

~~[i-]~~ **(i)** Fencing and/or screening shall be located along the perimeter of the site abutting residential properties. Fencing/screening should be sufficient to minimize noise and visual impacts to adjacent properties.

~~[j-]~~ **(j)** Loading and unloading areas shall be located at or near the rear of the building and away from and/or screened from adjacent streets and abutting residential properties.

2. Operational and Program Standards.

~~[a-]~~ **(a)** Programs designed for the users may include but not be limited to leadership programs, education and career guidance, health and life skills, arts, sports, fitness, recreation and specialized programs.

~~[b-]~~ **(b)** Programs should be scheduled at times that noise will not be a problem for surrounding areas.

~~[c-]~~ **(c)** Hours of operation shall be such that indoor activities and programs are completed 10:00 p.m. weekdays and 11:00 p.m. weekends. Outdoor activities shall be completed by 9:00 p.m. weekdays and 10:00 p.m. on weekends.

~~[d-]~~ **(d)** The facility shall have a minimum of 1 instructor, with appropriate training, per 20 youth. (Ord. 2002-37, Development Standards).

**1.17 - Multi-family apartment (MFA) development standards.**

## **Title 18 Appendix, Development Standards – Division 1, Land Use and Site Design**

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The following standards are intended to establish minimum standards for residential development within the Multi-Family Apartment (MFA) zoning district.

1. Maximum permitted density:

[a-] **(a)** For one-bedroom or studio units, one (1) unit per one thousand two hundred (1,200) square feet of area.

[b-] **(b)** For two (2) or more bedroom units, one (1) unit per one thousand five hundred (1,500) square feet of area.

2. Maximum building height: Forty-five (45) feet.

3. Setbacks:

[a-] **(a)** Front yard: Ten (10) feet, plus an additional ten (10) feet for each story above two (2) stories; minimum driveway approach from property line to garage doors is twenty (20) feet.

[b-] **(b)** Side yard: Ten (10) feet for external project boundaries; minimum ten (10) feet between residential structures for internal setbacks. Where a side yard is adjacent to a single-family zoning district, an additional ten (10) feet is required for each story above one (1) story.

[c-] **(c)** Street side yard: Ten (10) feet, plus an additional five (5) feet for each story above two (2) stories; minimum driveway approach from property line to garage doors is twenty (20) feet.

[d-] **(d)** Rear yard: Twenty (20) feet. Where a rear yard is adjacent to a single-family zoning district, an additional ten (10) feet is required for each story above one (1) story.

4. Required parking: Two (2) spaces per dwelling unit; and in compliance with the Development Standards Division 2, Parking and Loading.

5. Open Space:

[a-] **(a)** For Multi-Family Residential development, a minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas with no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape surface covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than 25 feet.

[b-] **(b)** For Multi-Family Residential development, a minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.

[c-] **(c)** For Single-Family Residential development or Two-Family Residential development, a minimum of 250 square feet of open space must be provided for each unit either as private open space or common open space.

[d-] **(d)** Front and street side yard setback areas may not be included toward meeting the open space requirements.

6. Landscaping. Landscaping shall comply with the Development Standards Division 3, Landscaping.

(Ord. 2007-14 § 6, 2007). ([Ord. No. 2008-37, § IV, 12-4-2008](#); Ord. No. [2017-15](#), § I, 7-6-2017)

### **1.18 - Residential development standards in non-residential districts.**

The following standards are intended to establish minimum standards and Special Use Permit review criteria for residential development within the Neighborhood Business (NB), Retail Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts.

1. Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts.

2. Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of this chapter.

3. Maximum building height shall be the maximum height established by the zoning district in which the project is located.

## Title 18 Appendix, Development Standards – Division 1, Land Use and Site Design

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4. Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:

~~[a-]~~ **(a)** In the NB, RC, GC and GO zoning districts, a minimum setback of [~~twenty (20)~~] **30** feet is required adjacent to a residential zoning district, with an additional ten (10) feet for each story above one (1) story if adjacent to a single-family zoning district. *[Staff note: 30 ft. setback per 18.04.195.]*

~~[b-]~~ **(b)** A minimum setback of ten (10) feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area.

5. Required parking: Two (2) spaces per dwelling unit; and in compliance with the Development Standards Division 2, Parking and Loading.

6. Open Space.

~~[a-]~~ **(a)** For Multi-Family Residential development, a minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas with no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape surface covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than 25 feet.

~~[b-]~~ **(b)** For Multi-Family Residential development, a minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.

~~[c-]~~ **(c)** For Single-Family Residential development or Two-Family Residential development, a minimum of 250 square feet of open space must be provided for each unit either as private open space or common open space.

~~[d-]~~ **(d)** Front and street side yard setback areas may not be included toward meeting the open space requirements.

7. Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.

8. Special Use Permit review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two (2) of the following findings in the affirmative in the review of the Special Use Permit in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code.

~~[a-]~~ **(a)** The development is not situated on a primary commercial arterial street frontage.

~~[b-]~~ **(b)** The development is integrated into a mixed-use development that includes commercial development

~~[c-]~~ **(c)** The applicant has provided evidence that the site is not a viable location for commercial uses.

~~[d-]~~ **(d)** The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.

(Ord. 2007-14 § 7, 2007). ([Ord. No. 2008-37, § V, 12-4-2008](#) ; Ord. No. [2017-15](#), § II, 7-6-2017)

### **1.19 - Adult merchandise retail establishment performance standards.**

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

1. The floor area devoted to material defined in "Adult Merchandise Retail Establishment" does not exceed up to five percent (5%) of the total display or retail floor area of the business or two hundred (200) square feet, whichever is less;

2. The material is available only for sale or lease for private use by the purchaser or lessee off the premises of the business;

3. The floor area devoted to material as defined in "Adult Merchandise Retail Establishment" is segregated by partition, separate entrance or otherwise obscured from casual observance by minors;

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4. The floor area devoted to material defined in "Adult Merchandise Retail Establishment" is clearly signed to prohibit access to minors;

5. The floor area devoted to material defined in "Adult Merchandise Retail Establishment" is adequately staffed by persons over eighteen (18) years of age to assure monitoring of minors who may seek access to the restricted floor area;

6. The business does not advertise or hold itself out to the public in any way as being an adult merchandise retail establishment, whether by store window displays, signs or other means;

7. The business cannot be combined with any other area or business to result in an increase in the floor area devoted to this activity beyond the maximum specified in (1) above;

8. No product for sale or gift, picture or other graphic representation thereof, shall be displayed so as to be visible from the street or exterior of the building;

9. At the time of the business license request, the applicant shall provide a detailed site plan designating the proposed Adult Merchandise Retail Establishment area, as it relates to the total floor area of the business;

10. Adult Merchandise Retail Establishments established prior to November 7, 2007 which do not comply with the provisions of Division 1.19 Adult Merchandise Retail Establishment shall be deemed non-conforming and may continue to operate as approved by the criteria identified in their approved Carson City Business License.

11. Nonconforming Adult Merchandise Retail Establishments shall not relocate in Carson City unless the establishment comes into full compliance with the current code and development standards.

12. No Adult Merchandise Retail Establishment shall be located within one thousand (1,000) feet of any other Adult Merchandise Retail Establishment or Adult Entertainment Facility.

13. Location Criteria. Adult Merchandise Retail Establishments may be located only in Retail Commercial (RC), General Commercial (GC), Limited Industrial (LI), and General Industrial (GI) zoning districts and provided that the business comply with all performance standards.

(Ord. 2007-37 § 2, 2007). ([Ord. No. 2008-33, § XV, 9-4-2008](#))

### **1.20 - Medical Marijuana Establishments and Marijuana Establishments.**

The following standards are intended to establish minimum standards and Special Use Permit review criteria for Medical Marijuana Establishments and Marijuana Establishments, in addition to other standards for commercial and industrial development.

1. The following standards apply to all Medical Marijuana Establishments and Marijuana Establishments:

~~[a-]~~ **(a)** All Medical Marijuana Establishments and Marijuana Establishments require the issuance of a Special Use Permit. Special Use Permits for Medical Marijuana Establishments and Marijuana Establishments are only valid at the specific location for which a person has obtained the required approval through the applicable state agency to operate as a Medical Marijuana Establishment or Marijuana Establishment. A Special Use Permit that is issued in accordance with this Division automatically expires and shall be deemed null and void if the Medical Marijuana Establishment or Marijuana Establishment loses or otherwise forfeits the required state approval to operate. A Special Use Permit issued in accordance with this Division is not transferable between operators and locations within Carson City. Except as otherwise provided in this Division and notwithstanding any other provision of CCMC, a separate Special Use Permit is not required for a Medical Marijuana Establishment or Marijuana Establishment that will be established in an existing location at which a Medical Marijuana Establishment or Marijuana Establishment in good standing already operates. The expansion of any location of a Medical Marijuana Establishment or Marijuana Establishment that will result in an increase of more than ten (10) percent of the space in which the Medical Marijuana Establishment or Marijuana Establishment has been approved to operate requires the issuance of an amended Special Use Permit.

~~[b-]~~ **(b)** The consumption of marijuana products is prohibited on the premises of any Medical Marijuana Establishment and Marijuana Establishment.

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~~[c-]~~ **(c)** All business activities related to Medical Marijuana Establishments and any marijuana cultivation facility, marijuana testing facility, marijuana product manufacturing facility or retail marijuana store must be conducted indoors and within a permanent building. The use of an office trailer or other temporary structure is prohibited. All Medical Marijuana Establishments and Marijuana Establishments must at all times maintain an interior and exterior appearance that is professional, orderly, dignified and consistent with the traditional style of pharmacies and medical offices.

~~[d-]~~ **(d)** The outdoor display or sale of any Medical Marijuana Establishment or Marijuana Establishment merchandise or product is prohibited.

~~[e-]~~ **(e)** Accessory outside storage for Medical Marijuana Establishments and Marijuana Establishments must comply with the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.12 (Outside Storage).

~~[f-]~~ **(f)** Access to Medical Marijuana Establishment or Marijuana Establishment must comply with all applicable state ~~and federal~~ laws and regulations.

~~[g-]~~ **(g)** Medical Marijuana Establishment and Marijuana Establishment merchandise and products must not be visible when viewed from outside the building in which the Marijuana Establishment or Marijuana Establishment is located.

~~[h-]~~ **(h)** All signage for Medical Marijuana Establishments and Marijuana Establishments must be discreet, professional and consistent with the traditional style of signage for pharmacies and medical offices. All Medical Marijuana Establishments and Marijuana Establishments are limited to following signage:

- (1) A maximum of 30 square feet of wall sign area.
- (2) A maximum of 32 square feet of freestanding sign area.
- (3) The maximum freestanding sign height for Marijuana Dispensaries and Marijuana Retail Stores shall be determined by the applicable commercial or shopping center regulations of Division 4.
- (4) The maximum freestanding sign height for all Medical Marijuana Establishments and Marijuana Establishments other than Medical Marijuana Dispensaries and Marijuana Retail Stores shall be 10 feet.
- (5) Where a Medical Marijuana Establishment and Marijuana Establishment are jointly located on a single property, the maximum permitted sign area applies to the property and not each type of Establishment.

~~[i-]~~ **(i)** Off-street parking must be provided for Medical Marijuana Establishments and Marijuana Establishments in accordance with the following:

- (1) For Medical Marijuana Dispensaries and Marijuana Retail Stores: A minimum of one space for every 300 square feet of gross floor area.
- (2) For Medical Marijuana Cultivation Facilities and Marijuana Cultivation Facilities: A minimum of one space for every 1,000 square feet of gross floor area.
- (3) For Medical Marijuana Product Manufacturing Facilities and Marijuana Product Manufacturing Facilities: A minimum of one space for every 500 square feet of gross floor area.
- (4) For Medical Marijuana Testing and Marijuana Testing Facilities: A minimum of one space for every 400 square feet of gross floor area.

~~[j-]~~ **(j)** Notwithstanding any other provision of CCMC, not more than two Medical Marijuana Dispensaries are allowed to operate at the same time in Carson City.

~~[k-]~~ **(k)** A Marijuana Retail Store may only be jointly located within the same premises of an existing Medical Marijuana Dispensary that is operating in good standing.

~~[l-]~~ **(l)** A Medical Marijuana Establishment or Marijuana Establishment is prohibited within 1,000 feet of a public or private school that provides formal education traditionally associated with preschool or kindergarten through grade 12, or within 300 feet of a facility that provides day care to children, a public park, a playground, a public swimming pool, and any other center or facility, the primary purpose of which is to provide recreational opportunities or services to children or adolescents, which already exists on the date the application for the proposed Medical Marijuana Establishment or

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Marijuana Establishment is submitted to the applicable state agency for approval to operate, as measured on a straight line from the property line of the nearest such school or facility to the front door or primary entrance of the Medical Marijuana Establishment or Marijuana Establishment.

2. The following standards apply to all Medical Marijuana Dispensaries:

~~[a-]~~ **(a)** A single point of secure public entry must be provided and identified.

~~[b-]~~ **(b)** Hours of operation are limited to between 7:00 a.m. and 8:00 p.m., daily.

~~[c-]~~ **(c)** Drive-through service is prohibited.

~~[d-]~~ **(d)** A Medical Marijuana Dispensary or Retail Marijuana Store is prohibited on any property, or within a shopping center with frontage, that is located on the same street on which a residentially zoned property is also located unless the dispensary or store is located more than 300 feet from the residential property, as measured on a straight line from the nearest residential property line abutting the street right-of-way to the front door of the dispensary or store.

3. In addition to the required findings for a Special Use Permit, the following standards must also be considered in the review of a request for a Special Use Permit for a Medical Marijuana Dispensary or Marijuana Retail Store to be located within the General Industrial zoning district:

~~[a-]~~ **(a)** That the proposed Medical Marijuana Dispensary or Marijuana Retail Store is located where sufficient, convenient and safe access is provided to the public.

~~[b-]~~ **(b)** That the proposed location has adequate lighting and street improvements for a use providing public access.

(Ord. No. 2014-10, § IV, 7-3-2014; Ord. No. [2017-21](#), § VI, 10-5-2017, Ord. No. 2018-7)

**Division 2 – PARKING AND LOADING**

**Table of Contents:**

- 2.1 - Purpose and enforcement.
- 2.2 - Applicability.
- 2.1 - Access/Circulation/Parking.
- 2.2 - Number of spaces required.
- 2.3 - General parking requirements.
- 2.4 - Off-street loading and unloading.

**2.1 - Purpose and enforcement.**

**1. Purpose. The purpose of this section is to establish parking and loading standards for new and expanded development within the city, to protect the health, safety and welfare of the community, to protect property values, and to enhance the aesthetic appearance of the community, including the visual appearance of streets. These standards shall be the minimum requirements necessary for the promotion of the foregoing purposes.**

**2. Enforcement. The standards of this Division are enforced under CCMC 18.020.030 (Enforcement).**

**2.2 - Applicability.**

**These parking and loading standards apply to development within all zoning districts.**

**[2.1] 2.3 - Access/Circulation/Parking.**

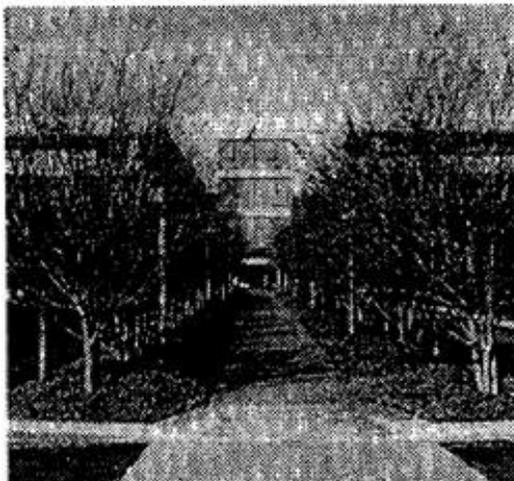
[2.1.1] **1.** Site access, parking and internal circulation should be designed [in a straight forward manner] to provide convenient, safe and efficient flow of pedestrians, bicycles and vehicles.

[2.1.2] **2.** Ingress and egress to a site should be kept to a minimum to reduce disruption of street traffic flow and reduce conflicts with pedestrians. [See also] **Also see** Division 12, Transportation, for **ingress and egress** location requirements.

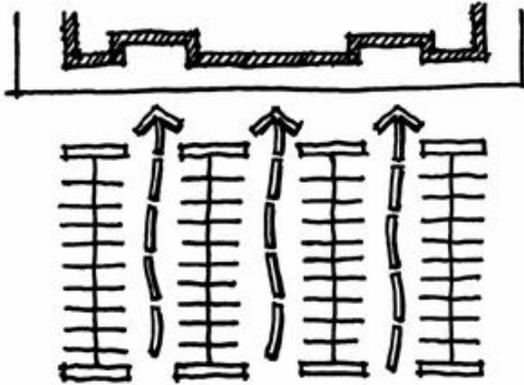
[2.1.3] **3.** Joint access between adjacent sites is encouraged.

[2.1.4] **4.** Adequate stacking areas for vehicle traffic shall be provided at site entrances and exits. Drop-off areas [shall] **should** be provided when appropriate.

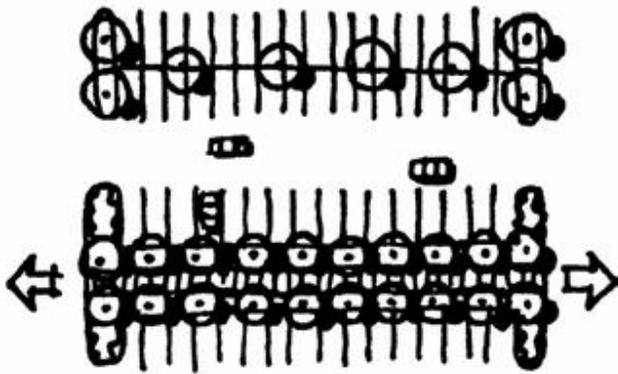
[2.1.5] **5.** Parking areas should be aligned to direct pedestrian movement perpendicular to buildings, reducing the need to cross parking aisles and landscape areas.



**Typical separated pedestrian walkway**

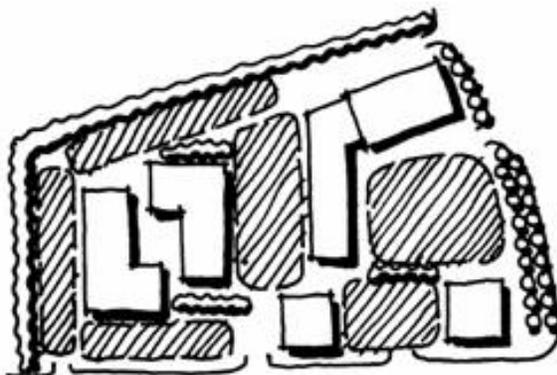


Typical separated pedestrian walkway in parking lot



Typical separated pedestrian walkway in parking lot

- [2.1.6] **6.** Separated pedestrian walkways are encouraged in large parking lot areas.
- [2.1.7] **7.** Provision for bicycles and other modes of transportation such as bus stops or pick-up/drop-off areas should be incorporated into [~~design of facilities~~] **parking lot areas, as appropriate.**
- [2.1.8] **8.** Parking should be located to the side and rear of a project site where feasible. For projects with large parking demands, parking areas should be separated into a series of smaller parking lots.



Typical Large Lot Break-up



Typical parking separated by landscape and/or sidewalk.

[2.1.9] **9.** Parking spaces ~~[must]~~ **may** not directly abut a building and ~~[should]~~ **must** be separated by ~~[foundation]~~ landscape planting beds ~~[and/or]~~ **or** sidewalks. ~~[Parking should not be located directly in front of building entries to avoid impeding pedestrian access.]~~

[2.1.10] **10.** All parking and pedestrian areas **and access ways** must be designed to the most current American With Disabilities Act/American National Standards Institute (ADA/ANSI) standards.

[2.1.11] **11.** Access for service vehicles and emergency vehicles ~~[shall]~~ **must** be provided.

[2.1.12. Drive thru] **12. Drive-through service** windows ~~[shall not front]~~ **may not face directly to** a street **unless approved by an Administrative Permit. Drive-through areas for car stacking behind the service window must be a minimum of 80 feet and must be screened from view from the right-of-way using landscape berms or other similar means.** ~~[If unavoidable due to site constraints, an Administrative Permit application shall be required to address screening with landscape berms, or other mitigation. Holding/stacking lanes shall be a minimum of eighty (80) feet for drive thru windows.]~~

[2.1.13 Automobile repair/service] **13. Automobile repair or service** buildings ~~[shall]~~ **must** be oriented so that the bay doors do not ~~[front]~~ **face directly to** a street. **The Director may approve an alternative layout where parcel constraints make it impractical to orient repair or service doors away from the street frontage.**

[2.1.14] **14.** A safe and convenient area for loading and unloading of passengers ~~[shall]~~ **must** be provided **as appropriate for the type of use and size of development.**

[2.1.15] **15.** Sidewalks ~~[shall]~~ **must** be provided along all street frontages except where specifically exempted. Sidewalk linkages to all buildings and uses on the site ~~[shall]~~ **must** be provided. The use of parkways adjacent to streets with a sidewalk setback from the street is encouraged. The use of enhanced paving materials such as ~~[pavers]~~ **pavers**, stamped concrete, bricks or similar materials is encouraged.

[2.1.16] **16.** Snow storage shall be considered in the design of all parking areas. Snow storage shall not be located within landscaping areas except for rock and non-vegetated sites.

(Ord. 2006-4 § 3 (part), 2006: Ord. 2001-23, Development Standards).

( [Ord. No. 2008-29, § V, 8-7-2008](#) )

#### [2.2] **2.4 - Number of spaces required.**

The minimum number of off-street parking spaces for each use is set forth in the following subsections. If there are ~~[a number of]~~ **multiple** uses on a single parcel, the parking for each individual use is calculated and the total required is the sum of the separate individual requirements ~~[, except as provided in subsection G of this section].~~ If a **residential** garage is counted as required parking, the driveway access to the garage ~~[shall not then]~~ **may not** be counted as required parking **unless approved by Special Use Permit.** If an accredited source (e.g. Institute of Transportation Engineers (ITE)) provides

## Title 18 Appendix, Development Standards – Division 2, Parking and Loading

an acceptable alternative to a parking **standard in this section, the Director may approve the alternative standard** ~~[standards in this division, the director may consider an alternative]~~.

These parking requirements are mandatory for the various buildings and uses irrespective of the zoning districts in which they occur, except as otherwise noted in this section.

<b>[A-] 1. Residential Uses.</b>	
All single-family, two family, and multiple family residential dwellings	2 spaces per dwelling unit. [*] <b><u>In developments where internal or abutting public streets are reduced to less than the standard street width thereby prohibiting on-street parking, 1 additional off-street parking space per 2 units shall be designated and shall be signed as guest parking within 300 feet, measured by walking distance, of the units which they serve.</u></b>
Rooming or boarding house, fraternity or other residential group dwelling	1 parking space for each bedroom plus 1 space for each staff member on the largest shift.
<del>[Senior citizen]</del> <b><u>Age-restricted senior</u></b> housing developments	1 space per unit plus 1 parking space per 5 units classified and signed as guest parking.
<i>[Editor's note: Delete column]</i>	<del>[* In developments where internal or abutting public streets are reduced to less than the standard street width thereby prohibiting on-street parking, 1 additional off-street parking space per 2 units shall be designated and shall be signed as guest parking within 300 feet, measured by walking distance, of the units which they serve.]</del>
<b>[B-] 2. Institutional Uses.</b>	
Child care <del>[centers]</del> <b><u>facilities</u></b> and preschools	1 space for each employee plus a permanently maintained loading/unloading area installed in accordance with engineering standards.
Churches and funeral homes	1 space for each 3 fixed seats or every 10 feet of bench length. Where no permanent seats or benches are maintained, 1 space for every 20 square feet of principal assembly area.
Commercial or business schools	1 space for each 150 square feet of classroom area.
Congregate care housing/senior citizen home	1 space for each 5 beds plus 1 space per 3 employees.
Elementary and junior high schools	1.5 spaces for each employee or faculty member plus 1 space for every 20 square feet of seating area in auditorium or assembly area.
High schools and colleges	2 spaces for every 3 employees or faculty members plus 1 space for every 4 students.
Hospitals	To be determined with master plan or per ITE.
Libraries, museums and art galleries	1 space for each 400 square feet of gross floor area.

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<b>[C-] 3. Commercial Uses.</b>	
Amusement parks	1 space for each 500 square feet of park area.
Art galleries	1 space for each 300 square feet of gross floor area.
Automobile, boat, recreational vehicle or small machinery rental or sales; service garages, nurseries and garden supply, building material yards.	1 space for each 500 square feet of gross floor area plus 1 space for each 2,000 square feet of outdoor display or service area.
Auto service stations	2 spaces per bay plus 1 space for each employee.
Banks, post offices	1 space for each 250 square feet of gross floor area. <del>[Drive up windows shall have at least 80 lineal feet of driveway per window.]</del>
Barber and beauty shops or schools, manicure shop	1 space for each 100 square feet of gross floor area.
Business and professional offices	1 space for each 325 square feet of gross floor area. If the office space utilizes partitions rather than separate spaces or rooms, then 1 space for each 200 square feet of gross floor area.
Clinics, psychologist, medical offices, medical laboratories, medical uses.	1 space for each 200 square feet of gross floor area.
Commercial recreation, indoor, health club, roller or ice skating rink, bowling, racquetball or similar facilities (except as otherwise provided)	1 space for each 150 square feet of gross floor area.
Dance halls, assembly halls and sports arenas, bars with live entertainment, nightclubs	1 space for each 4 fixed seats. Where no fixed seats are provided, 1 space for each 150 square feet of floor used for assembly or dancing.
Flea markets	1 space for each 200 square feet of gross floor and display area.
Furniture and large appliance stores or repair shops, carpet shops and similar uses which handle only bulky merchandise	1 space for each 600 square feet of gross floor area.
Gaming	1 space for each 150 square feet of gross floor area.
Hotels, motels	1 space for each guest room; 1 guest space for every 10 rooms; 1 space for each employee of the largest shift.
Launderettes	1 space for each 5 washing machines.
Restaurants, bars, brew pubs [ <del>tea houses</del> ]	1 space for each 4 seats. Fast food restaurants shall provide 1 space for each 100 square feet of gross floor area and 1 space for every 2 employees. <del>[Drive thru restaurants shall provide at least 80 lineal feet of driveway per window.]</del>

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Retail stores, secondhand shops, grocery stores, repair shops, etc., except as otherwise specified herein.	1 space for each 300 square feet of gross floor area.
Shopping center	1 space for each 250 square feet of gross floor area.
Theaters	1 space for each 4 seats.
Veterinarian, dog grooming	1 space per each 250 square feet of gross floor area.
<b><del>[D.]</del> 4. Industrial Uses.</b>	
Warehouse, storage building, wholesale operations	1 space for each 1,000 square feet of gross floor area plus 1 space for each employee.
Manufacturing plant	1 space for each 500 square feet of gross floor area.
Laboratories and research facilities (non-medical)	1 space for each 400 square feet of gross floor area.
Large machinery and equipment rental or sales	1 space for each 600 square feet of gross floor area.
<b><del>[E.]</del> 5. Other Uses.</b>	Off-street parking requirements for uses not herein specified shall be determined by the <del>[director]</del> <b><u>Director based on similar uses.</u></b>
<b><del>[F.]</del> 6. Determination by the Director.</b>	Upon submittal of accredited documentation (e.g. latest version of ITE parking manual), <b><u>the Director</u></b> <del>[-the director]</del> may modify the parking requirements specified herein, or may request <del>[commission]</del> <b><u>Commission</u></b> approval of such a modification.
<b><del>[G.]</del> 7. Handicapped Parking.</b>	The number of handicapped parking spaces provided shall be as required by the Building Code currently adopted by Carson City and ADA/ANSI standards.
<b><del>[H. Joint Uses and Ancillary Uses.]</del></b>	<i>[Staff note: The text from the deleted cells H and I in this table is relocated below.]</i>
<del>[1. Where adjoining parcel owners wish to cooperate in the establishment and operation of joint parking facilities in situations where the maximum parking demands are generated at different times by the established uses, application may be made to the director to combine facilities and to thereby reduce the total number of off-street parking spaces required.]</del>	
<del>[2. Where a motel or hotel use includes ancillary restaurant, bar, gaming and convention facility uses, application may be made to the director to reduce the off-street parking space requirement up to a maximum of 30% of the off-street parking required for ancillary uses only.]</del>	
<b><del>[I. Downtown Mixed-Use District.]</del></b>	
<del>[Parking requirements for projects within the downtown mixed-use zoning district shall be</del>	

established by the requirements of Division 6 (downtown mixed-use district) of the development standards and shall supersede the parking requirements above.]	
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**8. Joint parking and ancillary uses.**

**(a) Adjoining parcel owners may cooperate in the establishment and operation of joint parking facilities where the maximum parking demands of different uses are generated at different times of the day. Application may be made to the Director to combine parking facilities and to thereby reduce the total number of off-street parking spaces required, subject to an analysis of the parking demands for the different uses at different times of the day.**

**(b) Where multiple uses are conducted on one development property, application may be made to the Director to reduce the total number of off-street parking spaces required, subject to an analysis of the parking demands for the different uses at different times of the day.**

**(c) Where a motel or hotel use includes ancillary restaurant, bar, gaming and convention facility uses, application may be made to the director to reduce the off-street parking space requirement up to a maximum of 30% of the off-street parking required for the ancillary uses only.**

**9. Downtown Mixed-Use district. Parking requirements for projects within the Downtown Mixed-Use zoning district are established by the requirements of Division 6 (Downtown Mixed-Use District) of the development standards and supersede the parking requirements of this section.**

(Ord. 2007-21 § 6, 2007; Ord. 2006-24 § 1, 2006; Ord. 2006-4 § 3 (part), 2006; Ord. 2004-13 § 6, 2004; Ord. 2001-23, Development Standards).

**[2.3] 2.5 - General parking requirements.**

1. Any off-street parking area that abuts or faces a [~~single family, two family, or multi family~~] residential district [~~or residential use must, in a manner satisfactory to the Director, include the use of~~] **must include** screening located along the side of the parking area abutting or fronting on the residential district or residential use. **Such screening may include plantings, berms, solid fencing, or a combination thereof to a sufficient height to screen automobile headlights.**

2. A parking lot for a business must be paved using a hard surface material such as asphalt, concrete, turf stone paver or other similar surface material approved by the Director. Gravel and other similar surface materials may be used for storage and display areas only.

3. [~~If a parking area is not available on a building site~~] **If the required number of parking spaces cannot be provided on the site on which the use requiring the parking is conducted,** off-street parking may be authorized [~~for the parcel in a location not farther than 300 feet from the building site~~] upon the issuance of a [~~special use permit~~] **Special Use Permit.** [~~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 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 elect to administratively authorize the requested modification to the distance requirement or cause the request to be placed on an agenda for a public meeting of the Commission of consideration.~~]

*[Staff note: The distance that the parking is from the primary site should be considered with the Special Use Permit based on the context of the nature of the use and the size of the parcel.]*

4. Except as otherwise provided by CMCC, a parking lot:

(a) May only be used for vehicle parking; and

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

5. Except as otherwise provided in this [~~subsection~~] **title,** a driveway or any other area used or intended to be used as a parking space, the use or intended use of which requires one or more vehicles to

## Title 18 Appendix, Development Standards – Division 2, Parking and Loading

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be moved so as to allow the ingress or egress of another vehicle, shall not be ~~[deemed compliant with]~~ **counted towards meeting** any off-street parking requirements. Such a parking space may be ~~[deemed compliant with]~~ **counted towards meeting the** 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-]~~ **(1)** Is authorized for the parking pursuant to a ~~[special-use permit]~~ **Special Use**

### **Permit:**

~~[2-]~~ **(2)** Has internal and abutting public streets which ~~[provides]~~ **provide** parking on both sides of ~~the~~ internal and abutting public streets within the boundaries of the development or, ~~[in such circumstances]~~ where on-street parking is not provided, has **not fewer than 1** guest parking ~~[spaces which are]~~ **space per dwelling unit** provided within the boundaries of the development ~~[at an increased ratio of 1 space for each unit];~~

~~[3-]~~ **(3)** Provides a tandem parking space on each individual lot for the exclusive use of the lot;

~~[4-]~~ **(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-]~~ **(5)** Provides an enclosed, covered structure for at least one of the two spaces of each tandem parking space; and

~~[6-]~~ **(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-]~~ **(1)** Provides a tandem parking space on each individual lot for the exclusive use of the lot;

~~[2-]~~ **(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-]~~ **(3)** Provides an enclosed, covered structure for at least one of the two spaces of each tandem parking space; and

~~[4-]~~ **(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.

6. If the calculation of a required number of off-street parking spaces results in a fractional space, any fraction ~~[up to ½]~~ **of less than one-half** of one parking space ~~[must be]~~ **is** disregarded ~~[,]~~ and any fraction of ~~[½]~~ **one-half** of one parking space ~~[and above must be]~~ **or more is** counted as an additional 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, is prohibited from parking in any **residential** district except:

~~[(a) As specifically authorized as a use in that use district;]~~

~~[(b)]~~ **(a)** On residential parcels that are 1 acre or larger in size, if the truck or trailer does not exceed 10 feet in height and 22 feet in length, is not parked within a setback and is screened from view from any sidewalk, roadway or adjacent parcel;

~~[(c)]~~ **(b)** Where the truck or trailer is deemed to be a vehicle of historic significance, it is parked temporarily for the purpose of restoration and it is not being used for a commercial purpose; or

~~[(d)]~~ **(c)** Where the truck or trailer is temporarily parked and actually and expeditiously being used in the loading or unloading of merchandise, or where the truck or trailer is being used in conjunction with the performance or provision of a repair, construction or similar essential use or service where it is temporarily parked.

8. Except as otherwise provided in CCMC 8.10.090 (**Occupied recreational vehicle parking in commercial parking lots**) and ~~[13.03.190]~~ **13.02.190 (Camping)**, the owner of a public and private

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parking lot shall not allow any recreational vehicle to park and to be occupied for living or sleeping purposes.

~~9. A recreational vehicle may not be parked for living purposes except in an area approved as a recreational vehicle park or where authorized by CCMC 18.05.030. [Staff note: Regulations regarding where RV's may be used for living purposes are contained elsewhere in the Municipal Code.]~~

10. ~~[Except as otherwise noted in subsection 10, if]~~ **If** an existing building that is located within a residential office, general office or redevelopment district is converted to a use requiring more parking spaces than the existing use, on-street ~~curb~~ parking **adjacent to the exterior boundary of the property** may be counted towards the total number of required parking spaces if:

(a) Adequate off-street parking space is not available or the Commission, **through approval of a Special Use Permit**, 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) Not less than 50 percent of the required number of parking spaces will be provided off-street;

~~(c) [The number of curb parking spaces adjacent to the exterior boundaries of the property is limited to not]~~ **Not** more than 50 percent of the total number of ~~[authorized]~~ **adjacent** on-street parking spaces are counted towards meeting the minimum parking requirement;

(d) On-street parking is not deducted from the total number of required off-street parking spaces for car, truck or trailer rental agencies or property zoned for an air industrial park use district; and

(e) Allowable on-street parking is not located upon any street or roadway that is designated as an arterial ~~[street or roadway]~~ in the **transportation** master plan.

11. ~~[Notwithstanding any other provision of]~~ **Except as otherwise provided in** this section, all required parking for new construction must be located off-street.

12. Any maintenance that requires the restriping or altering of a parking lot is prohibited without the approval of the Director.

13. All applicable sight distance requirements must be met ~~[in each use district]~~ **at each access point onto the right-of-way.**

(Ord. 2007-33 § 5, 2007; Ord. 2006-4 § 3 (part), 2006; Ord. 2001-23, Ord. 2020-1, Development Standards).

( [Ord. No. 2009-4, § I, 2-5-2009](#) )

### ~~[2.4]~~ **2.6 - Off-street loading and unloading.**

**1.** In addition to the required off-street parking area for every building used for commercial or industrial purposes in any commercial or industrial area outside the ~~[downtown area]~~ **Downtown Mixed-Use zoning district**, off-street loading and unloading space shall be provided at the rear of the primary building or use, and screened with walls, landscaping or a combination **thereof**.

**2.** Off-street loading ~~[or]~~ **and** unloading space may be provided at the side or the front of the building only if landscaped and screened by walls which are architecturally integrated with the main structure. Loading, unloading, or maneuvering may not take place within the aisleway, traffic lane or parking area on parcels exceeding ~~[a three thousand (3,000)]~~ **3,000** square feet **in** area except in the ~~[downtown area]~~ **Downtown Mixed-Use zoning district**.

**3.** Any individual loading space ~~[shall]~~ **must** be at least ~~[fifteen (15)]~~ **15** feet wide by ~~[sixty (60)]~~ **60** feet long and have a minimum height clearance of ~~[fourteen (14)]~~ **14** feet when full size tractor rigs are used for shipping and receiving. When a building requires less area for loading and unloading space, a reduction of the size and number of spaces may be approved by the ~~[director]~~ **Director** based upon the applicant's presentation of information and justification of the request ~~[and further upon determining compliance with the other provisions of this division.]~~

**4.** The number of ~~[such]~~ **loading** spaces provided shall be based on the operating characteristics of the use. ~~[Restaurants and food sales businesses shall provide 2 spaces.]~~



**Typical loading/unloading area screened and oriented away from the street.**

(Ord. 2001-23, Development Standards).

**Division 3 – LANDSCAPING**

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**3.1 – Purpose and enforcement.**

**1.** The purpose of this section is to ~~[set forth]~~ **establish landscaping** standards for new and expanded development within the city, **to** enhance the aesthetic appearance of the community, including the visual appearance of streets, **to** complement the visual effect of buildings, **to** aid in the enhancement of property values, **to** provide buffers between various land uses, **to** provide protection from intense land use activities, **to** insulate from the effects of weather conditions, including the provision shading for parking lots, and **to** aid in conserving water by encouraging the use of varieties of plants indigenous to arid regions. These standards ~~[shall]~~ **are established to** be the minimum requirements necessary for the promotion of the foregoing purposes. Text and diagrams describing landscaping and irrigation requirements, planting details, approved tree and shrub lists and other examples for the requirements of this ~~[division]~~ **landscaping section** are in the ~~[appendix]~~ **Landscaping Appendix attached** to this section~~[-, and available on the Carson City website and on CD at the planning division office].~~

**2. Enforcement. The standards of this Division are enforced under CCMC 18.020.030 (Enforcement).**

(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

**3.2 - Applicability.**

**1. These landscaping standards apply to new construction and expansion of existing buildings and uses within all zoning districts excluding single-family residential zoning districts.**

~~[These landscape standards shall apply to new construction of the following projects:~~

- ~~— Multi-family Residential with 3 or more units;~~
- ~~— Institutional Uses;~~
- ~~— Office Uses;~~
- ~~— Commercial Uses;~~
- ~~— Industrial Uses; **and**~~
- ~~— Public Uses.]~~

**2. ~~[The director]~~ Notwithstanding other provisions of this section relating to deviations to certain landscaping standards or requirements, the Director may approve variations to the standards set out in this division if they respond more appropriately to a particular site and provide equivalent means of achieving the intent of the landscape standards **and will not detrimentally affect the public health, safety or general welfare.****

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**3.** Any expansion of [a] **an existing building or existing site improvements** not in compliance with the landscape requirements in this [division and Title 18 of the Carson City Municipal Code] **section** must comply with landscape standards by [twice] the proportion to the expansion pursuant to Table 3.1 (Expansion Compliance).

**Table 3.1  
Expansion Compliance**

<b><u>Amount of Building Expansion:</u></b>	<b><u>Landscaping Compliance Requirement</u></b>
[≤ 5% Building Expansion] <b><u>Not more than 5 percent</u></b>	No [Requirements] <b><u>additional requirements</u></b>
[≤ 10% Building Expansion] <b><u>Not more than 10 percent</u></b>	20[% of Landscape Requirements] <b><u>percent of landscaping requirements</u></b> for <b><u>the</u></b> entire site
[≤ 20% Building Expansion] <b><u>Not more than 20 percent</u></b>	40[% of Landscape Requirements] <b><u>percent of landscaping requirements</u></b> for <b><u>the</u></b> entire site
[≤ 30% Building Expansion] <b><u>Not more than 30 percent</u></b>	60[% of Landscape Requirements] <b><u>percent of landscaping requirements</u></b> for <b><u>the</u></b> entire site
[≤ 40% Building Expansion] <b><u>Not more than 40 percent</u></b>	80[% of Landscape Requirements] <b><u>percent of landscaping requirements</u></b> for <b><u>the</u></b> entire site
[≤ 40% Building Expansion] <b><u>More than 40 percent</u></b>	100[% of Landscape Requirements] <b><u>percent of landscaping requirements</u></b> for <b><u>the</u></b> entire site

(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

**3.3 - Landscape and irrigation plans.**

**1.** A landscape and irrigation plan shall be filed with the city and approved by the [director] **Director** prior to the approval of a site plan or issuance of a building permit. The plan shall be prepared by a landscape architect registered in the state of Nevada, or other person permitted to prepare landscape plans pursuant to Chapter 623A of the Nevada Revised Statutes (NRS). Landscaping on all commercial[~~l~~] **and** industrial projects must be installed or supervised by an individual at the job location with at least one of the following credentials: Certified Landscape Technician, Licensed Landscape Contractor, Certified Landscape Professional, ISA Certified Arborist, Registered Landscape Architect, a C10 Qualified Employee as recognized by the State Contractor's Board, or an equivalent certification, approved by the parks and recreation department.

[3-3-1] **2.** The landscape and irrigation plan [shall] **must** be clearly and neatly drawn in a commonly used scale such as engineer or architect (i.e., 1 inch equals 20 feet or ¼ inch equals 1 foot) and shall include a north arrow, owner/developer name, project location, location of adjacent streets, property lines, **access and utility** easements, sidewalks, drives, paved areas, sign and light standard locations, building outlines, eaves, topography and grading, existing trees or other natural features influencing the use of the site, utilities either overhead or underground and ground-mounted equipment such as vaults, transformers and air conditioning units.

[3-3-2] **3.** The plans [shall] **must** include landscape calculations relevant to the application of the standards of this section and [shall] **must** include a plant list in a legend format giving the common and botanical names of each plant with a key number or identifying symbol assigned to each plant, the size of the plant, its spacing and the quantity to be used.

[3-3-3] **4.** The landscape plans [shall] **must** include construction details for planting, staking, soil amendments and any special requirements for the project [~~and may be an attachment to the plans~~].

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[3-3.4] **5.** Irrigation plans ~~[shall]~~ **must** be drawn at the same scale as the landscape plans and **must** include specifications which comply with the most current Uniform Plumbing Code as adopted by the [city] **City**. ~~[On all submitted plans, provide] detail~~ **Detail** showing number of emitters/bubblers and rate or gallons per hour (gph) or gallons per minute (gpm) ~~[or]~~ **for** all plants and trees **must be provided**. See emitter detail in ~~[appendix]~~ **the Landscaping Appendix** for example.

[3-3.5] **6.** Identification and description of automatic irrigation components **must be provided** to insure that vegetation is adequately serviced through water conserving features. Overhead sprinkler irrigation is only allowed on turf areas or other areas requiring overhead sprinkler irrigation.

[3-3.6] **7.** All drip and bubbler irrigation systems for trees and shrubs must be on a separate irrigation zone from turf irrigation zones. The utilization of water savings irrigation design ~~[is encouraged,]~~ and incorporation of separation of irrigation zones based on water needs **is encouraged**.

[3-3.7] **8.** ~~[Indication]~~ **Location** of the irrigation system point of connection to the water supply and size, water pressure available, and maximum demand of the system in gallons per hour/minute ~~[shall]~~ **must** be provided.

[3-3.8] **9.** Irrigation equipment specified must be identified by manufacturer's name and equipment identification number.

[3-3.9] **10.** All equipment locations ~~[shall]~~ **must** be indicated for irrigation valves, controllers, hydrants, quick coupler valves, sprinkler heads, backflow preventors and pipe sizing.

[3-3.10] **11.** Additional irrigation details may be needed to clarify particular situations as shown in typical irrigation legend in the **Landscaping Appendix**.

[3-3.11] **12.** Typical details ~~[shall]~~ **must** include backflow prevention devices, backflow enclosure valves, irrigation heads and irrigation controllers. ~~[Note that pressure]~~ **Pressure** vacuum breakers are allowed for residential applications, and reduced pressure principle backflow prevention devices are required in all other applications.

[3-3.12] **13.** All below ground equipment must be located within boxes of adequate size to protect the components.

[3-3.13] **14.** Schedule 40 PVC pipe is required for all pressure lines and under all paved areas.

[3-3.14] **15.** Piping must be installed a minimum of 18 inches underground for non-pressure irrigation lines and 24 inches underground for constant pressure irrigation lines.

[3-3.15] **16.** Freeze protection and/or winterization for the irrigation system ~~[shall]~~ **must** be provided.

[3-3.16] **17.** Schedule 40 PVC pipe or equivalent sleeving under sidewalks or driveways is required.

[3-3.17] **18.** Landscape irrigation water use shall be separately metered or sewer charges shall apply for **uses** other than residential uses.

**19. For projects located within the Wildland Urban Interface area as defined by the Carson City Fire Department, landscape plans must comply with the International Wildland Urban Interface Code and Northern Nevada Wildland Urban Interface Code amendments as adopted by Carson City.**

(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

### 3.4 - Preservation and protection of existing trees and shrubs.

~~[Trees]~~ **1. Existing trees** and significant shrubs ~~[shall]~~ **must** be preserved whenever possible and ~~[shall]~~ **may** be considered part of the required landscape area. Preservation of **healthy**, existing 4-inch caliper ~~[(6-8 foot for evergreens) healthy trees will be]~~ **or larger deciduous trees and 6 foot or taller evergreen trees are** eligible for a 2:1 credit toward the total tree requirement ~~[if approved by the director]~~, up to a maximum of 25 percent of the requirement for trees on the site. ~~[Provide an]~~ **An** overlay **must be provided** on all submitted plans ~~[of]~~ **showing** all existing trees with **the** caliper (deciduous) or height (evergreen), ~~[and]~~ significant shrubs on the site, and ~~[clearly mark]~~ which **trees or shrubs** will be retained on the site ~~[and which are]~~ **or** proposed to be removed.

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~~[3.4.1]~~ **2.** Deciduous trees with a trunk diameter of 4 ~~[inch]~~ **inches** or greater at a point ~~[four and ½-foot]~~ **4 ½ feet** above ground level, ~~[or]~~ evergreen trees 6 ~~[foot or greater]~~ **feet or more** in height or significant shrubs ~~[, shall]~~ **may** not be removed unless authorized by prior written approval from the ~~[director]~~ **Director**. The applicant ~~[is encouraged to]~~ **must** submit a report ~~[to the director]~~ prepared by a certified arborist ~~[,]~~ or licensed design professional detailing a reason for a request to authorize removal of trees ~~[and]~~ **or** significant shrubs. After consultation with other applicable ~~[city divisions]~~ **City departments**, the ~~[director]~~ **Director** may authorize the removal of existing trees and shrubs if any of the following criteria exist:

~~[1-]~~ **(a)** The health or condition of the tree presents a clear danger to people or property or it constitutes a nuisance~~[,]~~ **;**

~~[2- When the]~~ **(b) The** tree or shrub is located within the footprint of the building, or ~~[when a]~~ **the** tree trunk or shrub is so close to the building area that construction would result in irreparable damage or death to the plant~~[,]~~ **;**

~~[3-]~~ **(c)** Access is so restricted to the site that removal is necessary and unavoidable~~[,]~~ **;**

~~[4-]~~ **(d)** The elevation will be severely changed by grading/building/development~~[, The]~~ **and the** tree or shrub cannot remain on the site as a result of the change in elevation~~[,]~~ **;** **or**

~~[5-]~~ **(e)** Any other instances deemed appropriate by the ~~[director shall]~~ **Director may** be considered.

~~[3.4.1.1]~~ **3.** All trees removed from a site, ~~[which were not previously approved under the criteria outlined in subsection 3.4.1 above]~~ **excluding those approved for removal by the Director**, require replacement by 1 of the **following** methods ~~[listed below. As an example, removal of a 6-inch diameter tree would require replacement of the tree with 4, 3-inch caliper trees or the equivalent.]:~~ **;**

~~[a-]~~ **(a)** Deciduous trees require replacement with ~~[a 2:1 caliper ratio tree]~~ **new deciduous trees totaling twice the diameter of the trees removed**, with a minimum caliper of 2 ~~[inch]~~ **inches** and a maximum of 3 ~~[inch]~~ **inches** per **new** tree. **For example, removal of a 6-inch diameter tree would require replacement with trees totaling not less than 12 inches in diameter (6 inches x 2 = 12 inches), which could be accomplished using four 3-inch caliper trees (4 x 3 = 12) or six 2-inch caliper trees (6 x 2 = 12);**

~~[b-]~~ **(b)** Evergreen trees require replacement with ~~[a 2:1 height ratio]~~ **new evergreen trees totaling twice the height of the trees removed**, with a height minimum of 6 foot and maximum of 8 foot per replacement tree~~[,]~~ **;** **or**

~~[c-]~~ **(c)** Tree replacement may require off-site mitigation, including planting of trees on public property, **when adequate space is not available on the site to accommodate the additional new trees. In lieu of planting replacement trees on the development site, a fee may be paid to the City for the cost to purchase and plant the trees within the public right-of-way or on City property. Fees for planting of trees within the right-of-way or on City property must be paid in an amount as established by the Parks, Recreation and Open Space Department.** ~~[Off-site mitigation shall require approval by the parks and recreation director. Payment of fees to purchase and plant trees, as well as associated costs are required, rather than actual planting of trees on public property. Appropriate fees which are based on the placement of trees in the right of way program as periodically updated shall be paid to the parks and recreation department. Provide the planning department with a copy of receipt for payment of required tree replacement/mitigation fees. Payment]~~ **When off-site mitigation is proposed, payment for the off-site mitigation** is required prior to the building permit **for the proposed development** being issued.

~~[3.4.2]~~ **4.** Tree Protection. ~~[All deviations from the tree protection code must be approved by the planning division.]~~ Construction activities can severely damage or kill trees. ~~[See tree retention/protection, root pruning detail, and excavation adjacent to retained trees in appendix for additional requirements and information.]~~ The following practices must be followed during all construction activities **when existing trees are proposed to be retained on a building site:**

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[1-] (a) Pruning of live branches from trees identified for preservation is prohibited except in **accordance with the pruning standards of this section**; ~~[conjunction with subsection 3.4.3 Pruning Standards. See pruning details in appendix for more requirements and details.]~~

[2-] (b) Tree protection fencing and protection is required around all trees identified for preservation. See **the applicable** detail in ~~[appendix]~~ **the Landscaping Appendix**. ~~[Construct]~~ **The construction of** protection fencing ~~[which complies]~~ **must comply** with the following:

[a-] (1) Protective fencing must be constructed of ~~[4-foot-wide]~~ minimum **4-foot tall** orange netting or chain link. Fencing must be **located** a minimum of 5 feet outside the tree drip line. Fences must be mounted on above ground concrete footings, which ~~[shall]~~ **may** not be driven into the ground~~[-Spacing shall]~~ **and may** be no more than 10 ~~[foot]~~ **feet apart**. This detail shall be placed on all grading, demolition and improvement plans~~[-]~~ ;

[b-] (2) Protective fencing ~~[shall]~~ **must** enclose the entire area under the canopy drip line of the tree protection zone throughout the life of the project, or until work within the tree protection zone is completed. The fence ~~[shall]~~ **may** not be moved during construction phase without prior approval of the qualified site professional utilizing the best management practices. The protective fence may be removed at final grading inspection or at the time final landscaping is installed. Refer to **the** detail in ~~[appendix]~~ **the Landscaping Appendix** for **a** sample drawing~~[-]~~ ; **and**

[e-] (3) A sign describing the fence as protective tree fencing ~~[shall]~~ **must** be prominently displayed on each fence. The sign must be a minimum of 8.5 ~~[by]~~ **x** 11 inches and clearly state: "Tree Protection Zone. This fence shall not be removed and is subject to penalty per Carson City Municipal Code." Refer to detail in ~~[appendix]~~ **the Landscaping Appendix** for **a** sample drawing~~[-]~~ ;

[3-] (c) If protective fencing cannot be placed around the entire tree protection zone, then protective fencing ~~[shall]~~ **must** be placed around the trunk of the **tree** ~~[tree(s) but only after prior approval of the proposal by the planning division]~~. ~~[2-by-4]~~ **Two-by-four** lumber shall be secured with banding around the trunk of tree(s) to be preserved. ~~[Do not attach boards]~~ **Boards** or banding **may not be attached** directly into the bark or trunk of the tree~~[-]~~ ;

[4-] (d) There should be no activity in the tree protection zone without prior approval by the planning division. The following are prohibited activities within the tree protection zone:

a. Soil disturbance, including excavation, trenching or grade change ~~[without prior approval of the planning division.]~~ ;

b. Spoils, non-spoils, storage of any equipment, materials or parking~~[-]~~ ; **and**

c. Placement of non-spoil material or equipment~~[-]~~ ;

[5-] (e) ~~[Apply 6 inches of wood]~~ **Wood** chips or bark **must be applied to a depth of not less 6 inches** over the root zone of trees within the protective barriers. Mulching areas outside of protective barriers will help to minimize compaction from construction traffic adjacent to sensitive root zones~~[-]~~ ;

[6-] (f) Hand digging ~~[shall be]~~ **is** required to determine if lateral roots are present on trees in the direction of proposed **building** foundation location. If support roots are found, it is recommended that correct root pruning is performed~~[-]~~ so as to not compromise the stability of the ~~[tree(s)]~~ **trees**;

[7-] (g) ~~[Correctly and cleanly prune exposed]~~ **Exposed** roots that are not to be saved **must be pruned** back to the soil horizon in compliance with ~~[detail in subsection 3.4.3]~~ **the pruning standards of this section**. Pruning should be supervised by a qualified licensed professional and should be performed to ISA standards (see details in ~~[appendix]~~ **the Landscaping Appendix**)~~[-]~~ ;

[8-] (h) ~~[Promptly cover exposed]~~ **Exposed** roots **must be promptly covered** with damp tarp(s) which are kept moist~~[-]~~ or **other** material that will keep roots from drying~~[-]~~ ;

[9-] (i) ~~[Irrigate]~~ **Irrigation must be provided** within the dripline of trees once a week if natural precipitation does not occur during spring, summer and fall~~[-]~~ ; **and**

[10-] (j) See ~~[detail]~~ **details** for tree retention, root pruning and excavation adjacent to retained trees in ~~[appendix]~~ **the Landscape Appendix for additional tree preservation notes**.

[3.4.3] **5.** Pruning Standards. No trees **which are part of required landscaping** on commercial, ~~[or]~~ industrial **or public** land ~~[which is part of required landscaping shall]~~ **may** be pruned in a manner that impairs the health of the tree. All pruning performed on required trees shall be in accordance with pruning

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standards published by the American National Standards Institute (ANSI), per ANSI A300 Part 1 Pruning, and International Society of Arboriculture, Western Chapter. See ~~[appendix]~~ **the Landscaping Appendix** regarding pruning ~~[detail]~~ **details**.

[1-] **(a)** ANSI pruning standards require, in part, the use of certain tools, cutting techniques, and pruning methods to be followed, including not leaving branch stubs, few or no heading cuts, not cutting off the branch collar (not making a cut flush with the trunk), not topping or lion's tailing ("gutting-out" a tree by removing a large number of the inner branches), not removing more than 25 percent of the foliage of a single branch, not removing more than 25 percent of the total tree foliage in a single year, not damaging other parts of the tree during pruning and not using wound paint. [50] **Fifty** percent of the foliage should remain evenly distributed in the lower 66 percent of the tree canopy after pruning.

[2-] **(b)** All pruned material shall be controlled and removed in a manner to prevent damage to the surrounding plant material and property. Tree topping, tipping and heading back are all terms used to describe severe cutting back of a tree's crown and is prohibited on any tree which is part of required landscaping and ~~[strenuously]~~ **is strongly** discouraged on any other trees on the site.

[3-] **(c)** Trees severely damaged by storms or other causes, or trees under utility wire or other obstructions~~[s]~~ where other pruning practices are impractical, may be exempted from the prohibition of topping, tipping and heading back, at the discretion of the ~~[director]~~ **Director**. A letter of request must be submitted to the ~~[director]~~ **Director** and approved prior to ~~[such-severe]~~ pruning **that is not otherwise in compliance with the provisions of this section**.

(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

**3.5 – ~~[Landscape design standards]~~ Landscaped area required.**

[3-5-1] **1.** All landscaping ~~[shall]~~ **must** aesthetically enhance and be compatible with the site area. Landscaping ~~[shall]~~ **must** be installed to enhance the view of the site from public ~~[street(s)]~~ **streets** and adjacent properties.

[3-5-2] **2.** A minimum of 20 percent of the site's impervious surfaces, excluding the building coverage, must be pervious areas of landscape material. The area within the public right-of-way ~~[adjacent to a site]~~ **between the property line and the paved roadway surface, excluding sidewalk area**, must be landscaped and may be counted for **not more than** 25 percent of the total required landscaped area. In areas with ~~[right-of-ways-over]~~ **rights-of-way more than** 20 feet in depth **between the property line and the paved roadway surface or back of sidewalk**, the ~~[director]~~ **Director** may modify or waive the requirement for landscaping ~~[of]~~ **within** the right-of-way. The requirement may also be waived by the ~~[director]~~ **Director** if the public agency denies permission for an encroachment permit or lease of the area to be landscaped.

(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

**3.6 - Turf.**

The following standards for the use of turf in landscaping are intended to conserve water by minimizing the need for water for irrigation and minimizing irrigation water wasting.

[3-6-1] **1.** Turf areas ~~[shall]~~ **may** not constitute more than the percentage of the total landscape area as established by the table below unless approved by ~~[special-use permit]~~ **Special Use Permit**.

Table - Permitted percentage of turf area. ~~[Turf area is shown as a percentage of the total landscaped area:]~~

Development Area	Permitted Turf Area
Less than 5 acres (ac.)	50[%] <b>percent of the total landscaped area</b>
5 ac. to less than 10 ac.	40[%] <b>percent of the total landscaped area</b>
10 ac. to less than 15 ac.	30[%] <b>percent of the total landscaped area</b>

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15 ac. or larger	25[%] <u>percent of the total landscaped area</u>
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[3-6.2] **2.** Turf shall not be used on slopes greater than 4:1 or in areas less than 8 feet in width or length.

[3-6.3] **3.** Where landscape areas abut sidewalks, drive-aisles, parking areas or other hardscape surfaces, a minimum 3-foot wide landscape buffer area must be provided between any turf areas and the hardscape to capture irrigation overspray and runoff. The buffer area may be drip-irrigated plant materials or non-living landscape materials.

**4. Artificial turf may be used in the permitted proportions for turf, provided that the artificial turf must be of a quality to resemble natural turf and must be maintained perpetually in compliance with the recommended maintenance schedule for the particular product.**

*[Staff note: Section 3.10 (Plant materials) currently prohibits the use of artificial plants unless approved by the Director. Subsection 4 is added to expressly allow artificial turf to be used as landscaping material.]*

(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

### 3.7 - Trees.

[3-7.1] **1. A minimum of 1 tree is required for each 400** ~~[The minimum number of trees shall be one (1) tree per four hundred (400)]~~ square feet of **required** landscape area. Additional trees are required if the number of trees for parking areas and along right-of-way areas as ~~[described in subsections 3-7.1.1 and 3-7.1.2 exceed]~~ **required by this subsection result in the total number of required trees exceeding** this minimum. The Director may modify this standard for public uses such as parks.

[1-] **(a)** Included in the minimum **total** required number of trees, a minimum of ~~[one (1)]~~ **1** shade tree must be planted for every ~~[ten (10)]~~ **10** parking spaces or fraction thereof~~;~~ and **must be** distributed throughout the parking area ~~[surface]~~ to provide even shading within the parking lot. For example, ~~[eighteen (18)]~~ **11** parking spaces ~~[shall require two (2)]~~ **requires 2** trees. A minimum of ~~[one (1)]~~ deciduous tree shall be placed in each standard sized parking island.

[2-] **(b)** Included in the minimum required number of trees, at least ~~[one (1)]~~ **1** tree ~~[shall]~~ **must** be placed along the right-of-way frontage for ~~[every thirty (30)]~~ **each 50** lineal feet of right-of-way **frontage** at a point not more than ~~[twenty (20)]~~ **20** feet from the right-of-way. **Trees should generally be spread out along the right-of-way frontage but may be grouped to avoid driveways, buildings or other site constraints.** The Director may allow for different spacing or locations of trees for projects with outdoor display such as automobile sales lots.

*[Staff note: Full-sized trees should generally be spaced a minimum of 30 feet apart. When one tree per 30 feet of parcel frontage is required, this results in trees needing to be spaced closer together after eliminating areas such as driveways where trees cannot be planted. Staff believes the one-tree-per-50 feet requirement will result in the desired number of trees for property frontages.]*

[3-7.2] **2.** Where more than ~~[ten (10)]~~ **10** deciduous trees are provided as a part of the landscape plan, a ~~[minimum of fifty percent (50%)]~~ **maximum of 60 percent** of the trees ~~[shall]~~ **may** be of ~~[a different]~~ **the same** species to ensure diversity **of tree species**. Additional species may be required on larger projects.

*[Staff note: This modification is intended to meet the same intent as the original requirement of “a minimum of 50 percent” of the trees being of a different variety.]*

(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

( [Ord. No. 2008-33, § XVI, 9-4-2008](#) )

### 3.8 - Groundcover ~~[(including shrubs)]~~ **and shrubs.**

[3-8.1] **1.** Groundcover shall be used to prevent erosion, inhibit weed growth, and present an aesthetically pleasing appearance when mature. Groundcover may include living plants such as turf,

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shrubs, vines, meadow grasses, flowers or other living covers. Ground cover and shrubs ~~[shall]~~ **must** be incorporated into all landscape plans in a balanced manner.

~~[3-8.2]~~ **2.** Non-planted, non-living materials such as wood chips, bark, decorative rock, mulch, stone or other non-living materials ~~[may be used as groundcover, and shall be distributed throughout the site]~~ **customarily used as landscaping ground cover must be used in all landscaped areas that do not have living plant material as groundcover.** ~~[All landscape areas shall be covered with materials suitable for reducing dust and evaporation and shall be designed to improve the aesthetic appearance of the area.]~~ An attractive mix of organic and non-organic materials is encouraged. ~~[Products which appear to be dirt shall not be used.]~~

~~[3-8.3]~~ **3.** A ~~[ratio of at least]~~ **minimum of** 6 shrubs is required for each **400 square feet of required landscape area, excluding turfed areas.** ~~[tree placed or retained on the site. If a large quantity of] turf is proposed for the site, the required shrub count may be reduced after review and approval of the submitted landscaping plans by the planning division.]~~

*[Staff note: The proposed requirement of 6 shrubs per 400 square feet of landscaped area is consistent with the current requirement of 6 shrubs per tree since one tree is also required per 400 square feet of landscaped area. However, the amendment also clarifies that areas that are turfed are not counted towards the required number of shrubs since turfed areas already provide live plant material.]*

(Ord. 2007-26 § 1 (part), 2007; Ord. 2001-23).

### 3.9 - Streetscape.

On arterial streets, minimum ~~[10-foot]~~ **10-foot** wide landscape areas shall be provided along the frontage of the site adjacent to the street. On all other streets, a minimum ~~[of 6-foot]~~ **6-foot** wide landscape area shall be provided along the frontage of the site adjacent to the street. On sites with unique constraints, the ~~[director]~~ **Director** may approve an alternative dimension if the alternative does not compromise the integrity of the landscape plan.

(Ord. 2007-26 § 1 (part), 2007; Ord. 2001-23).

### 3.10 - Plant materials.

~~[3-10.1]~~ **1.** The latest edition of the American Standard for Nursery Stock by the American Association of Nurserymen shall be **used as** the criteria for sizes and grades of plant materials. **Except as otherwise provided in this section, no** ~~[No]~~ artificial plants are allowed ~~[unless approved by the director].~~

All trees ~~[to]~~ **must** be number 1 grade nursery stock and meet current industry quality standards adopted by the American Association of Nurserymen, American National Standards Institute (ANSI) Z60 and NRS 555 (Regulations of Nursery and Nursery Stock). All trees must comply with the following:

No girdling, kinked, circling or "J" roots;

No trees that have been topped;

No wounds in the trunk, bark or on limbs;

Insect and disease free, rodent and mechanical damage free;

No trees that have large nursery stakes through rootball or have been grown on a nursery stake;

Rootball ~~[to]~~ **must** be appropriate to caliper and crown size;

Trunk/crown structure and trunk taper ~~[to]~~ **must** be appropriate for the species;

All graft unions ~~[to]~~ **must** be healthy with trunk diameter below union larger than above union;

All trees ~~[to]~~ **must** stand upright without stakes;

Roots, bark and shoot growth ~~[to]~~ **must** give evidence of good tree vigor;

Any replacement of plant stock ~~[to]~~ **must** be equal to original specification and approved by the owner's representative~~[;]~~ **and**

Any substitution of plant material must be submitted in writing for approval by the landscape architect or design professional and the planning division~~[;]~~ .

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[3-10.2] **2.** Container grown shrubs ~~[shall]~~ **must** be minimum 5 gallon size at the time of planting, excluding trees and those plants grown in flats. Perennials ~~[shall]~~ **must** be a minimum 1 gallon size at the time of planting.

[3-10.3] **3.** Required evergreen trees ~~[shall]~~ **must** be a minimum of 6 feet in height at the time of planting and ~~[shall]~~ **must** not comprise more than 40 percent of the total number of **required** trees ~~[or as dictated by the site and approved by the director]~~.

[3-10.4] **4.** Required deciduous trees ~~[shall]~~ **must** be a minimum caliper of 2 inches at the time of planting. Using 3 inch ~~[maximum]~~ caliper new trees shall reduce the number of required trees by 10 percent ~~[or as approved by the director. This does not refer to required replacement trees as shown in subsection 3.4.1.1, for trees removed without permission]~~.

[3-10.5] **5.** If additional trees **or shrubs** beyond the minimum requirement are proposed, ~~[they]~~ **the additional trees or shrubs** may be smaller in size **than otherwise required by this section**. The required number of trees **and shrubs** in each category and total for the project must be clearly marked on the plan, with additional trees **and shrubs** noted as supplemental.

[3-10.6] **6.** Trees which overhang sidewalks, parking lots or streets shall be free of thorns or fruit types that litter the ground. Evergreen trees are not permitted in ~~[standard-sized]~~ parking islands **less than 12 feet in width**.

[3-10.7] **7.** Within an urban setting, ~~[the following types of trees shall not be installed because of undesirable characteristics:]~~ 'Populus genus' (aspens, poplars and cottonwoods), 'Salix genus' (willows), and 'Ulmus genus' (elms) **may not be planted due to undesirable characteristics**. ~~[New species which do not exhibit undesirable characteristics are acceptable.]~~ Requests for waiver of this requirement may be considered by the ~~[director]~~ **Director** in appropriate instances. ~~[Developers are encouraged to protect and preserve existing healthy trees on site.]~~

[3-10.8] **8.** Tree selection for projects ~~[will]~~ **should** be guided by the approved Carson City tree list for commercial projects. Trees planted in the ~~[city will]~~ **City must** be installed according to the ~~[city's]~~ tree planting standards **contained within this section**. The approved tree list and standard planting details are located in the ~~[appendix]~~ **Landscaping Appendix**.

[3-10.9] **9.** Riparian Areas. Areas along established riparian corridors may utilize native riparian trees and shrubs which are identified on the Carson City riparian area list. These materials may be planted along river/stream corridors within Carson City after approval of the intended choices and locations by the ~~[director]~~ **Director**. Request for use of riparian trees and shrubs outside of a riparian or wetland zone within the urban setting may be considered by the ~~[director]~~ **Director** in appropriate instances. The approved riparian area tree and shrub lists are located in the ~~[appendix]~~ **Landscaping Appendix**.

[3-10.10] **10.** Historic District Properties. Areas within the historic district are encouraged to utilize trees and shrubs shown as noted on the Carson City tree list for commercial projects, further noted as Carson City historic district preferred trees. The approved tree list with historic district preferred trees noted is located in the ~~[appendix]~~ **Landscaping Appendix**.  
(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

### 3.11 - Details.

[3-11.1 Parking] **1. Landscaped areas abutting parking** and driveway areas ~~[shall]~~ **must** include concrete curbs or similar improvements ~~[as approved by the director]~~ for protection of landscaping. Vehicle overhangs into landscaped areas ~~[shall]~~ **may** not exceed 2 feet. Planter areas ~~[shall]~~ **must** not be less than 72 square feet in size and ~~[shall]~~ **must** have a minimum width of 6 feet.

[3-11.2] **2.** Drainage basins, when required, ~~[shall]~~ **must** be incorporated into the landscape design, utilize non-buoyant landscape materials, and ~~[shall]~~ be irrigated if landscaped **with live plant material**. Access ~~[shall]~~ **must** be provided for maintenance. The landscaped basin area may count ~~[as]~~ **towards not more than** 10 percent of the total landscape requirement if the basin is not fenced with sight-obscuring materials and is landscaped along the perimeter to enhance the appearance.

[3-11.3] **3.** Snow storage should be incorporated within the design of projects and should be oriented for maximum sun exposure for acceleration of melting. Driveways, drive aisles, sidewalks and

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landscape areas, cannot be used for snow storage. Drainage and run-off from snow storage areas ~~[shall]~~ **must** be considered in the design.

~~[3-11-4]~~ **4.** Soil in planted areas should be mechanically loosened to a minimum depth of 12 inches and/or to the depth of the root ball and 3 times the diameter for trees and shrubs. Tests of soils, based upon one test per site (sites over 25,000 square feet in landscape area may require additional tests as required by the ~~[director, shall]~~ **Director, must** be conducted and appropriate soil amendments recommended. Soils should be improved by incorporating the recommended soil amendments into the loosened soil prior to planting.

~~[3-11-5]~~ **5.** All non-planted landscape areas ~~[shall]~~ **must** be covered with materials such as mulch **in accordance with the provisions of this section.** ~~[Products which appear to be dirt shall not be used.]~~ A weed barrier fabric is required under all rock and cobble mulches and pre-emergent herbicide is recommended.

~~[a-]~~ **(a)** Planted areas should be mulched to a minimum depth of 3 inches for organic mulches. No fabric shall be used under wood mulch.

~~[b-]~~ **(b)** Sufficient quantity of rock mulch ~~[shall]~~ **must** be installed to completely cover all weed control fabric. Fabric ~~[shall]~~ **must** be trimmed back in compliance with landscaping details to allow for future growth of plants. All rock mulch must be washed and cleaned prior to installation. Large cobble mulch should include top dressing of smaller matching cobble or similar material. Nonporous material such as plastic sheeting ~~[shall]~~ **may** not be placed under the mulch.

~~[3-11-6]~~ **6.** All debris, including concrete, asphalt, wire, wood, steel and other foreign matter, must be removed from a planting area prior to soil preparation or planting and prior to request for a final inspection of the site.

~~[3-11-7]~~ **7.** Conflicts ~~[shall]~~ **must** be avoided in design of landscape improvements by considering the size and breadth of mature landscaping. ~~[Show existing]~~ **Existing** and proposed overhead and underground power lines, utility poles, light standards and utility easements **must be shown** on submitted landscape plans. Fire hydrants, fire connections, water boxes (3 feet clearance required), water and sewer service lines (10 feet clearance required for trees), overhead utilities, signs, roof overhangs, light standards etc., shall be taken into consideration in design of landscaping. ~~[Show all]~~ **All** proposed and existing signage for the site **must be shown on the landscape plans.** (Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

### 3.12 - Inspection, certifications and security.

~~[3-12-1]~~ **1.** Upon installation of landscaping and irrigation systems, the registered design professional, licensed design professional, general contractor, certified landscape contractor, registered landscape architect, or others as allowed per ~~[Nevada Revised Statutes (NRS)]~~ **NRS** who created, stamped and signed the landscaping and irrigation plans, or who has been authorized by that person, ~~[shall]~~ **must** certify that the installation was completed per the approved plans, including review of installation of correct plant materials, planting was according to diagrams and instructions included in the plan, emitter location and detail, etc. A letter attesting to this inspection and compliance ~~[shall]~~ **must** be submitted to the planning division **prior to the issuance of a final certificate of occupancy for the proposed use.** Plant tags ~~[are to]~~ **must** be left on plants until after approval of the landscaping plan by the authorized professional and ~~[shall]~~ **must** be removed upon approval. The planning division retains the right to inspect projects, and if not in compliance with submitted plans, require compliance prior to issuance of a final certificate of occupancy.

~~[3-12-2]~~ **2.** ~~[It is understood that minor]~~ **Minor** deviations ~~[and/or]~~ **or** plant substitutions may be necessary during the course of the project. These deviations may be done if approved by the registered design professional or others as allowed per NRS, and if consistent with the original approved design and plants selected are similar to the original plan and intended purpose. Notification in writing to the ~~[director is required for these instances. Approval is required from the director]~~ **Director and approval of the revisions are required** prior to installation. Upon completion, as-built landscape plans ~~[shall]~~ **must** be submitted. Major design revisions require a new **plan review** fee ~~[and additional staff resources].~~

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~~[3-12.3]~~ **3.** If, due to weather constraints, all landscaping is not completed prior to the final inspection, financial security in a form acceptable to the [city] **City** in the amount of 150 percent of the estimated cost of installation of remaining landscape improvements ~~[shall]~~ **must** be filed with the city guaranteeing installation within 9 months of final inspection. The estimated cost of the landscaping improvements not completed must be verified by the [city] **City**. Installation of plant materials during times when the ground is likely to be frozen is discouraged due to high mortality of plants. Delay of planting~~[;]~~ and providing financial security ~~[in a form acceptable to the city, as described in subsection 3-13.1,]~~ is recommended during these times. (Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

### **3.13 - Maintenance.**

~~[3-13.1]~~ **1.** All landscape areas must be maintained by the property owners, including using the most current pruning standards accepted by the ANSI International Society of Arboriculture ~~[and/or]~~ **or** the National Arborist Association. Any damaged or dead ~~[plant(s)]~~ **plants** must be replaced or repaired by the property owners ~~[within]~~ **not more than** 30 days following notification by the ~~[director]~~ **Director**. If the season of the year makes this repair or replacement within ~~[a 30 day period]~~ **30 days** impractical, ~~[the person responsible for landscaping shall schedule an appropriate time for the completion of the accomplishment of this work as required and approved by the director. Property owner shall provide a]~~ financial security in a form acceptable to the city, in the amount of 150 percent of the estimated cost of installation of remaining landscape improvements ~~[-which shall be filed with the city guaranteeing installation]~~ **must be provided to the City**. The estimated cost of the landscaping improvements not yet completed must be verified by the [city] **City**.

~~[3-13.2]~~ **2.** Maintenance must include the checking of the sprinkler pattern and drip systems, plant condition, weeding, fertilization, pest control, replacement of mulches, weed barrier and dead material, or other debris, proper pruning and use of proper mowing heights. Radical pruning or trimming such as topping shall require replacement of the plant material. The required maintenance schedule for both the planting and the irrigation system ~~[shall]~~ **must** be shown on the landscape plan provided to the owner by the registered design professional or others as allowed by NRS.

~~[3-13.3]~~ **3.** An acknowledgment by the property owner of the required maintenance for a project must be submitted to the [city] **City** as a part of landscape and irrigation plan submittals. (Ord. 2007-26 § 1 (part), 2007: Ord. 2004-13 § 7, 2004; Ord. 2001-23).

### **3.14 - Revisions to landscape plans.**

~~[3-14.1]~~ If a revision to a landscape plan results in a change to the approved plans of more than 25 percent, a new landscape plan and review fee are required. Variations to the plan include, but are not limited to, change in species, type (e.g. rock, mulch, turf, etc.), and ~~[change in]~~ location **of plants and materials**. (Amended by Ord. 2007-26 § 1 (part), 2007).

### **3.15 - Design standards.**

Diagrams, text and examples are located in the ~~[appendix]~~ **the Landscaping Appendix**, including, but not limited to, general landscape and irrigation notes, irrigation legend detail, typical plant list legend example, tree and shrub planting details, emitter layout and staking, bubbler, tree protection, flushing end cap, drip, spray and coupling valves, rotor/pop-up head, irrigation trench wall section, rock wall, wood and pipe bollards, approved tree, shrub, riparian and historic district lists, pruning, tree retention~~[;]~~ **and** protection, root pruning and excavation adjacent to retained tree details. (Ord. 2007-26 § 1 (part), 2007).

### **Landscaping Appendix.**

[See following pages]

**GENERAL LANDSCAPE NOTES:**

02/2007

ALL LAWN AREAS SHALL BE CONTOURED AND ROLLED WITH A WEIGHTED HAND ROLLER PRIOR TO SOODING OPERATIONS.

CONTRACTOR MAY PROVIDE PHOTOGRAPHS OR SAMPLES OF ALL TREE PLANT MATERIAL FOR APPROVAL BY THE DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE TO SEE IF SPECIFICATIONS ARE MET. THIS DOES NOT GUARANTEE ACCEPTANCE OF ALL TREES UPON DELIVERY TO PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION. THE ACQUISITION OF ALL NECESSARY PERMITS ASSOCIATED WITH CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING ALL NOTES, CHECKING PLANT NAMES AND CONFIRMING ALL NUMBERS, SIZES, AND PLANT AVAILABILITY PRIOR TO SUBMITTING BID.

IF QUANTITIES LISTED IN THE PLANTING SCHEDULES DO NOT CORRELATE WITH THE QUANTITIES INDICATED ON THE PLANS, THEN PLAN QUANTITIES SHALL GOVERN.

THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO INSTALL ALL MATERIALS COMPLETE AND IN PLACE AS SHOWN AND/OR SPECIFIED.

FINISH GRADES IN ALL LAWN AREAS SHALL BE ESTABLISHED BEFORE INSPECTION BY THE DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF SOD.

ROUGH GRADE, FINISH GRADE AND ALL BERM LOCATION/SHAPES SHALL BE ESTABLISHED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION OF THE IRRIGATION SYSTEM, SITE ELEMENTS OR ANY SOD.

SOIL AMENDMENTS IN COMPLIANCE WITH DEVELOPMENT STANDARDS 3.11 SHALL BE INCORPORATED INTO THE TOP 8" TO 10" (MIN) OF THE ROUGH GRADE OF ALL LAWN AREAS PRIOR TO SOODING.

ROUGH GRADE IN ALL LAWN AND PLANTING BED AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8"-10" (MIN.) PRIOR TO INSTALLATION OF PLANT MATERIAL, BERMS AND SOD.

ALL SOD AND PLANT MATERIALS SHALL BE #1 GRADE NURSERY STOCK AND WARRANTED FOR ONE YEAR AFTER FINAL PROJECT ACCEPTANCE. REPLACE ANY PLANT WHICH DIES WITHIN 30 DAYS AFTER NOTIFICATION, EXCEPT DURING WINTER, WHEN REPLANTING MAY BE DELAYED, WITH PLANTS EQUAL TO ORIGINAL MATERIALS.

THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE ALL LAWN & PLANTING BED AREAS TO ESTABLISH ROUGH GRADE AND INSTALL REQUIRED SOIL AMENDMENTS. (4 1/2" BELOW TOP OF CURBS IN PLANTING AREAS & 1 1/2" BELOW SIDEWALKS IN LAWN AREAS.)

ANY IMPORTED TOPSOIL REQUIRED FOR INSTALLATION OF THE BERMS OR ESTABLISHMENT OF ROUGH GRADE OR FINISH GRADE SHALL BE TOPSOIL MIX APPROVED BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL PRIOR TO INSTALLATION.

TREE STAKING SHALL BE DONE ON ALL TREES. CONTRACTOR SHALL STAKE AS PER DETAIL. ORIGINAL NURSERY STAKES ON TREES SHALL BE REMOVED BEFORE INSTALLATION. TREES MUST STAND UPRIGHT WITHOUT SUPPORT TO BE ACCEPTABLE.

INSTALL A PROFESSIONAL GRADE LANDSCAPE FABRIC UNDER ALL ROCK MULCH AREAS. SECURE TO ROUGH GRADE. DO NOT LEAVE EXPOSED. (SEE DEV ST 3.11) NO PLASTIC SHEETING CAN BE PLACED UNDER ROCK MULCH

ROCK MULCH SHALL BE WASHED AND CLEANED. MULCH DEPTH TO BE 4"-6" MIN. AND BE INSTALLED IN ALL PLANTING AREAS AND OVER ALL BERMS AS SHOWN ON APPROVED LANDSCAPE PLANS. WEED FABRIC SHOULD BE COVERED BY MULCH AND NOT VISIBLE.

ALL PLANTING PITS SHALL BE EITHER HAND OR BACKHOE DUG (NO AUGER). THE BOTTOM AND SIDES OF THE PLANTING PITS SHALL BE SCARIFIED BEFORE INSTALLATION OF THE PLANT MATERIAL. HOLES SHALL BE THREE TIMES AS WIDE AS THE ROOTBALL DIAMETER, THE SAME DEPTH AS THE ROOTBALL AND BACKFILLED WITH AN APPROVED SOIL MIX.

ALL PLANTING BEDS AND SOD AREAS SHALL BE STRIPPED AND CLEARED OF ALL LAWN, ROOTS, WEEDS, AND DEBRIS AND SHALL BE RAKED TO A SMOOTH AND EVEN GRADE PRIOR TO PLANT MATERIAL OR SOD INSTALLATION.

SCALE: NTS

NO.	REVISION	DATE	Standard Landscape Detail	File Name:
			<b>GENERAL LANDSCAPE NOTES</b>	{H:\landscape\standard\LANDSCAPE NOTES.rvt}
				Landscape Detail Number: L-XX
				Date: 02/2007 Page: 1a

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INSTALL 1BDU WATER SOLUBLE STARTER PLANT FERTILIZER BAGS/TABLETS OR AN APPROVED EQUAL IN ALL PLANTING PITS. USE 1 PER 1-GALLON CONTAINER, 3 PER 5-GALLON CONTAINER, AND 5 PER 15-GALLON CONTAINER/ 2" CAL. OR LARGER TREE.

CONTRACTOR TO APPLY A PRE-EMERGENT HERBICIDE AND PERMEABLE LANDSCAPE FABRIC THROUGHOUT ALL ROCK MULCH AREAS PRIOR TO PLACING MULCH. NO PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN PERENNIAL, GROUNDCOVER, BULB AND ANNUAL AREAS. ADD GRANULAR PRE-EMERGENT HERBICIDE PER MANUFACTURER'S WRITTEN RECOMENDATIONS PRIOR TO INSTALLING LANDSCAPE FABRIC AND ROCK MULCH.

FINAL LOCATION OF ALL LANDSCAPE PLANT MATERIAL SHALL BE SET BY THE CONTRACTOR ACCORDING TO THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL OR OWNER'S REP BEFORE INSTALLATION.

NO PLANTS SHALL BE PLACED TO CONFLICT OR CREATE CONFLICT W/ SIGNS, LIGHTS, UTILITIES, ETC. IF PLANT LOCATION WILL CAUSE A CONFLICT, CONTACT THE LANDSCAPE ARCHITECT.

ALL PERENNIAL & GROUNDCOVER AREAS SHALL BE HAND SET BY THE CONTRACTOR IN AREAS SHOWN ON DRAWINGS AND APPROVED BY THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL OR OWNER'S REP BEFORE INSTALLATION.

THE CONTRACTOR SHALL REMOVE ALL BURLAP, TWINE, TIES, CONTAINERS AND WIRE BASKETS FROM ALL PLANT MATERIAL. DO NOT DISTURB ROOTBALLS. REMOVE ANY EXCESS SOIL ON TREES OR SHRUBS THAT HAS ACCUMULATED DURING THE PACKAGING & SHIPPING PROCESS, (B&B STOCK – ESPECIALLY) IN ORDER TO DETERMINE PROPER PLANTING DEPTH IN ORDER TO PLACE ROOTBALL AT 1" ABOVE GRADE. CLEAN DOWN TO THE TOP OF STRUCTURAL (FLARED) ROOT SYSTEM.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROVIDE EFFECTIVE DUST CONTROL OF ALL PREPARED SOIL AREAS.

ALL TREES TO BE #1 GRADE NURSERY STOCK AND MEET CURRENT INDUSTRY QUALITY STANDARDS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60 AND NEVADA REVISED STATES (NRS) 555 (REGULATIONS OF NURSERY AND NURSERY STOCK). ALL TREES MUST COMPLY WITH:

- NO GIRDLING, KINKED, CIRCLING OR "J" ROOTS.
- NO TREES THAT HAVE BEEN TOPPED.
- NO WOUNDS IN THE TRUNK BARK OR ON LIMBS.
- INSECT AND DISEASE FREE, RODENT AND MECHANICAL DAMAGE FREE.
- NO TREES THAT HAVE LARGE NURSERY STAKES THROUGH ROOTBALL OR HAVE BEEN GROWN ON A NURSERY STAKE.
- ROOTBALL TO BE APPROPRIATE TO CALIPER AND CROWN SIZE.
- TRUNK/ CROWN STRUCTURE AND TRUNK TAPER TO BE APPROPRIATE FOR THE SPECIES.
- ALL GRAFT UNIONS TO BE HEALTHY WITH TRUNK DIAMETER BELOW UNION LARGER THAN ABOVE UNION.
- ALL TREES TO STAND UPRIGHT WITHOUT STAKES.
- ROOTS, BARK AND SHOOT GROWTH TO GIVE EVIDENCE OF GOOD TREE VIGOR.
- ANY REPLACEMENT OF PLANT STOCK TO BE EQUAL TO ORIGINAL SPECIFICATION AND APPROVED BY THE OWNER'S REPRESENTATIVE OR DESIGN PROFESSIONAL AND THE COMMUNITY DEVELOPMENT PLANNING DEPARTMENT.

ALL PLANTING BEDS AND SOD AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.

ALL BOX TREES TO BE STAKE FREE NURSERY STOCK, NO LARGE STAKES THROUGH ROOTBALL.

THE CONTRACTOR SHALL SPACE PLANT MATERIALS TO ACCOMMODATE EVERGREEN TREE GROWTH. SPACE ALL SHRUBS/ GROUND COVERS/ PERENNIALS A MINIMUM OF 8' AWAY FROM ANY EVERGREEN TREE TRUNK.

ANY SUBSTITUTION OF PLANT MATERIAL MUST BE SUBMITTED IN WRITING FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL AND THE COMMUNITY DEVELOPMENT DEPARTMENT.

THE CONTRACTOR SHALL INSPECT THE SITE REGULARLY TO REVIEW THE CONDITION OF ALL PLANTINGS. IF ANY CHANGES IN THE OVERALL MAINTENANCE PROGRAM ARE REQUIRED TO IMPROVE THE CONDITIONS TO AN ACCEPTABLE STANDARD, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING. OTHERWISE THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR THE CONDITION OF THE PLANTINGS AND MUST HONOR THE GUARANTEE. ANY PLANTS REPLACED UNDER THIS GUARANTEE SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF REPLACEMENT.

THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE MAINTENANCE OF THE ENTIRE IRRIGATION SYSTEM & ALL LANDSCAPING UNTIL FINAL PROJECT ACCEPTANCE. AFTER FINAL PROJECT ACCEPTANCE ALL PROJECT MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

THE CONTRACTOR SHALL TOP DRESS ROUGH GRADE OF ALL LAWN AREAS WITH 2" OF PROFESSIONAL GRADE TOP SOIL MIX, APPROVED BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL. SCARIFY ALL LAWN AREAS INCORPORATING TOPSOIL INTO ROUGH GRADE.

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**Title 18 Appendix, Development Standards – Division 3, Landscaping**

UPON INSTALLATION OF LANDSCAPING AND THE IRRIGATION SYSTEM, THE REGISTERED DESIGN PROFESSIONAL OR LANDSCAPE ARCHITECT OR OTHERS AS ALLOWED PER NRS SHALL CERTIFY THAT THE INSTALLATION WAS COMPLETED PER THE APPROVED PLANS. THE REGISTERED DESIGN PROFESSIONAL SHALL CHECK THE INSTALLATION TO VERIFY COMPLIANCE WITH APPROVED PLANS. THEN THE PLANNING DEPARTMENT SHALL INSPECT FOR FINAL APPROVAL. PLANT SPECIES IDENTIFICATION TAGS ARE TO BE LEFT ON PLANTS UNTIL AFTER APPROVAL OF THE LANDSCAPING AND THEN REMOVED.

IT IS UNDERSTOOD THAT MINOR DEVIATION AND/OR PLANT SUBSTITUTIONS MAY BE NECESSARY DURING THE COURSE OF THE PROJECT. THESE DEVIATIONS MAY BE DONE IF APPROVED BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL OR OTHERS AS ALLOWED PER NRS, AND IF CONSISTENT WITH THE ORIGINAL APPROVED DESIGN AND PLANTS SELECTED ARE SIMILAR TO THE ORIGINAL PLAN AND INTENDED PURPOSE. NOTIFICATION IN WRITING TO THE COMMUNITY DEVELOPMENT PLANNING DEPARTMENT IS REQUIRED FOR THESE INSTANCES. APPROVAL IS REQUIRED FROM THE DIRECTOR PRIOR TO INSTALLATION. UPON COMPLETION, AS-BUILT LANDSCAPE PLANS SHALL BE SUBMITTED TO COMMUNITY DEVELOPMENT PLANNING DEPARTMENT. MAJOR DESIGN REVISIONS MAY REQUIRE NEW FEES AND ADDITIONAL STAFF RESOURCES.

ALL LANDSCAPE AREAS MUST BE MAINTAINED BY THE PROPERTY OWNERS, INCLUDING USING THE MOST CURRENT PRUNING STANDARDS ACCEPTED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND/OR THE NATIONAL ARBORIST ASSOCIATION. ANY DAMAGED OR DEAD PLANT MUST BE REPLACED OR REPAIRED BY THE PROPERTY OWNERS WITHIN 30 DAYS FOLLOWING NOTIFICATION BY THE DIRECTOR. IF THE SEASON OF THE YEAR MAKES THIS REPAIR OR REPLACEMENT WITHIN A 30 DAY PERIOD IMPRACTICAL, THE PERSON RESPONSIBLE FOR LANDSCAPING SHALL SCHEDULE AN APPROPRIATE TIME FOR THE COMPLETION OF THE ACCOMPLISHMENT OF THIS WORK AS REQUIRED BY THE DIRECTOR.

MAINTENANCE MUST INCLUDE THE CHECKING OF THE SPRINKLER PATTERN AND DRIP SYSTEMS, PLANT CONDITION, WEEDING, FERTILIZATION, PEST CONTROL, REPLACEMENT OF MULCHES, WEED BARRIER AND CLEAR AWAY DEBRIS, PROPER PRUNING AND USE OF PROPER MOWING HEIGHTS. RADICAL PRUNING OR TRIMMING SUCH AS AS TOPPING SHALL REQUIRE REPLACEMENT OF THE PLANT MATERIAL.

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**GENERAL IRRIGATION NOTES:**

2/2007

ALL PLUMBING AND ELECTRICAL WORK SHALL BE COMPLETED AS PER ALL LOCAL CODES.

INSTALLATION OF MATERIALS SHALL BE PER MANUFACTURERS RECOMMENDATIONS OR AS SPECIFIED. SPRINKLER HEADS ARE EXACT. NO EXTRA PAYMENT WILL BE MADE WHERE PIPING MUST BE OFFSET TO AVOID EXISTING CONDITIONS, OTHER WORK OR WHERE CHANGES ARE NECESSARY TO FACILITATE INSTALLATION.

THE IRRIGATION SYSTEM SHALL BE CONSTRUCTED FOR WINTERIZATION BY THE CONTRACTOR.

ALL MATERIALS SHALL BE NEW, WITHOUT FLAWS AND CONSIDERED THE BEST AVAILABLE IN STOCK. THE COMPLETE SYSTEM SHALL HAVE A ONE-YEAR WARRANTY AFTER FINAL PROJECT ACCEPTANCE ON ALL PARTS AND LABOR.

PRIOR TO FINAL PROJECT ACCEPTANCE, THE CONTRACTOR SHALL INSTRUCT THE OWNER, OR HIS REPRESENTATIVE, IN THE PROPER OPERATION, MAINTENANCE, AND WINTERIZATION OF THE ENTIRE IRRIGATION SYSTEM.

THE CONTRACTOR SHALL PROVIDE AND KEEP CURRENT A COMPLETE SET OF RECORD DRAWINGS WHICH SHALL BE CORRECTED DAILY TO SHOW CHANGES IN THE ORIGINAL DRAWINGS. ALL MAINLINE PIPING AND VALVE LOCATIONS SHALL BE SHOWN WITH ACTUAL MEASUREMENTS TO REFERENCE POINTS.

WHEN THE SYSTEM IS COMPLETE, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL LAWN & LANDSCAPE PLANTING AREAS.

ALL IRRIGATION MAINLINE PIPING & LATERAL PIPING SHALL BE SCHEDULE 40 PVC PIPE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SETTLING IN THE IRRIGATION TRENCHES OR ASSOCIATED IRRIGATION WORK AS A WARRANTY ITEM.

ALL IRRIGATION VALVES SHALL BE LOCATED IN PROFESSIONAL GRADE VALVE BOXES. SIZE OF VALVE BOXES SHALL VARY WITH NUMBER OF VALVES LOCATED IN BOX. ALL VALVE BOX LID ELEVATIONS SHALL BE SET FLUSH WITH FINISHED GRADE. PROVIDE BOX SIZE THAT WILL ALLOW 6" CLEARANCE AROUND ALL SIDES OF VALVES. PROVIDE BOLTS PER MANUFACTURER'S RECOMMENDATIONS AND SECURE EACH VALVE BOX.

ON ALL THREADED JOINTS WITHIN THE IRRIGATION SYSTEM, THE CONTRACTOR SHALL USE 2-3 FULL TURNS OF TEFLON TAPE AT EACH CONNECTION.

WIRE CONNECTORS SHALL BE USED ON ALL FIELD WIRE SPLICES AND CONNECTIONS.

ALL CONTROL WIRE SHALL BEAR A U/L APPROVED LABEL FOR DIRECT UNDERGROUND BURIAL IN NATIONAL ELECTRIC CODE CLASS IT CIRCUITS. AWG SIZES. ALL CONTROL WIRE RUNS LESS THAN 1000' SHALL HAVE NO SPLICES. IF A SPLICE OCCURS ON A FIELD CONTROL WIRE, THE CONTRACTOR SHALL INSTALL THE SPLICE IN A 6" ROUND VALVE BOX USING APPROVED WATERTIGHT CONNECTORS. IF APPROVED BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL. OTHERWISE THE ENTIRE FIELD CONTROL WIRE SHALL BE REMOVED & REPLACED.

TAPE AND BUNDLE ALL CONTROL WIRE TO BOTTOM OF MAINLINE PIPE AT 10' O.C.

THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN A LOCATION AS SHOWN ON THE PLANS. THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL, OR THE OWNER'S REPRESENTATIVE WILL APPROVE FINAL CONTROLLER LOCATION.

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IRRIGATION VALVE BOXES ARE TO BE INSTALLED IN LANDSCAPE PLANTING AREAS OR OTHER PROTECTED SPACES. VALVE BOXES SHALL NOT BE INSTALLED IN LAWN AREAS.

THE CONTRACTOR SHALL INSTALL SCHEDULE 40 GALVANIZED PIPING 5' ON EITHER SIDE OF THE BACK FLOW PREVENTER, AS DEPICTED IN THE STANDARD CITY'S DETAIL.

FILTER FABRIC FOR ABOVE ALL ROCK SUMPS SHALL BE PROFESSIONAL GRADE WEED BARRIER OR AN APPROVED EQUAL.

IRRIGATION MAINLINE TO BE BURIED 24" BELOW FINISHED GRADE AND ALL SPRAY SYSTEM LATERAL LINE PIPING TO BE BURIED 18" BELOW FINISH GRADE. ALL 3/4" DRIP IRRIGATION TUBING TO BE BURIED 4" – 6" BELOW FINISH GRADE.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. THE ACQUISITION OF ALL NECESSARY PERMITS ASSOCIATED WITH CONSTRUCTION SHALL BE THE CONTRACTORS RESPONSIBILITY.

ALL GALVANIZED PIPE IN CONTACT WITH SOIL SHALL BE COVERED WITH PVC TAPE TO PREVENT PIPE CORROSION (PER UNIFORM PLUMBING CODE).

THE CONTRACTOR SHALL INSTALL A CURB STOP AND WASTE VALVE AT THE BACKFLOW PREVENTER (SIZE TO MATCH MAINLINE) (AS PER CITY'S PUBLIC WORKS DEPARTMENT DETAIL.).

PIPE DOPE SHALL NOT BE USED ANYWHERE ON THE IRRIGATION SYSTEM.

NO 3/4" PIPE SHALL BE USED ANYWHERE ON THE SPRAY IRRIGATION SYSTEM. (EXCEPT FOR 3/4" SWING JOINT ASSEMBLIES FOR ROTOR OR POP-UP SPRAY HEADS).

THE CONTRACTOR SHALL EXPOSE ENDS OF ALL IRRIGATION SLEEVES. ANY BROKEN OR SHATTERED ENDS OF THE IRRIGATION SLEEVES SHALL BE CUT TO A CLEAN END BEFORE INSTALLATION OF EITHER MAINLINE PIPE, LATERAL LINES OR DRIP IRRIGATION TUBING. ALL SLEEVE ENDS SHALL BE INSPECTED BY THE LA/DESIGN PROFESSIONAL BEFORE BURYING.

FINAL CONNECTION OF THE VALVE WIRES TO THE CONTROLLER SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

THE CONTRACTOR SHALL AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND UTILITIES WHICH MAY EFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME.

THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE, WATER, GAS AND SEWER FACILITIES SO AS TO SAFELY PROTECT ALL UTILITIES, PERSONNEL, AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL MAINLINES SHALL BE PRESSURE TESTED AT 1.5 TIMES THE STATIC PRESSURE FOR A MINIMUM 2 HOUR PERIOD PRIOR TO BACKFILLING OF TRENCHES. TEST WILL BE CONSIDERED SUCCESSFUL IF NO PRESSURE LOSS OCCURS DURING THE TWO HOURS. IF ANY LEAKS ARE PRESENT THEY SHALL BE CORRECTED AND LINES SHALL BE RE-TESTED PRIOR TO BACKFILLING TRENCHES.

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PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

THE CONTRACTOR SHALL FLUSH ALL LATERALS AND EMITTER LINES PRIOR TO INSTALLING EMITTERS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS, FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER SIDEWALKS AND PAVING.

SHOULD DISCREPANCIES ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS WHICH REQUIRE FIELD MODIFICATIONS OR PLAN REVISIONS, THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL, OR OWNER'S REPRESENTATIVE SHALL BE CONTACTED PRIOR TO CONSTRUCTION FOR RESOLUTION OR PLAN REVISION.

DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL, OR THE OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO A 110 VOLT POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE IRRIGATION CONTROLLER WIRING TO THE POWER SOURCE. CONNECTING THE CONTROLLER TO THE POWER SOURCE SHALL BE THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES OR ORDINANCES THAT APPLY. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE POWER SOURCE AND EXACT LOCATION OF THE CONTROLLER WITH OWNER'S REPRESENTATIVE.

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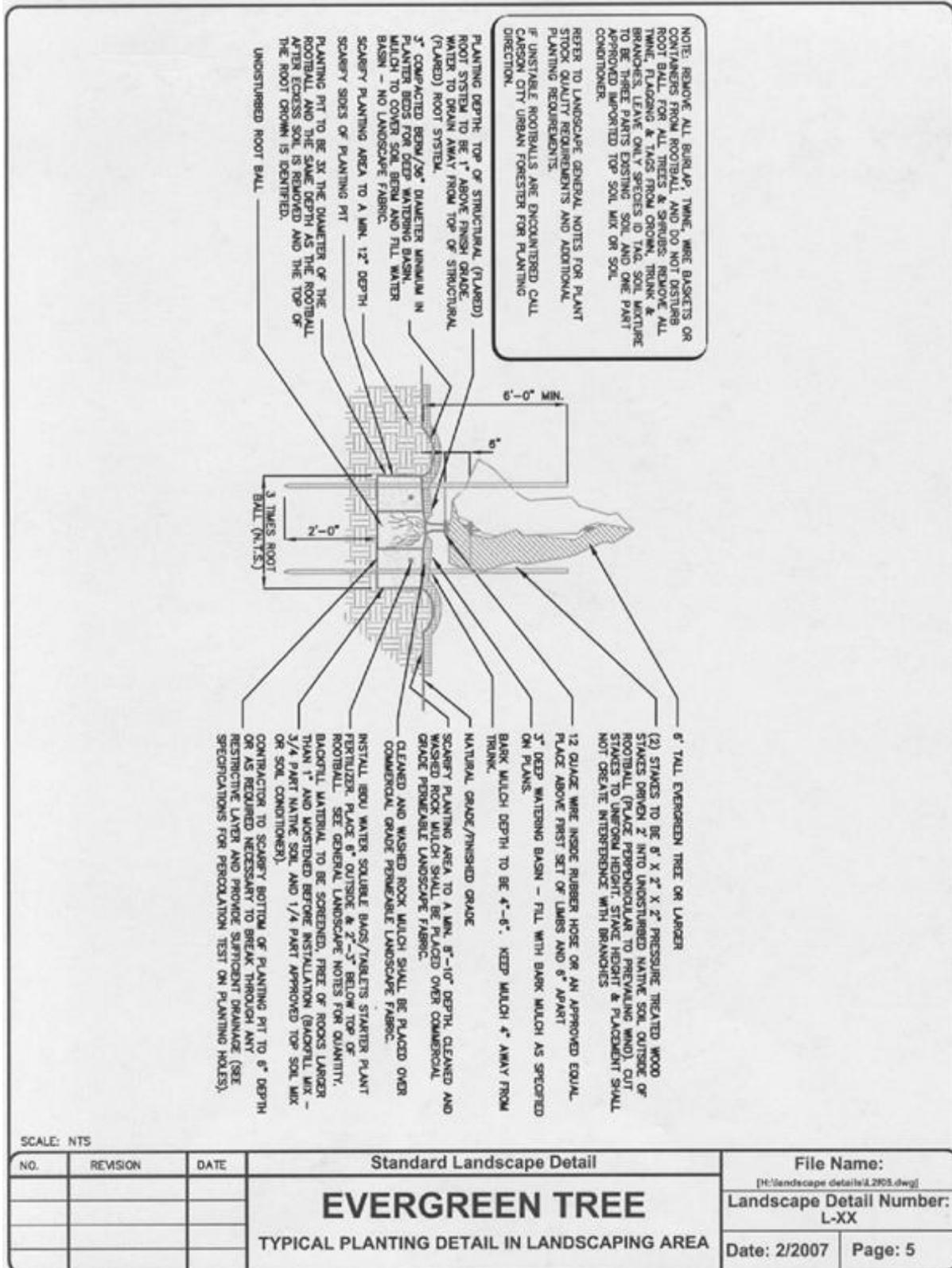
TYPICAL PLANT LIST EXAMPLE				
5/2006				
TREE LEGEND				
QUANTITY	SYMBOL	COMMON/ BOTANICAL NAME	SIZE	SPACING
9	A	CHANTICLEER FLOWERING PEAR <i>Pyrus calleryana</i> 'Chanticleer'	2" CAL	40 FEET ON CENTER
4	B	BLOODGOOD JAPANESE MAPLE <i>Acer palmatum</i> 'Bloodgood'	2" CAL	AS PER PLANS
16	C	NORTHERN RED OAK <i>Quercus rubra</i>	2" CAL	40 FEET ON CENTER
5	D	BLUE ASH <i>Fraxinus quadrangata</i>	2" CAL	40 FEET ON CENTER
3	E	BACHER'S BLUE SPRUCE <i>Picea pungens</i> 'Baehari'	6" TALL (MIN.)	15 FEET ON CENTER
1	F	BLUE HAVEN JUNIPER <i>Juniperus scopulorum</i>	6" TALL (MIN.)	8 FEET ON CENTER

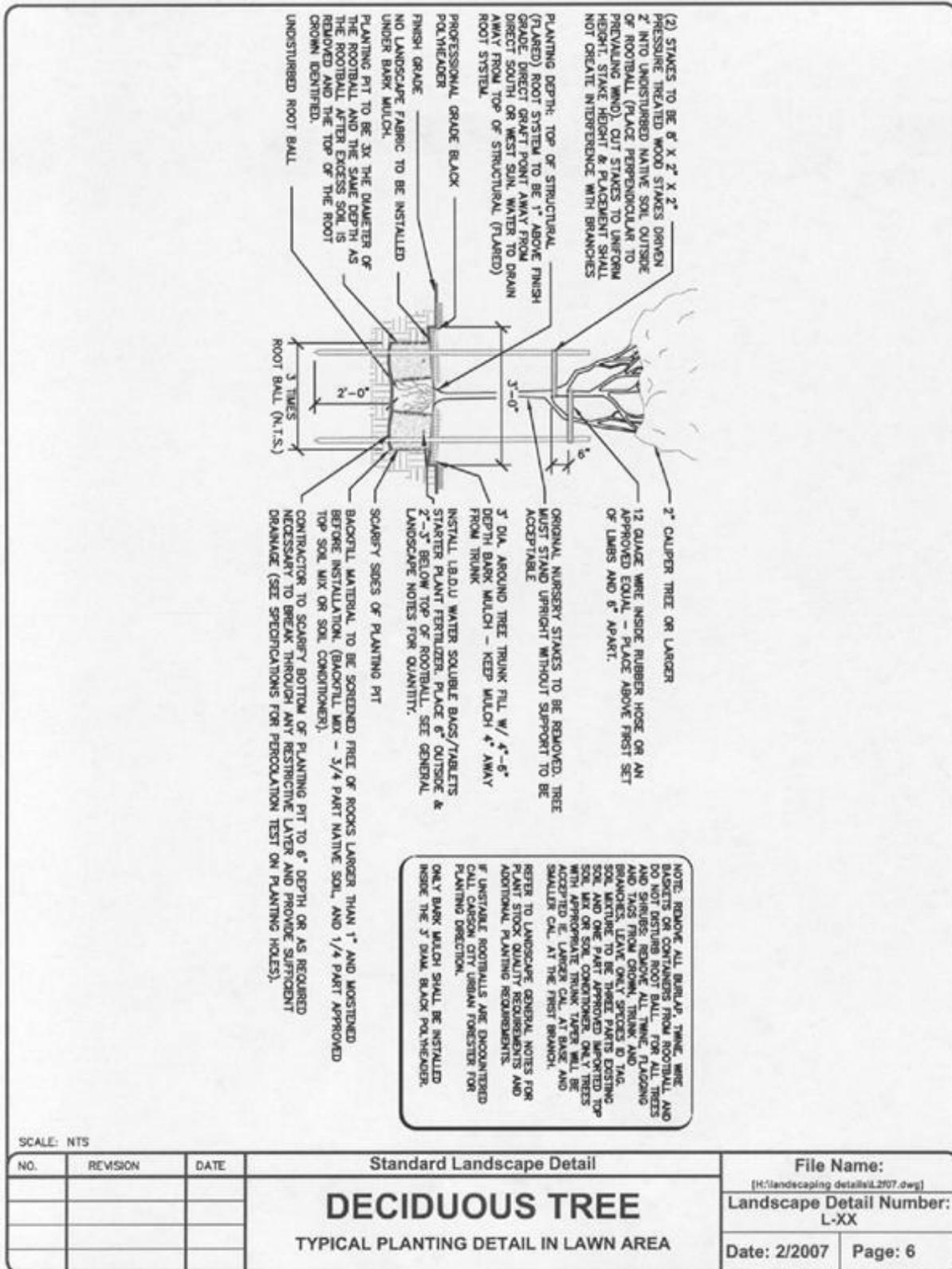
TYPICAL PLANT LIST EXAMPLE				
5/2006				
SHRUB/ PERENNIAL LEGEND				
QUANTITY	SYMBOL	COMMON/ BOTANICAL NAME	SIZE	SPACING
120	AA	JAPANESE REDLEAF BARBERRY <i>Barberis thunbergii</i> 'Atropurpurea'	5 GAL.	6 FEET ON CENTER
15	BB	ROCK COTONEASTER <i>Cotoneaster horizontalis</i>	5 GAL.	6 FEET ON CENTER
207	CC	DWARF OREGON GRAPE <i>Mahonia aquifolium</i> 'Compacta'	5 GAL.	4 FEET ON CENTER
109	DD	SUTTER'S GOLD POTENTILLA <i>Potentilla fruticosa</i> 'Sutter's Gold'	5 GAL.	4 FEET ON CENTER
11	EE	VANHOUTTE SPREA <i>Spiraea vanhouttei</i>	5 GAL.	6 FEET ON CENTER
3	FF	DWARF MUGHO PINE <i>Pinus mugo</i> 'mugo'	5 GAL.	5 FEET ON CENTER
55	GG	RED-HOT POKER <i>Kniphofia uvaria</i>	1 GAL.	3 FEET ON CENTER
30	HH	MOONBEAM COREOPSIS <i>Coreopsis lanceolata</i> 'Moonbeam'	1 GAL.	2 FEET ON CENTER
27	II	DAY LILIES (MIXED COLORS) <i>Hemerocallis</i> spp.	1 GAL.	3 FEET ON CENTER
24	JJ	BALTIC IVY <i>Hedera helix</i> 'Baltica'	1 GAL.	18 INCHES ON CENTER

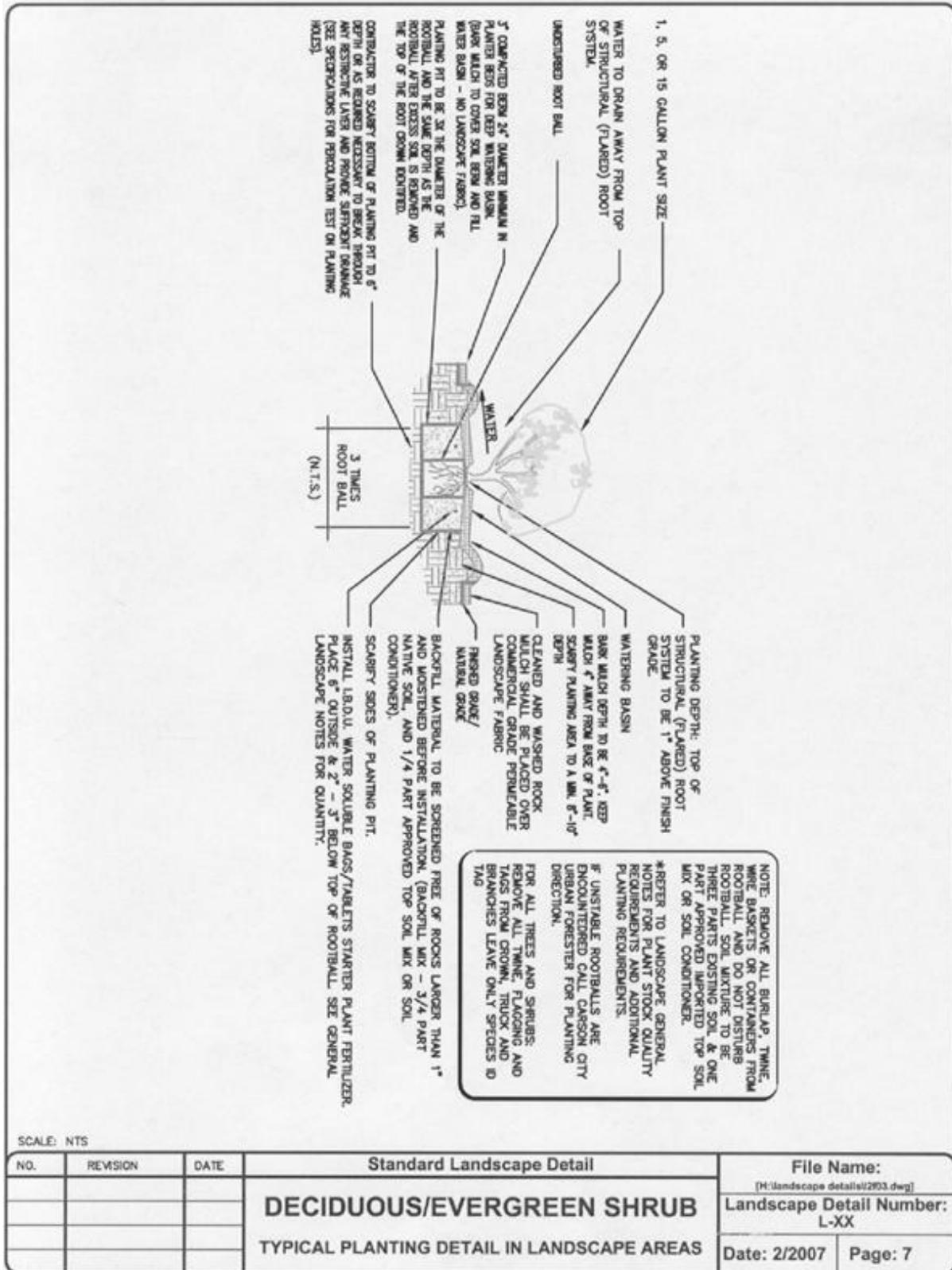
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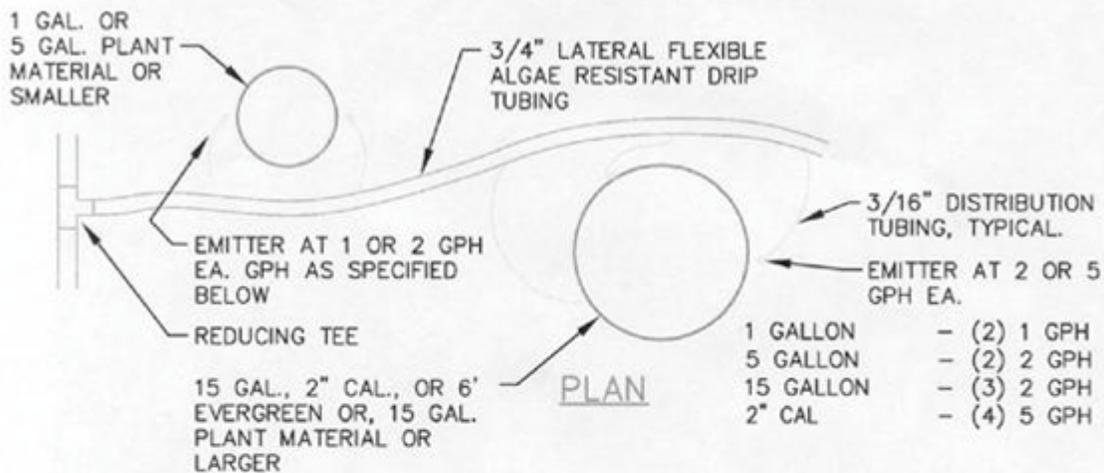
IRRIGATION LEGEND **						
SYMBOL	BRAND	MODEL NUMBER	P.S.I.	G.P.M.	RADIUS	COMMENTS
	RAINBIRD	1804-8Q-FLT	30	.39	8'	4" POP-UP SPRAY HEAD
	RAINBIRD	1804-8H-FLT	30	.79	8'	4" POP-UP SPRAY HEAD
	RAINBIRD	1804-10Q-LA	30	.39	10'	4" POP-UP SPRAY HEAD
	RAINBIRD	1804-10H-LA	30	.79	10'	4" POP-UP SPRAY HEAD
	RAINBIRD	1804-10F-LA	30	.57	10'	4" POP-UP SPRAY HEAD
	WILKINS	BACKFLOW PREVENTER				BACKFLOW PREVENTER (INSTALL IN STRONG BOX INSULATED BACKFLOW COVER)
	STRONG BOX	SBBC-45 ALU				45" LONG, 29.5" HIGH, 16" WIDE, (ALUMINUM INSULATED COVER, LOW PROFILE).
	WATOURS	ISOLATION VALVE/GATE VALVE				1 1/2" OR 2" GATE VALVE (MATCH TO MAINLINE SIZE)
	MUELLER	CURB AND STOP WASTE VALVE				1" VALVE (MATCH TO MAINLINE SIZE)
	WILKINS	500 SERIES				2" PRESSURE REDUCING VALVE
	RAINBIRD	150-PEB				1 1/2" ELECTRIC PLASTIC VALVE (SPRAY SYSTEM)
	RAINBIRD	44RC				1" QUICK COUPLING VALVE
	---	PVC MAINLINE - SIZE INDICATED ON DRAWINGS				SCHEDULE 40 PIPE
	---	1" - 2" DIAM. PVC LATERAL LINES - SIZE INDICATED ON DRAWINGS				SCHEDULE 40 PIPE
	---	EXISTING PVC IRR. SLEEVES (NEW SLEEVES INDICATED ON DRAWINGS)				
	---	VALVE NUMBER GALLONS				
DRIP IRRIGATION SYSTEM **						
	RAINBIRD	XCZ-100				CONTROL ZONE KIT W/ 1" DV ELECTRIC PLASTIC VALVE (DRIP SYSTEM) (USE CARSON INDUSTRIES, INC. VALVE BOX OR AN APPROVED EQUAL - SIZE 13 1/2" x 23 1/2")
	PEPCO	3/4" DRIP TUBING				
	PEPCO	FLUSHING END CAP				
	RAINBIRD	XB-10 OR XB-10-6 EMITTERS				SINGLE OR MULTI OUTLET PRESSURE COMPENSATING - INSTALL DRIP TO ALL PLANTS
** IDENTIFIED BRANDS ARE FOR ILLUSTRATION PURPOSES ONLY. THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL IS RESPONSIBLE FOR SPECIFYING THE PROPER EQUIPMENT FOR THE IRRIGATION SYSTEM.						

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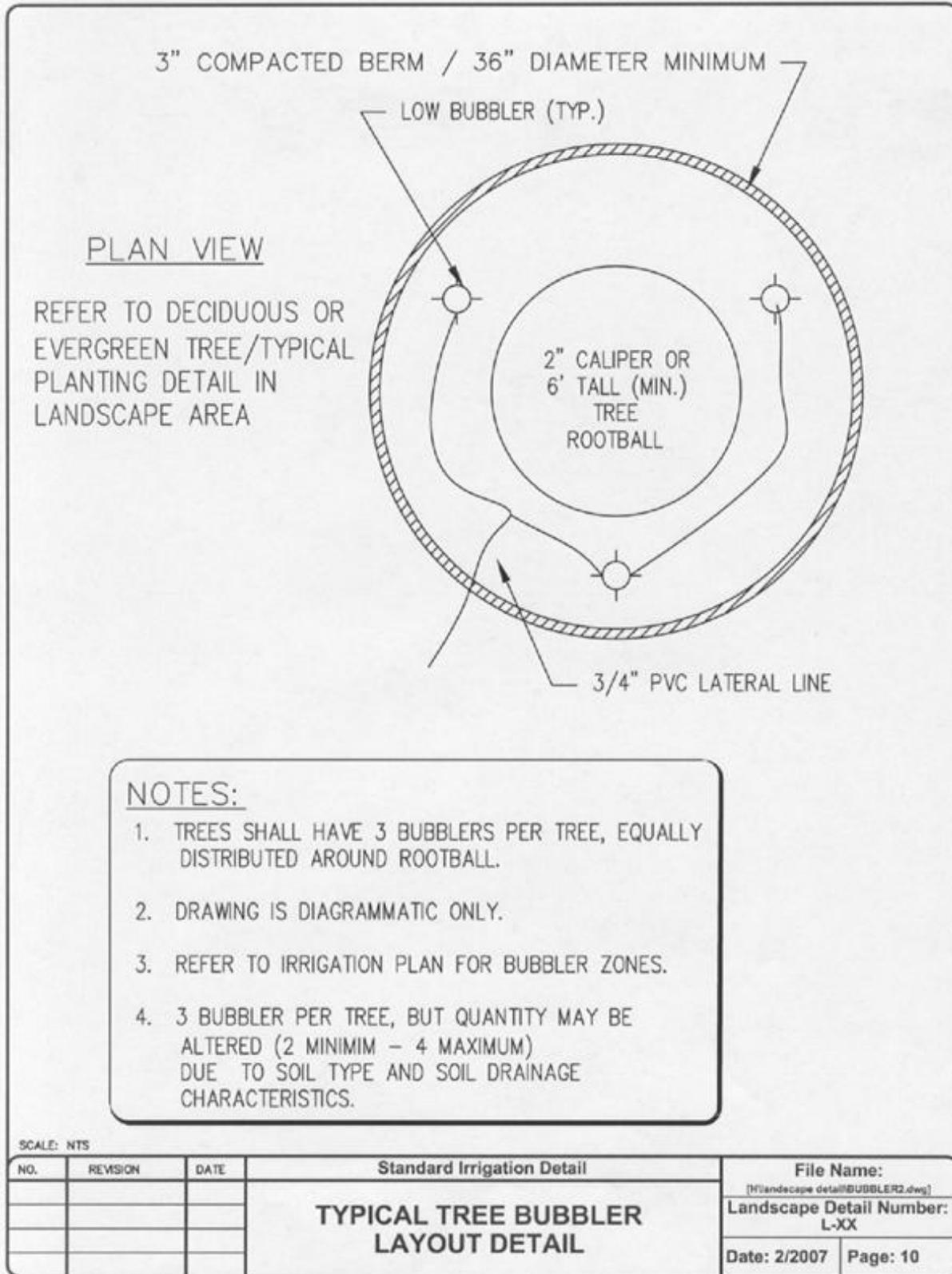
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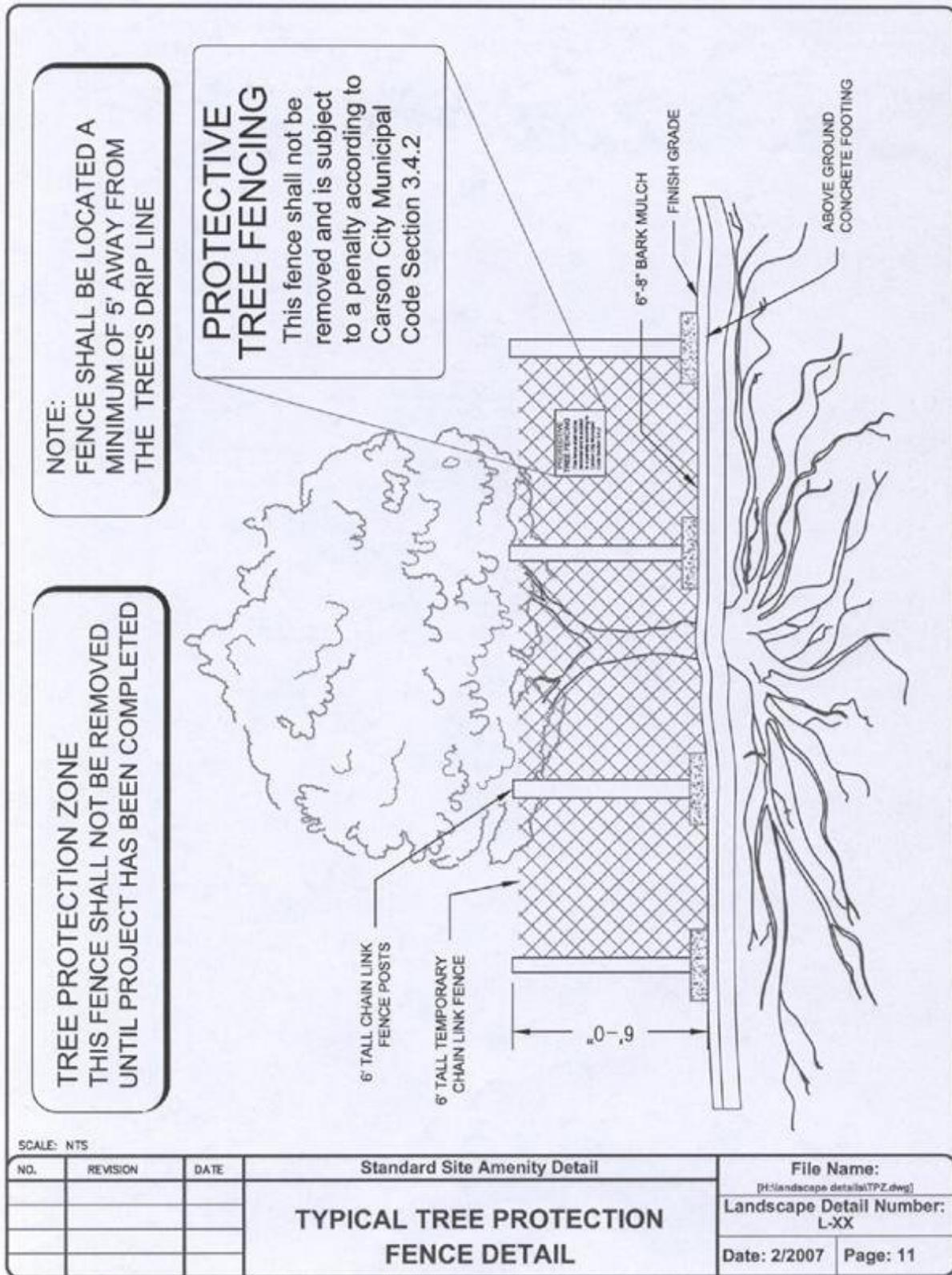
1. STAKE DISTRIBUTION TUBING IN PLACE AT SURFACE OF EACH EMITTER.
2. ALL PLANTS LOCATED ON SLOPES SHALL HAVE EMITTERS PLACED UP HILL FROM PLANT.
3. DO NOT WRAP DISTRIBUTION TUBING AROUND PLANT STEM OR TREE TRUNK.
4. DO NOT PLACE EMITTERS AGAINST PLANT STEM OR TREE TRUNK.
5. PLACE EMITTERS AROUND PLANT FOR EQUAL DISTRIBUTION OF WATER.
6. CONTRACTOR IS RESPONSIBLE TO ESTABLISH WATERING TIMES AND DURATIONS.
7. EMITTER (GPH) WATER RATE MAY BE ALTERED DUE TO SOIL TYPE AND SOIL DRAINAGE CHARACTERISTICS.

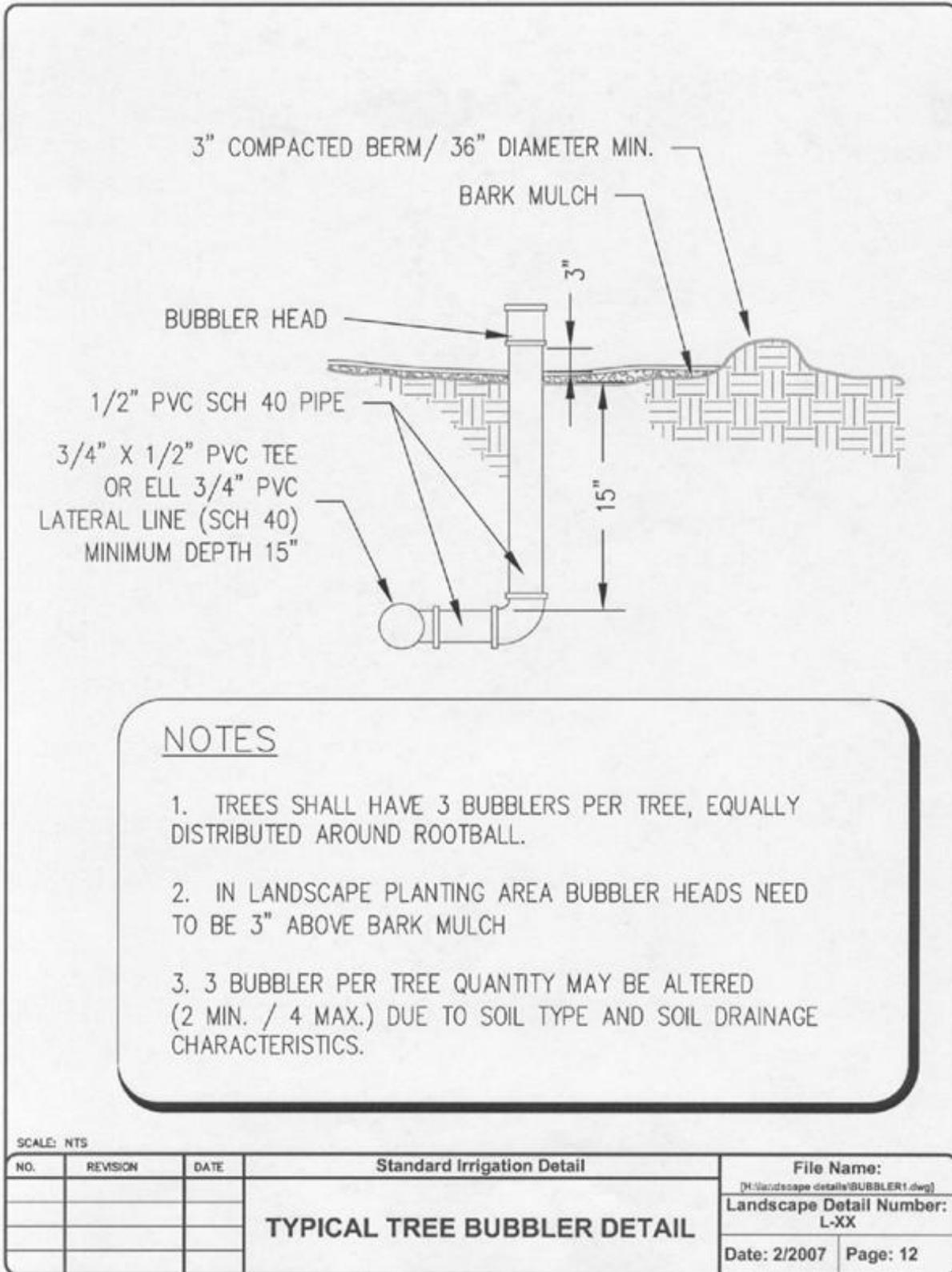


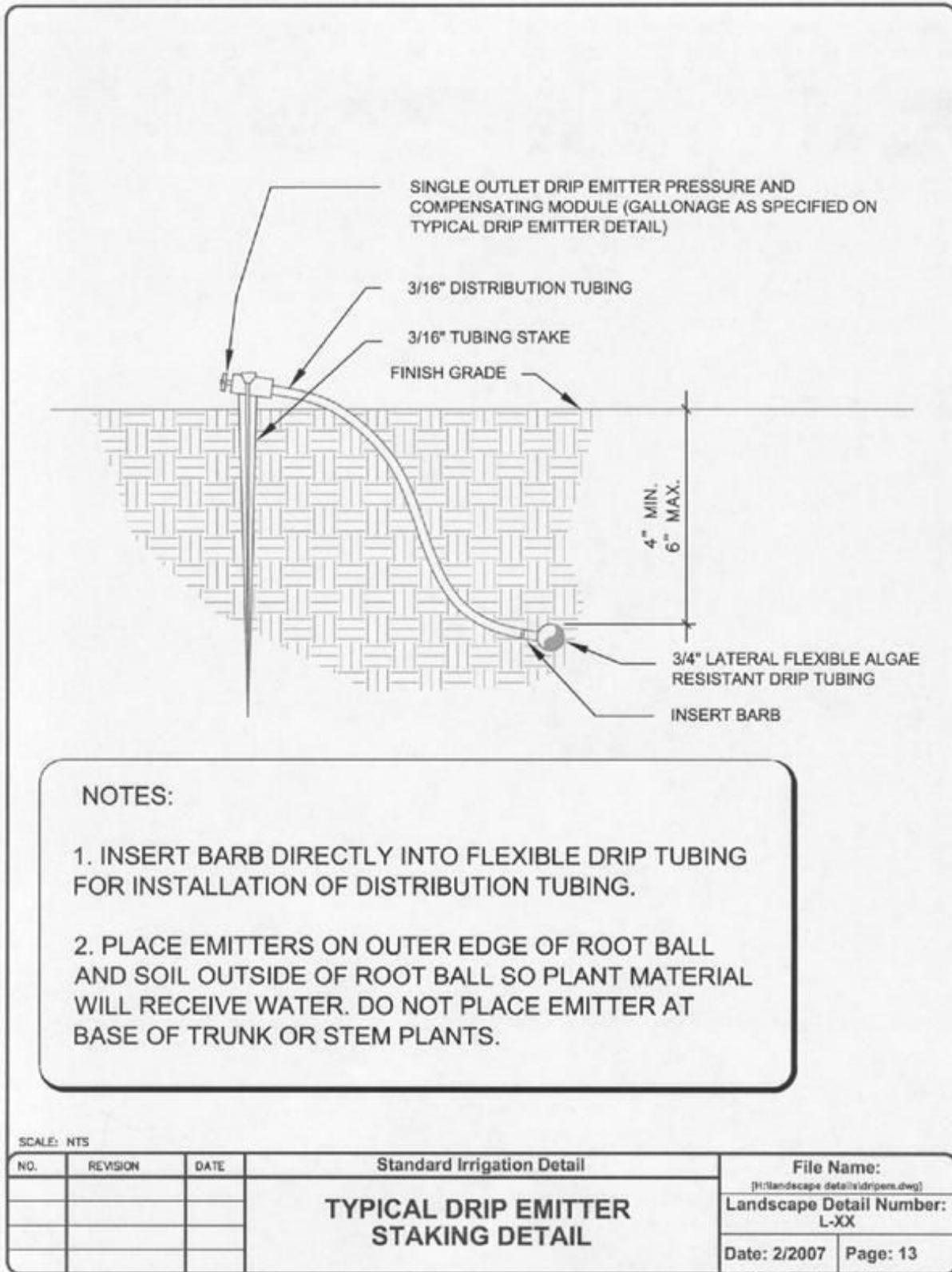
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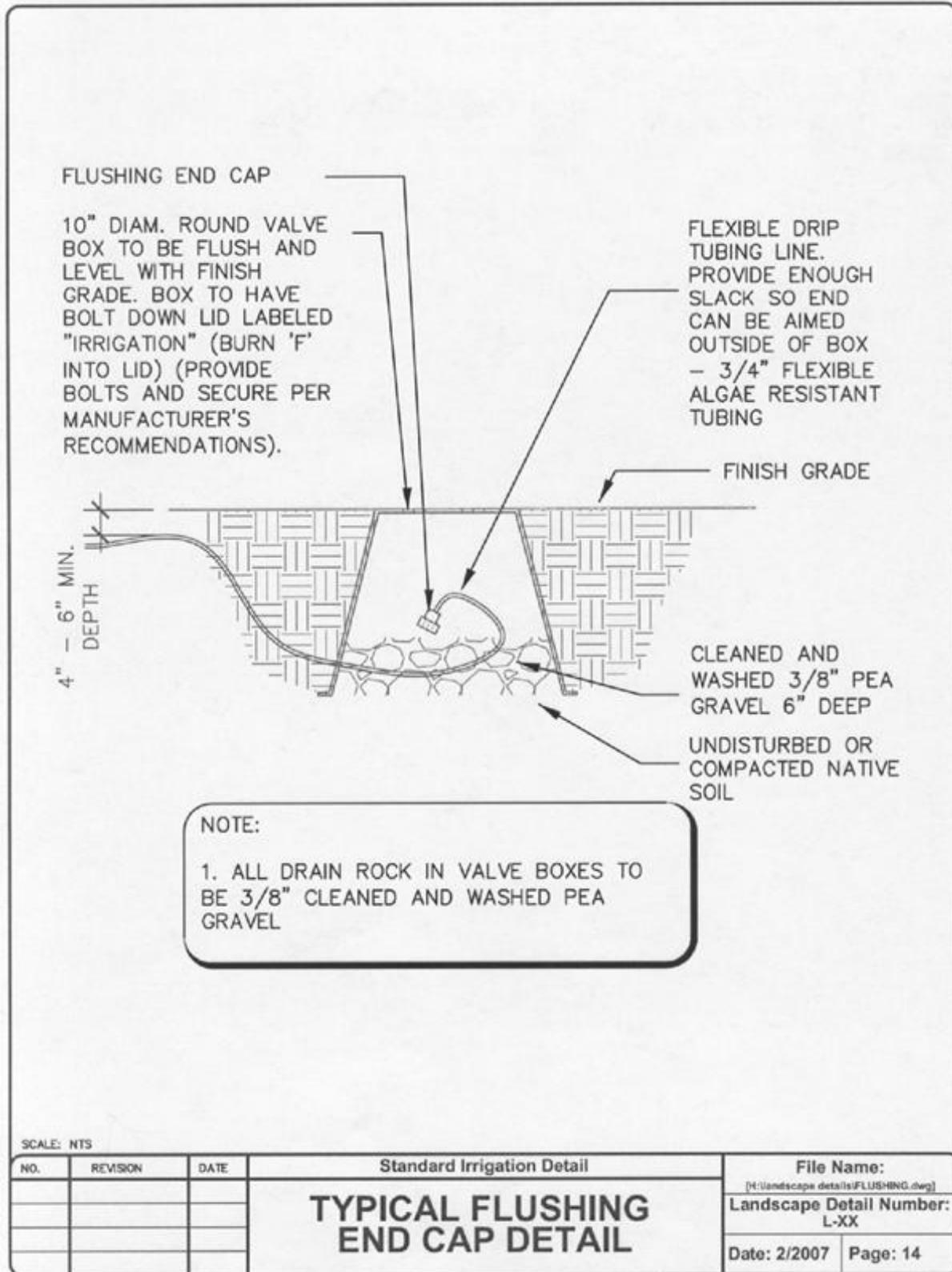
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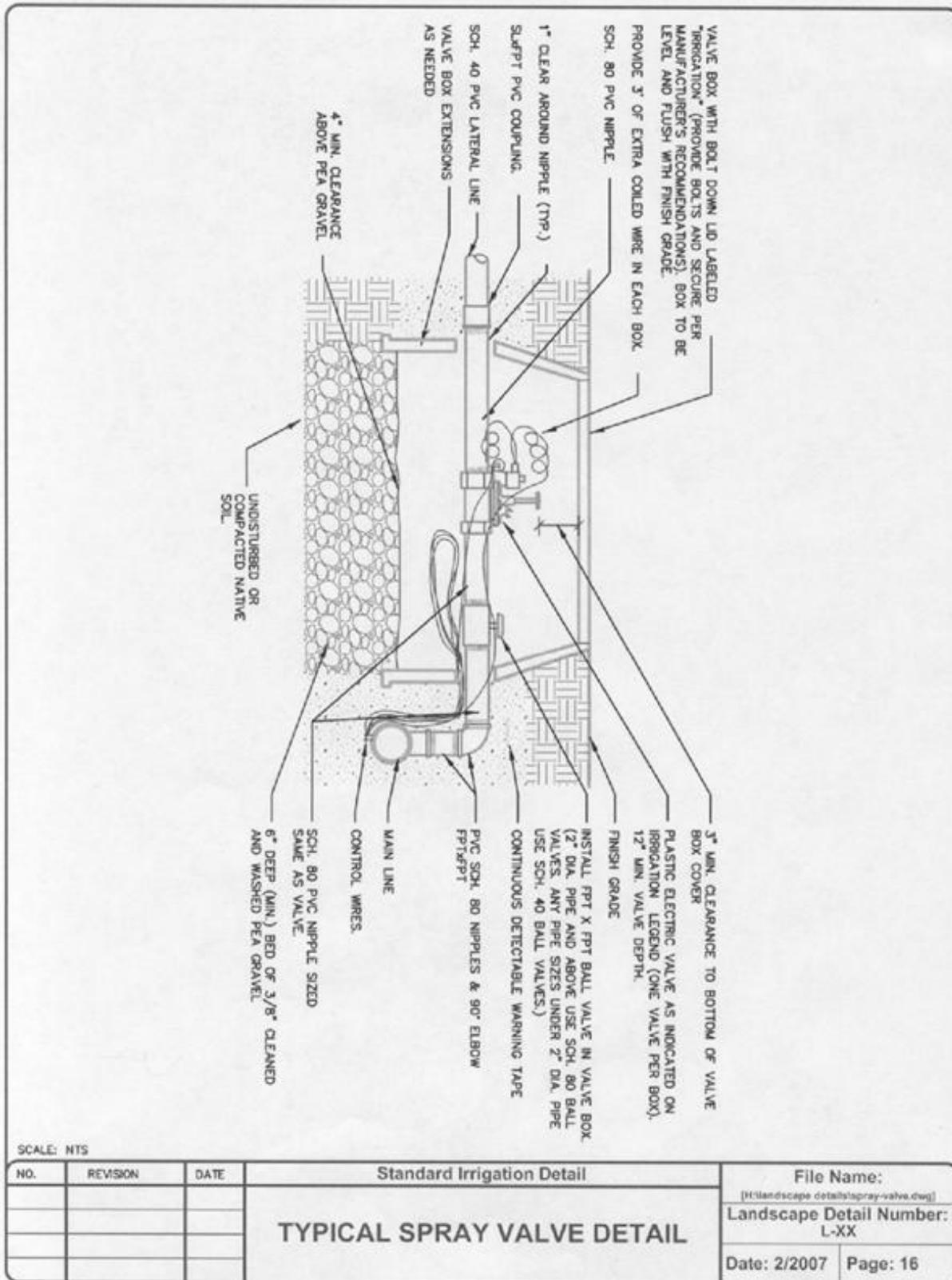


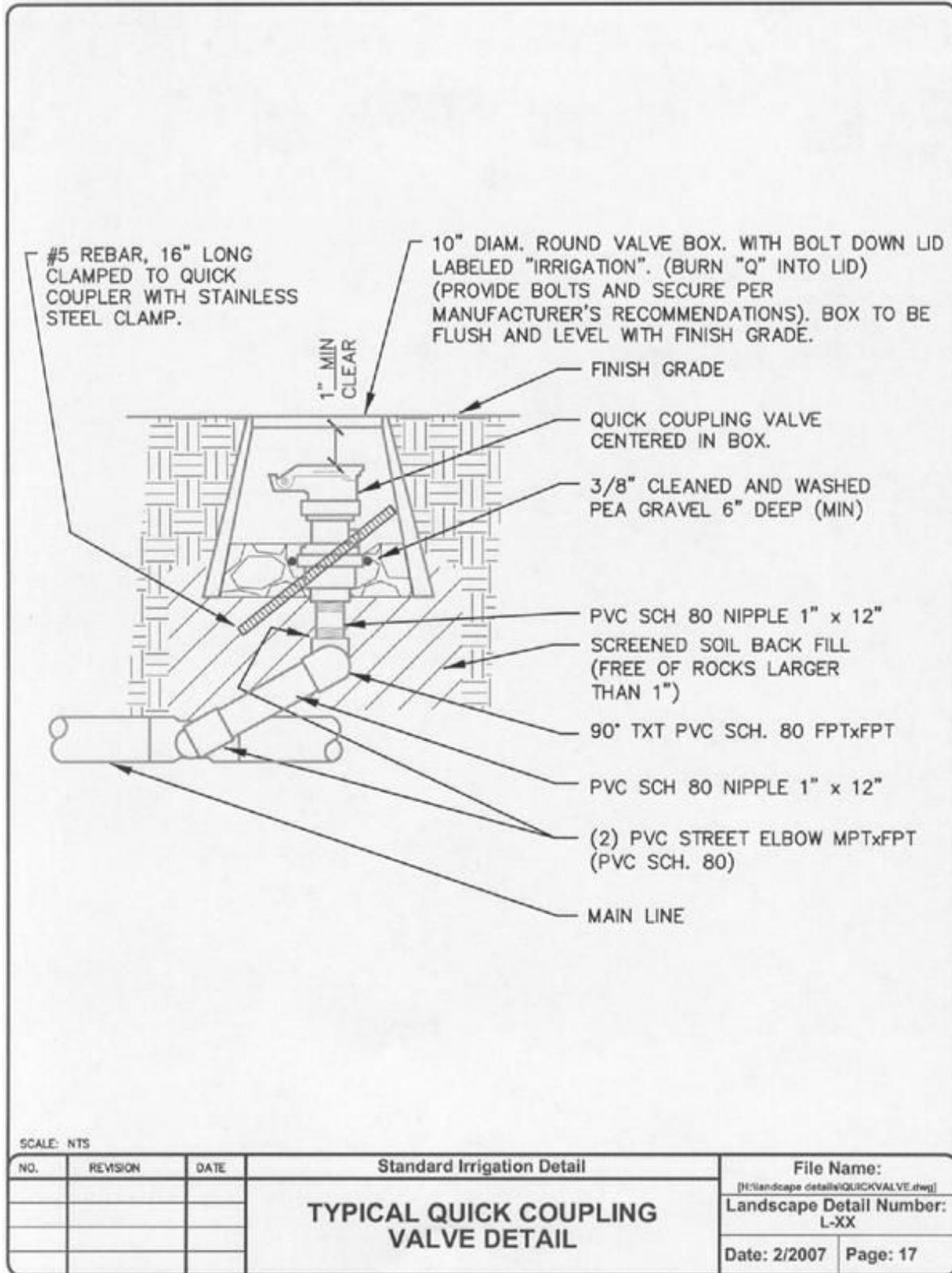


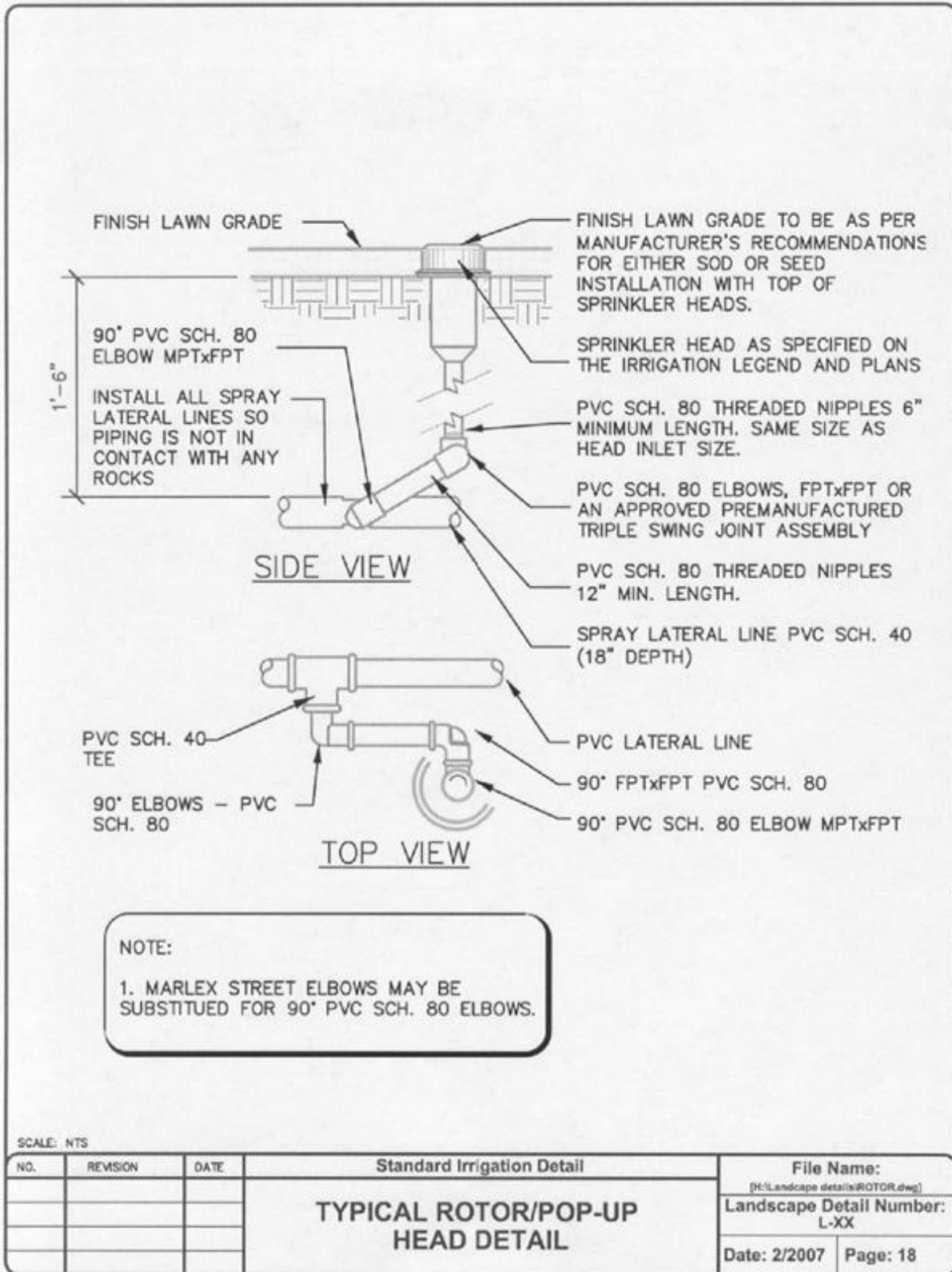


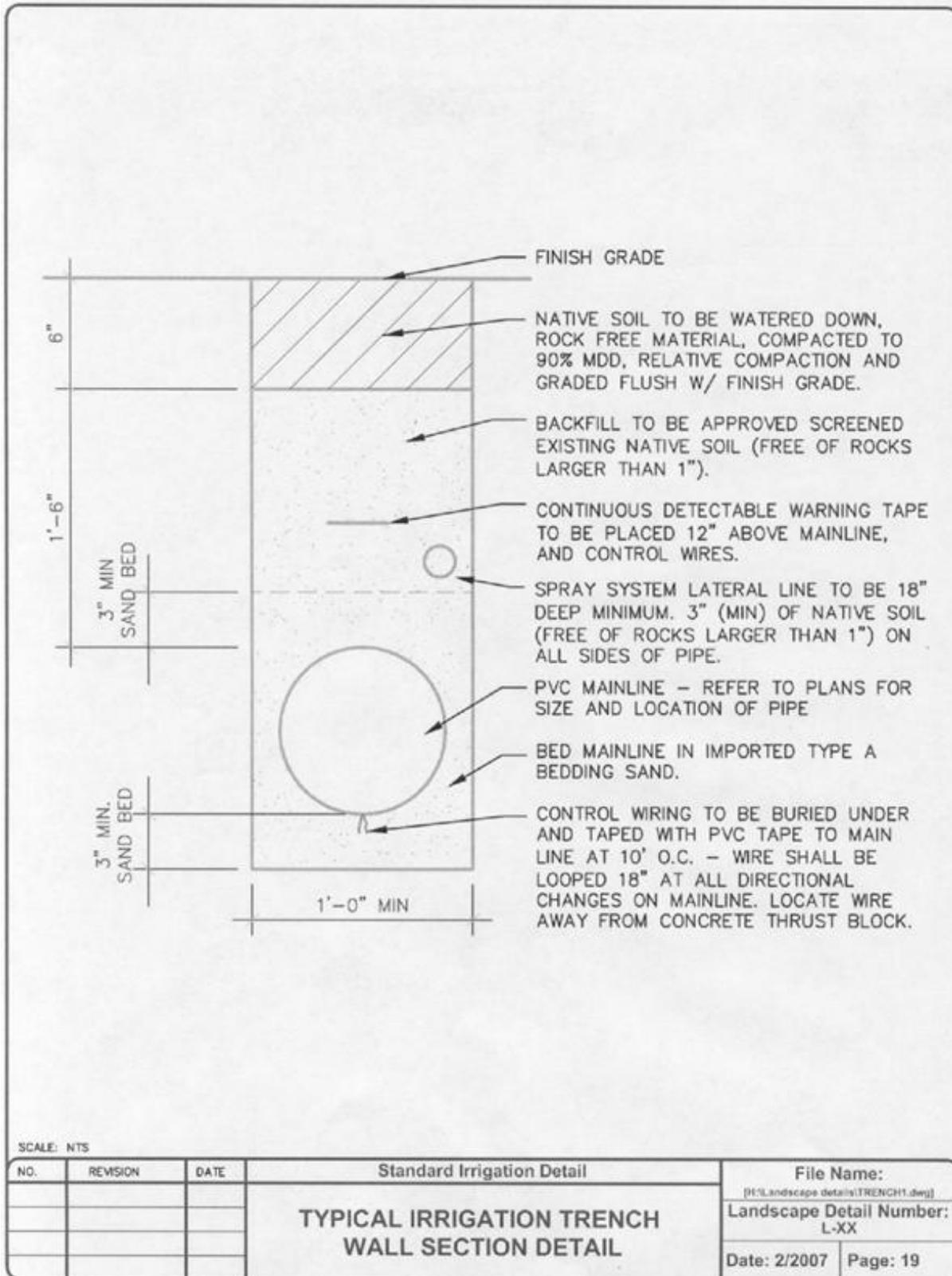


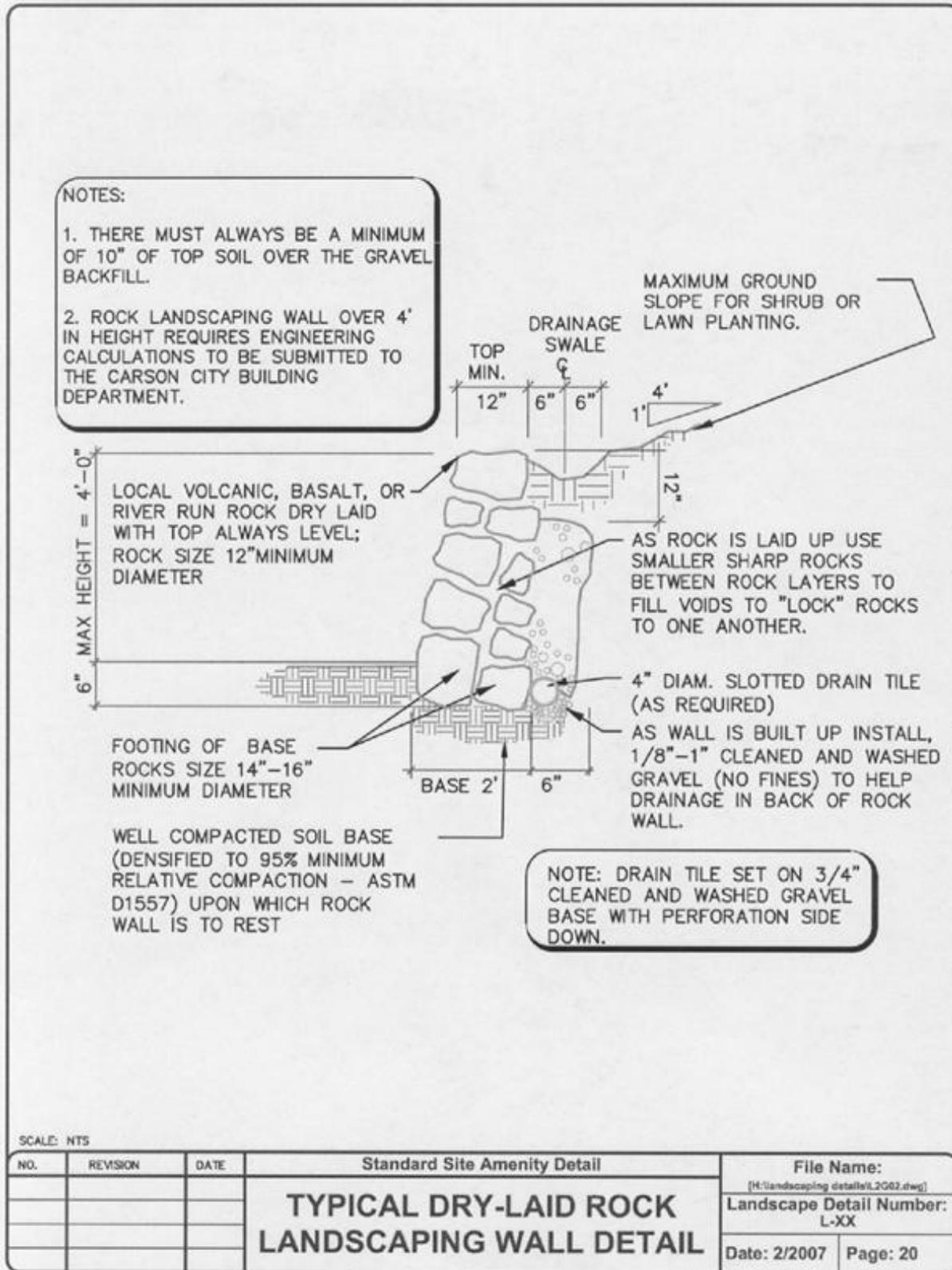


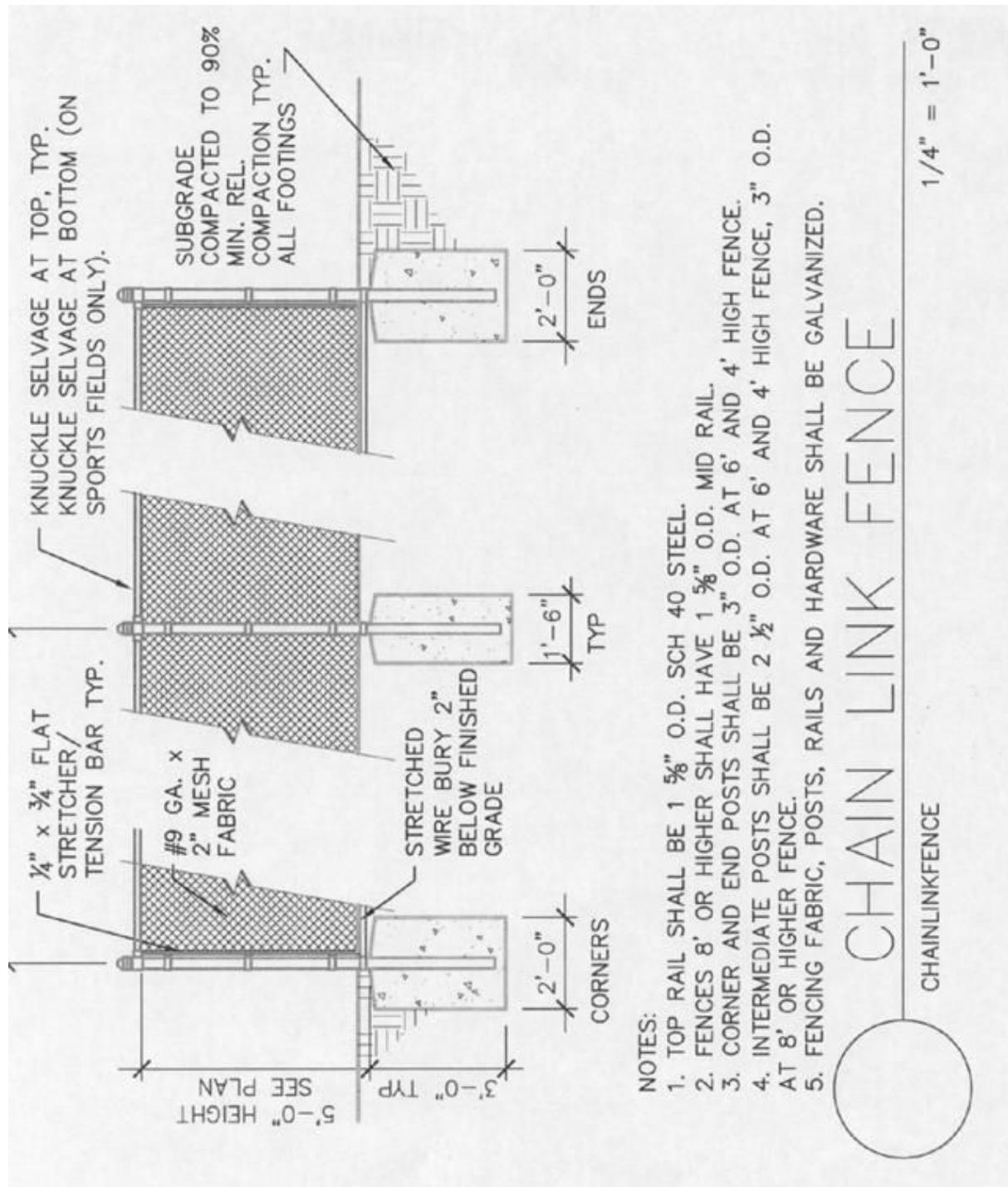


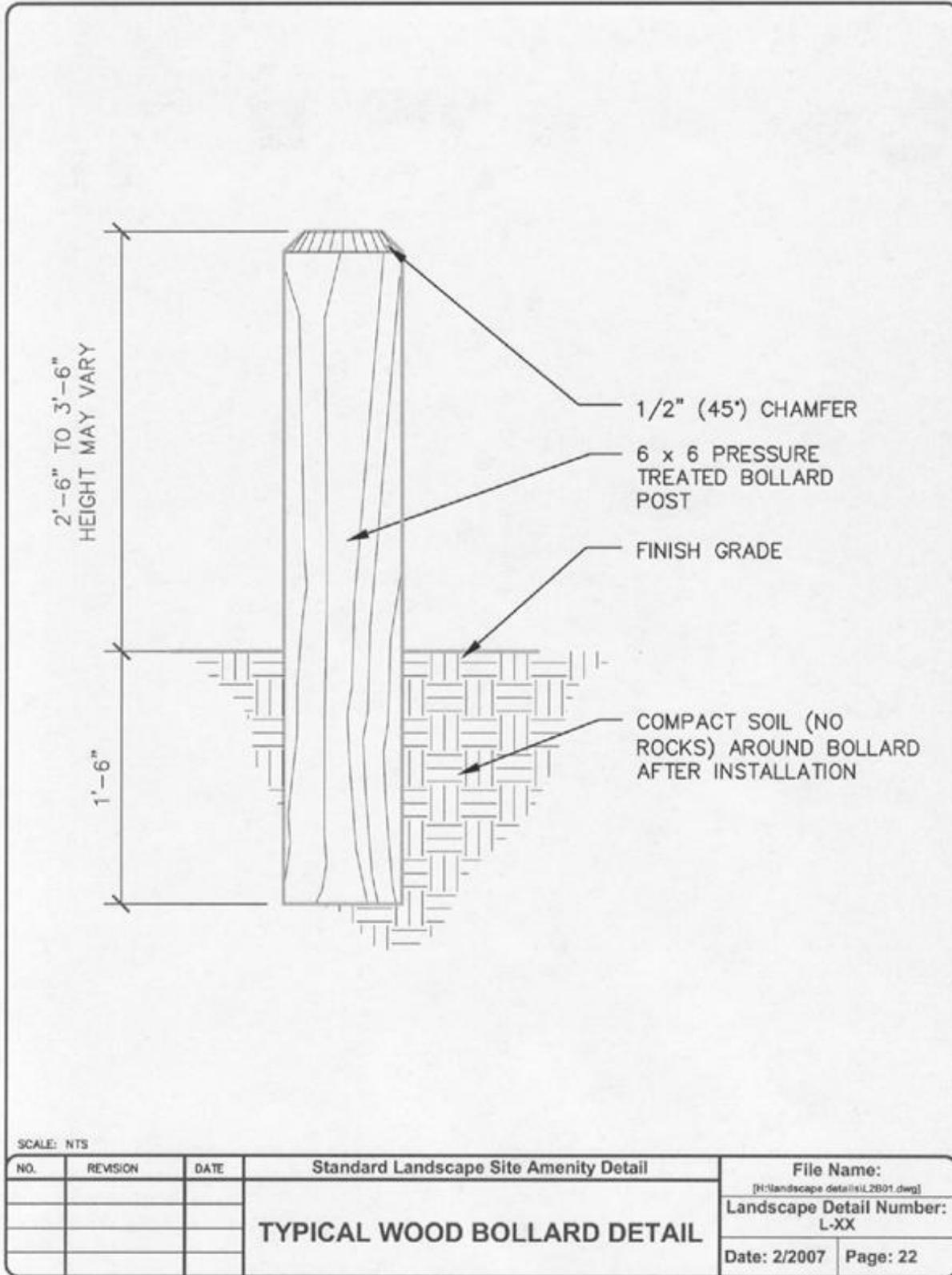


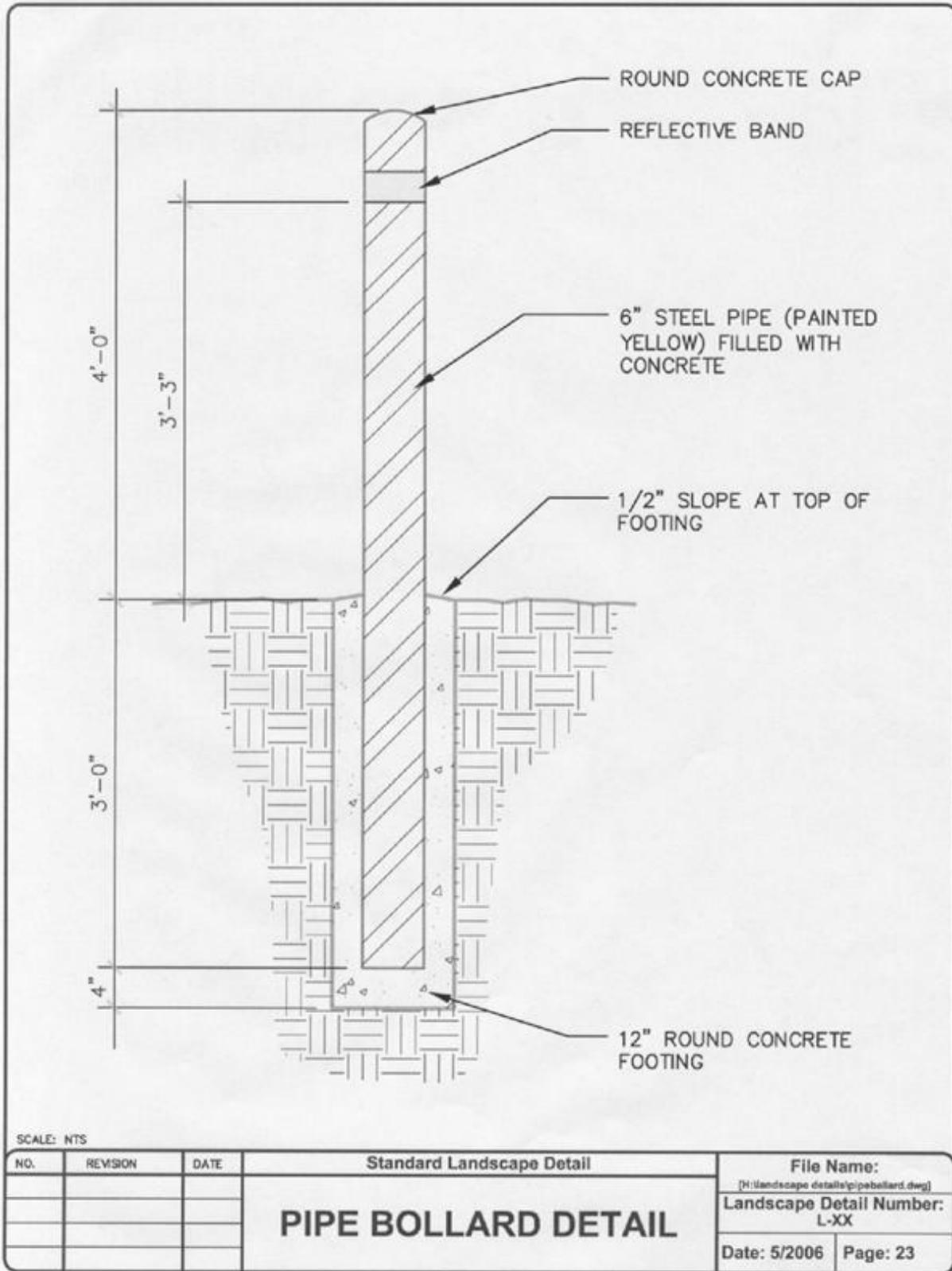












**NATURAL TARGET PRUNING**

Locate the branch bark ridge (H) and the branch collar (E to B).  
 Stub cut the branch (up F, down G).  
 Locate points A and B where the branch meets the branch collar.  
 Cut from A to B, or from B to A with care.  
 If position of B is uncertain, draw a line in your mind from A to E.  
 Angle EAD is approximately the same as angle EAB.  
 Point D is the beginning of the branch bark ridge (H).  
 A proper cut will result in woundwood pattern 1.  
 Improper cuts will result in patterns 2, 3, and 4.  
 Do not leave stubs.  
 Do not make flush cuts.  
 Do not paint the wounds.



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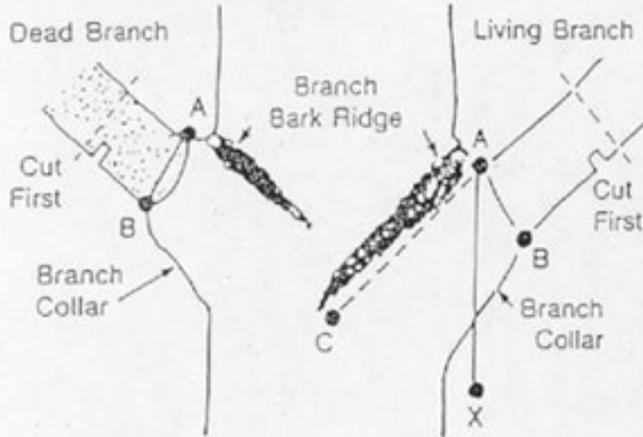
**COOPERATIVE EXTENSION**  
*Bringing the University to You*

**Wendy Hanson**  
Horticulture Assistant  
Master Gardener Program Coordinator

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 Gardnerville (775) 782-9940 FAX (775) 782-9948  
 E-mail: [hansonw@dnrc.unr.edu](mailto:hansonw@dnrc.unr.edu)  
 Web site: [www.unr.edu](http://www.unr.edu)

## Natural Target Pruning

### Hardwoods



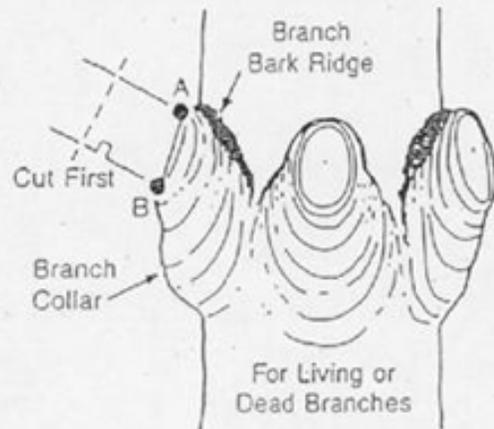
### Natural Pruning Steps

1. Locate the branch bark ridge
2. Find TARGET A—outside of branch bark ridge
3. Find TARGET B—swelling where branch meets branch collar
4. If B is hard to find—drop a line at AX. Angle XAC = to angle XAB
5. Stub branch to be pruned
6. Make cut at line AB

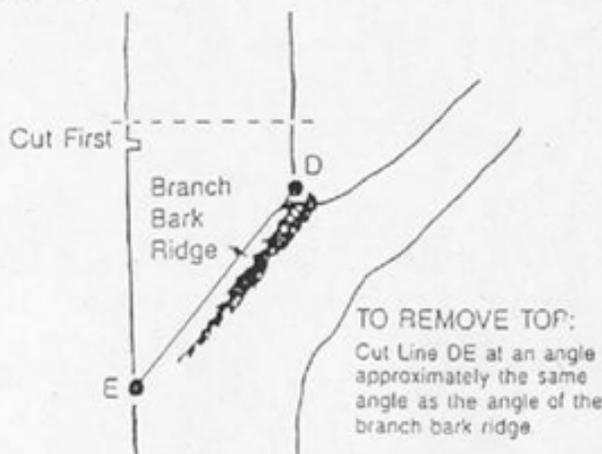
### Do Not

- Cut behind the branch bark ridge
- Leave stubs
- Cut branch collar
- Paint cuts—except for cosmetics
- Leave flat top when topping

### Conifers



### Topping



### BEST TIME TO PRUNE

Late dormant season or EARLY spring before leaves form

### FOR MORE INFORMATION WRITE:

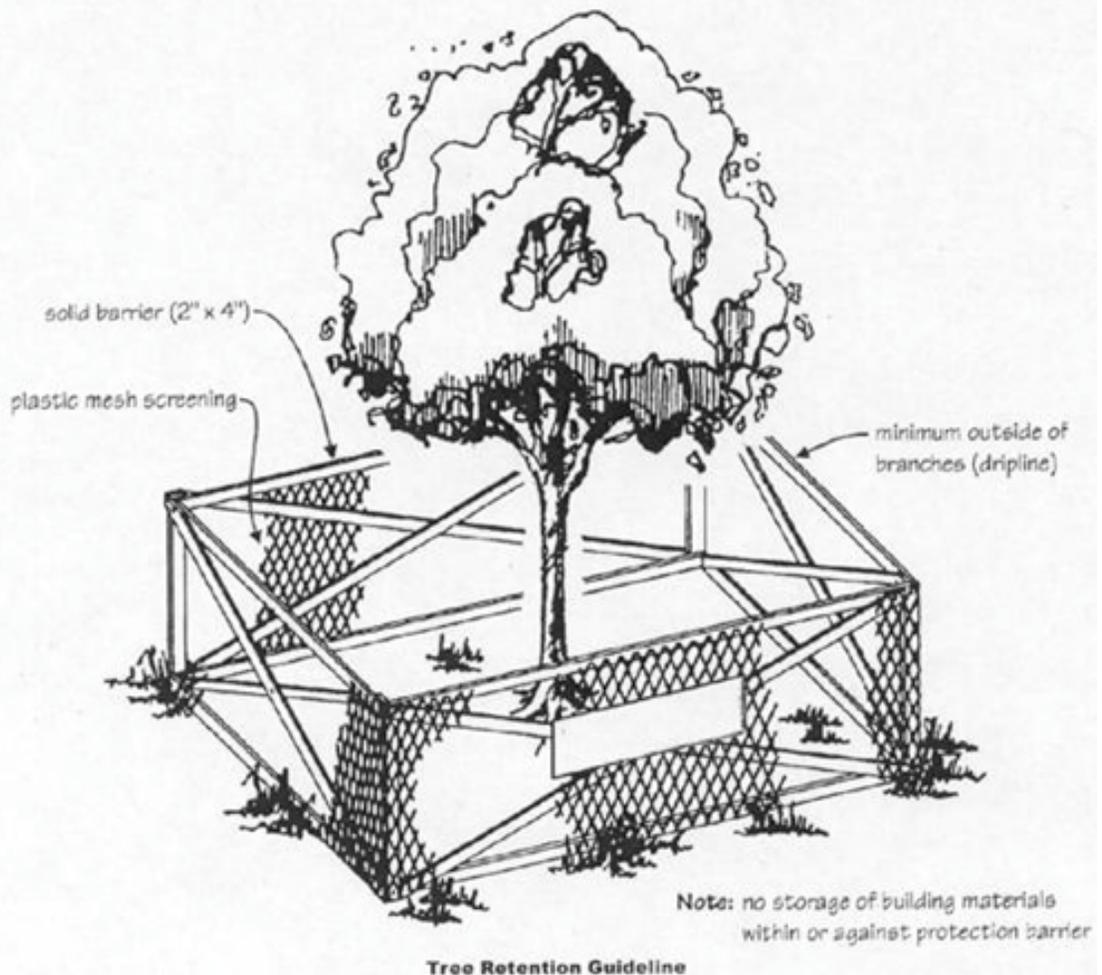
Northeastern Forest  
Experiment Station  
P.O. Box 640  
Durham NH 03824

or

your local State Forestry or  
USDA Forest Service Office

### TREE RETENTION/PROTECTION

- 1) Where trees are to be retained on a site, protection barriers must be installed as specified in 3.4.2.
- 2) Any required excavation in or around the protection barrier to accommodate underground services, footing, etc. should be indicated on the plan and completed by hand.
- 3) Trees inside the protection zone should be cared for throughout the construction process, i.e., they must be watered sufficiently if a portion of the tree's root system has been disturbed by excavation.
- 4) Root and branch pruning, where necessary, must be done in accordance with 3.4.2.



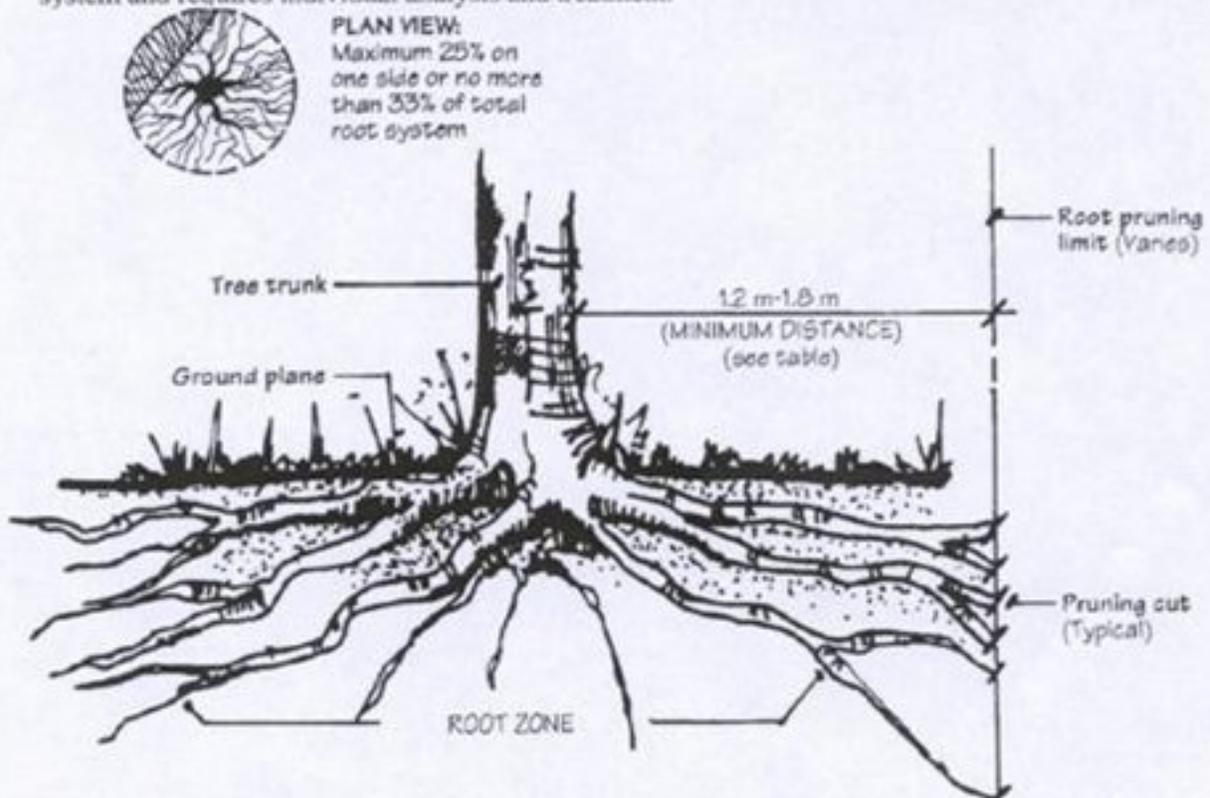
### Root Pruning

Root pruning is the practice of removing a portion of a tree's root system. As a first alternative, adding soil and reseeded is recommended to prevent the removal of key structural roots. However, root pruning sometimes becomes necessary in order to accommodate landscape features such as walks, retaining walls, drains or utilities. Root pruning may also be necessary when existing roots begin to interfere with the routine maintenance of surrounding lawns and shrub beds. For example, it would be better to remove a surface root which is continually wounded by a lawn mower blade rather than to increase potential for disease through open wounds in the root. Other reasons for root pruning may include transplanting and undesirable growth patterns.

The circumstances necessitating root pruning vary, but the objective of tree root pruning is always to ensure the health, stability and longevity of the tree. Therefore, major root pruning should only be done by, or in consultation with, an Arborist or other qualified landscape professional.

The following general guidelines for root pruning are provided for your convenience:

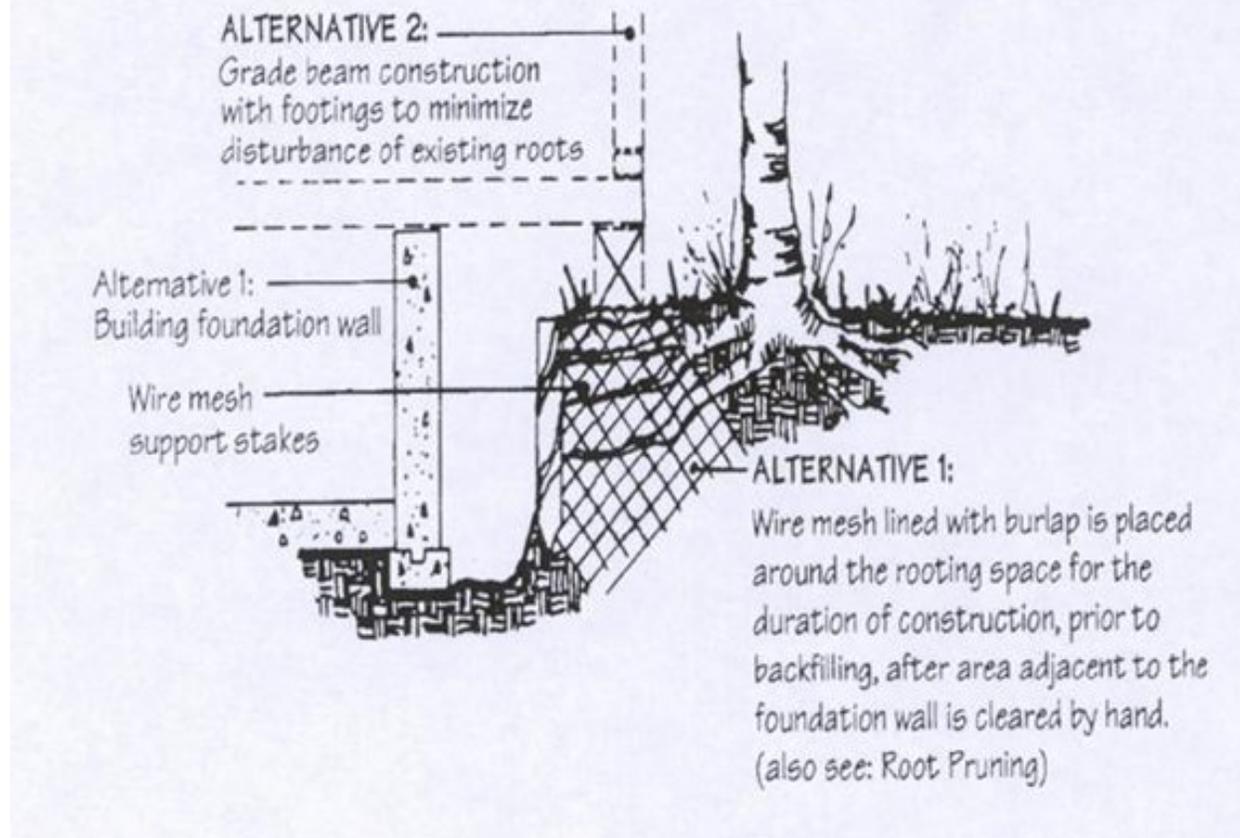
- A tree should be root pruned only if the problem can be solved by removing less than 33 percent of the tree's roots, with no more than 25 percent from one side.
- For trees 30 cm in diameter and less, roots should not be removed within 1.2 m of the outer edge of the tree base. Trees with diameters over 30 cm should be allowed an additional 30 cm for every extra 7.5 cm of trunk diameter measured at a point 1.4 m above ground. For example, a tree with a 37.5 cm diameter trunk measured 1.4 m above the ground would require a minimum 1.55 m allowance around it.
- Cut roots cleanly after excavation with clean, sharp tools, to promote callous formation and wound closure. Wounds may be dressed with a tree rooting hormone compound that is available at garden centres.
- Backfill the excavation as soon as possible and water the soil around roots to avoid leaving air pockets.
- Mix soil improvements (e.g. peat moss) with fill soil to promote new root growth, especially if the existing soil is of poor quality. The soil quality can be easily determined by using a basic soil testing kit which is readily available at most nursery supply stores. Do not add fertilizers until improved tree growth is noticed, generally after 6 to 8 weeks during a growing season. Soil testing will better determine soil deficiencies and additional amendment requirements.
- Surface roots which interfere with other elements in the landscape can be removed under the supervision of an Arborist or other qualified landscape professional. Each tree has a different root system and requires individual analysis and treatment.



**Excavation Adjacent to Retained Trees**

In cases where proposed building excavation will affect existing trees to be retained, special attention should be given to proper root pruning and care for the remaining root system. Alternatively, a post and beam structure for the building may be considered to retain the rooting space (see diagram, Alternative 2). It is important to note that most roots are located in the top 60 cm of soil, with the major roots for water and nutrients absorption in the top 20 to 30 cm.

- a) In order to minimize root damage, soil erosion and tree disturbance, a temporary root curtain<sup>2</sup> should be wrapped around the root zone to retain and protect the exposed area. The root curtain should consist of heavy wire mesh or similar material lined with burlap (to retain moisture) and supported by posts. Backfill should be used as required to ensure that none of the roots are left exposed. Only hand excavation should be used in the root zone area.
- b) It is critical that the root zone system (or roots of the tree) be kept moist by watering as required throughout the construction process.
- c) Once the foundation is ready to be backfilled, the root curtain can be carefully removed. It is of utmost importance that the area surrounding the tree be kept free of building materials, as well as pedestrian and vehicular traffic, to avoid soil compaction.
- d) Tunnelling rather than trenching should be considered when installing underground utilities and drainage lines to minimize damage to existing trees. This technique entails boring a hole under or through the root system with minimum disturbance. To ensure that the work is undertaken in the appropriate manner, a certified Arborist or similarly qualified landscape professional should be consulted if the applicant decides to use this technique.



Owner Maintenance Agreement

All landscaping, irrigation and screening shall be maintained at all times to conform to the regulations of Development Standards Division 3 Landscaping. Landscaping and related equipment including, but not limited to, trees, shrubs, plants, screens, walkways, benches, fountains and irrigation systems shall be maintained by the present or subsequent owner of the property. The owner of the property is responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive. Each owner shall be required at all times to keep all landscaping materials in good health, repair and maintenance.

The City may require the immediate replacement of any and all dead or damaged plant materials at any time. If any portion of the landscaping material or irrigation equipment is dead, dying, damaged, destroyed or otherwise affected, the owner of the development project shall replace or repair the damaged or affected material within thirty days following notification from the Director. If the season of the year makes this repair or replacement impractical within the thirty-day period, the person responsible for the landscaping shall submit a letter of request to the Director asking for a delay to replace materials and shall submit a time frame for the accomplishment of this work. If the repair or replacement is not accomplished in a timely fashion the Director may initiate proceedings to revoke the special use permit or business license for the subject use.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

## Carson City Tree List for Commercial Projects

USDA Zone: 5 (Plant Material)

Sunset Zone: 3

*Species and Varieties Appropriate for Proposed Site That Are Not on This List Are Subject to Approval, Not Including Accent Trees*

### Deciduous

#### *Small Tree - Less than 30 feet (single stem)*

- |   |                                      |
|---|--------------------------------------|
| ACER ginnala 'Flame'                    | Amur Maple                           |
| * AMELANCHIER species varieties         | Serviceberry                         |
| CARPINUS caroliniana                    | American Hornbeam                    |
| CATALPA bignonioides 'Nana'             | Umbrella Catalpa                     |
| * CRATAEGUS species thornless varieties | Hawthorn                             |
| FRAXINUS pennsylvanica 'Johnson'        | Leprechaun Green Ash                 |
| KOELREUTERIA paniculata                 | Goldenrain Tree                      |
| * MALUS species varieties               | Flowering Crabapple (<1" size fruit) |
| * PRUNUS maackii                        | Amur Chokecherry                     |
| * PRUNUS padus                          | European Bird Cherry                 |
| * PRUNUS virginiana 'Canada Red'        | Canada Red Chokecherry               |
| SORBUS americana 'Dwarfcrone'           | Red Cascade Mountain Ash             |

#### *Medium Tree - 30 feet to less than 50 feet tall*

- |   |                       |
|---|-----------------------|
| ACER fremanii 'Jeffersred'                | Autumn Blaze Maple    |
| * ACER negundo 'Sensation'                | Sensation Box Elder   |
| ACER nigrum 'Greencolumn'                 | Greencolumn Maple     |
| * ACER platanoides varieties              | Norway Maple          |
| ACER pseudoplatanus varieties             | Sycamore Maple        |
| * ACER rubrum varieties                   | Red Maple             |
| ACER saccharum 'Green Mountain'           | Sugar Maple           |
| CARPINUS betulus varieties                | European Hornbeam     |
| CATALPA speciosa                          | Northern Catalpa      |
| CELTIS occidentalis                       | Common Hackberry      |
| CELTIS reticulata                         | Western Hackberry     |
| * FRAXINUS americana varieties            | White Ash             |
| FRAXINUS excelsior                        | European Ash          |
| FRAXINUS ornus                            | Flowering Ash         |
| * FRAXINUS pennsylvanica varieties        | Green Ash             |
| FRAXINUS quadrangulata                    | Blue Ash              |
| * GLEDITSIA triacanthos inermis varieties | Thornless Honeylocust |
| GYMNOCLADUS dioicus                       | Kentucky Coffeetree   |
| * PYRUS calleryana varieties              | Callery Pear          |

\* - Carson City Historic District Preferred Tree

QUERCUS lobata	Valley Oak
QUERCUS robur 'Fastigiata'	Skyrocket English Oak
* ROBINIA x ambigua 'Idaho'	Idaho Locust
* SORBUS aucuparia varieties	Mountain Ash
* TILIA cordata varieties	Littleleaf Linden
TILIA tomentosa varieties	Silver Linden
<i>Large Tree - 50 feet or greater</i>	
* PLATANUS occidentalis	American Sycamore
* PLATANUS x acerifolia 'Bloodgood'	London Planetree
* QUERCUS coccinea	Scarlet Oak
QUERCUS douglasii	Blue Oak
QUERCUS macrocarpa	Bur Oak
QUERCUS robur 'Fastigiata'	Columnar English Oak
* QUERCUS rubra	Red Oak
TILIA americana varieties	American Linden
ZELKOVA serrata	Sawleaf Zelkova

**Evergreen**

*Small Tree - Less than 30 feet (single stem)*

* PINUS mugo	Swiss Mountain Pine
PINUS thumbergiana	Japanese Black Pine

*Medium Tree - 30 feet to less than 50 feet tall*

* JUNIPERUS species varieties	Juniper tree
* PICEA pungens varieties	Spruce
PINUS aristata	Bristlecone Pine
PINUS edulis	Two-Needle Pinyon Pine
PINUS monophylla	Single-Leaf Pinyon Pine
PINUS nigra	Austrian Pine
PINUS sylvestris	Scotch Pine

*Large Tree - 50 feet or greater*

* ABIES concolor	White Fir
* CALOCEDRUS decurrens	Incense Cedar
CEDRUS atlantica	Atlas Cedar
* PICEA pungens	Colorado Spruce
PINUS contorta latifolia	Lodgepole Pine
* PINUS jeffreyi	Jeffrey Pine
* PINUS ponderosa	Ponderosa Pine
SEQUOIA ADENDRON giganteum	Giant Sequoia

\* - Carson City Historic District Preferred Tree

## Carson City Riparian Area List

Scientific Name

Common Name

**Tree**

ACER negundo	Boxelder
ALNUS incana spp. tenuifolia	Thinleaf Alder
ALNUS rubra	Red Alder
ALNUS sinuata	Sitka Alder
BETULA occidentalis	Water (Black) Birch
CRATAEGUS douglasii	Black/Douglas Hawthorn
POPULOUS fremontii	Cottonwood
POPULUS angustifolia	Narrowleaf Cottonwood
POPULUS balsamifera spp. Trichocarpa	Black Cottonwood
POPULUS tremuloides	Quaking Aspen
PRUNUS virginiana 'Canada Red'	Canada Red Chokecherry
SALIX alba	White Willow
SALIX amygdaloides	Peachleaf Willow
SALIX nigra	Black Willow
SALIX prolixa	Mackenzie Willow
SAMBUCUS coerulea	Blue Elderberry

## Carson City Riparian Area List

Scientific Name

Common Name

### Shrub

CORNUS sericea	Redosier Dogwood
ELAEGNUS commutata	Silverberry
PENTAPHYLLOIDES floribunda	Shrubby Cinquefoil
PHILADELPHUS lewisii	(Mockorange) Syringa
RHUS tribobata	Skunkbush Sumac
RIBES aureum	Golden Current
RIBES cereum	Wax (Squaw) Current
ROSA woodsii	Wood's Rose
SALIX bebbiana	Bebb Willow
SALIX boothii	Booth Willow
SALIX drummondiana	Drummond Willow
SALIX exigua ssp. Exigua	Coyote Willow
SALIX exigua ssp. Melanopsis	Coyote Willow
SALIX geyeriana	Geyer Willow
SALIX lemmonii	Lemmon Willow
SALIX lutea	Yellow Willow
SALIX lutea ssp. Lasiandra	Pacific (Whiplash) Willow
SALIX planifolia var. planifolia	Planeleaf Willow
SALIX scouleriana	Scouler Willow
SALIX sitchensis	Sitka Willow
SAMBUCUS racemosa ssp. Pubens	Red Elderberry
SHEPHERDIA argentea	Silver Buffaloberry
SYMPHORICARPOS albus	Common Snowberry

*Note: The following proposed sign code text is completely rewritten and would replace the entire text of the current sign code. Refer to the sign code Summary of Proposed Changes document for a comparison of the current sign code provisions to the proposed revisions. Strike-through and underlined text is used in some instances in this draft review document to highlight some notable changes or additions but does not include all changes to the current sign code verbiage. Only the new proposed language is shown in this document.*

Table of contents:

- 18.XX.010 – Purpose.
- 18.XX.020 – Applicability.
- 18.XX.030 – Definitions.
- 18.XX.040 – Sign regulations by zoning district.
- 18.XX.050 – Signs for shopping centers.
- 18.XX.060 – Signs for businesses with drive-through service.
- 18.XX.070 – Signs for businesses licensed to sell new automobiles.
- 18.XX.080 – Number of freestanding signs.
- 18.XX.090 – Freeway-oriented signs.
- 18.XX.100 – Signs for businesses licensed to grow, process or sell marijuana or
- 18.XX.110 – Signs located on bus shelters.
- 18.XX.120 – Computation of sign area.
- 18.XX.130 – Electronic message display signs.
- 18.XX.140 – Sign permits.
- 18.XX.150 – Exemptions.
- 18.XX.160 – Prohibited and restricted signs.
- 18.XX.170 – General requirements applicable to all signs.
- 18.XX.180 – Nonconforming signs.
- 18.XX.190 – Appeals of decisions regarding sign permits.
- 18.XX.200 – Variation from sign regulations.
- 18.XX.210 – Applicability of other laws and severability.
- 18.XX.220 – Enforcement and penalties.

**18.XX – Signs**

**18.XX.010 – Purpose.**

The purpose of this division is to provide minimum standards to safeguard life, health, property and public welfare in keeping with the unique character of Carson City by establishing equal enforcement, regulation and control where applicable by the size, number, height, design, quality of materials, construction, location, electrification and maintenance of all signs and sign structures as defined in this chapter, and to accomplish the following results:

1. To protect and enhance the character of residential and commercial neighborhoods, open views and vistas, and property values by prohibiting signs that are obtrusive and incompatible with the immediate surroundings;
2. To protect the economic health of commercial centers and property values by encouraging signs that effectively communicate the availability of goods and services to consumers;

3. To provide a reasonable and comprehensive system of sign management addressing size, location, design, and illumination for the fair and consistent enforcement of these sign regulations;
4. To encourage signs that are varied in design, well-constructed, and pleasing in appearance;
5. To attract and direct persons to various activities and enterprises in order to provide for the public convenience; and
6. To prohibit the indiscriminate use of other outdoor advertising.

**18.XX.020 – Applicability.**

1. It shall be unlawful to display, erect, place, establish, paint, or maintain a nonexempt sign in the City except in conformance with the standards, requirements, limitations and procedures of this chapter.
2. Severability. If any provision of this chapter is declared by a court of competent jurisdiction to be illegal or unconstitutional, it shall in no way affect the remainder of this division or any section thereof, it being intended that the remainder shall remain in full force and effect.

**18.XX.030 – Definitions.**

The terms below have the meanings as defined in this section for the purposes of administering this chapter. Where a definition in this chapter conflicts with any definition in title 18 or any other chapter of CCMC, the definition in this section only applies to the administration of this chapter.

“A-frame sign” means a portable sign typically made of lightweight and rigid material having the capability to stand on its own.

"Area identification sign" means a permanent sign of not more than 100 square feet in area used to identify a neighborhood, subdivision, shopping district or industrial district.

“Area of sign” or “sign area” is the sign display surface area as computed in accordance with the provisions of this chapter. [~~any portion of a sign display surface area on which the sign copy appears.~~]

"Balloon" is an inflatable device that is less than 18 inches in height and width.

"Banner" means any sign of fabric, plastic or similar material that is mounted to a pole, structure or a building at one or more edges. [~~a temporary flexible sign or similar device.~~]

"Billboard" means an outdoor advertising sign containing a message, commercial or otherwise, which is unrelated to the merchandise for sale or services performed by the person or business on whose property the sign is located, posted for a fee by the owner of the sign framework.

"Building facade" means the vertical face of a building to the lower edge of the roof.

## Title 18 Appendix, Development Standards – Division 4, Signs

---

"Changeable promotional flag" is a flag that may or may not contain a commercial message [~~excluding official flags~~], including "feather flags" as defined in this chapter.

~~"Changeable promotional sign" is a sign consisting of a permanent exterior framework structure surrounding a temporary changeable copy sign intended for the advertisement of special events, promotions and sales.~~

"Civic display" means a temporary display of banners, balloons, flags, lights or similar decorations maintained by the city, county, state or federal government within the public right-of-way or on other public property in connection with a holiday, or civic event.

"Commercial message" means any sign wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service, or other commercial activity or is otherwise defined as "commercial speech" by the Nevada Supreme Court, the United States District Court for the District of Nevada, the Ninth Circuit Court of Appeals, or the United States Supreme Court for purposes of interpreting the United States Constitution or Nevada constitution regarding freedom of expression or speech.

"Community directional sign" is any permanent sign erected and maintained by the city, county, state or federal government within the public right-of-way for traffic direction to any school, hospital, historical site, or church, or to any public service, property or facility.

"Community directory sign" is a permanent sign located within the public right-of-way along the major arterial entrances to the city that give information about local religious institutions and civic organizations.

"Copy" includes characters, letters, illustrations, writings, and symbols, including logos and trademarks.

~~"Corporate flag" is a flag that contains the corporate logo of the business located on the parcel on which the flag is flown.~~

"Directional sign" is an on-premise sign giving directions, instructions or facility information, including but not limited to parking, exit and entrance signs. ~~A directional sign may contain a logo, but no advertising copy, provided that the logo may not comprise more than twenty (20) percent of the total sign area.~~

"Display surface" means the surface of the sign upon, against or through which the message is displayed or illustrated on the sign and includes any illuminated or non-illuminated portion of the display surface.

"Dissolve" is a mode of message transition on an electronic message display accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the subsequent message.

"Double-faced sign" is any sign designed for the sign display surface to be viewed from 2 directions and on which the 2 display surfaces of the sign are parallel or the angle between them is not more than 30 degrees.

"Downtown business directional sign" is any sign erected in the right-of-way within the Downtown Mixed-Use zoning district that may contain advertisement for businesses located within the downtown area and is intended to assist pedestrians in locating downtown businesses.

## Title 18 Appendix, Development Standards – Division 4, Signs

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"Electronic message display" is any sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

"Erect" means to build, construct, attach, hang, place, suspend or affix and includes the painting of wall signs.

"Fade" is a mode of message transition on an electronic message display accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

"Feather flag" means a vertically oriented banner of flexible material attached to a single pole allowing the fabric to hang loose at 1 or 2 sides of the banner.

"Flag" means a piece of fabric varying in shape, color and design usually attached at one edge to a staff, pole or cord, and which contains a noncommercial message as defined in this chapter.

~~["Flag, official" includes the flags of the United States of America, the state of Nevada, the consolidated municipality of Carson City, flags of the U.S. military including P.O.W./M.I.A. flags, and any flag approved by the board or any foreign nation having diplomatic relations with the United States which are flown in accordance with protocol established by the Congress of the United States.]~~

"Flashing sign" is an illuminated sign in which the artificial light is not maintained in a stationary or constant intensity.

"Freestanding sign" means a sign which is permanently supported by any structure that is not an integral part of any building located upon the premises.

"Freeway intersection" is the point at the intersection of the centerlines of the Interstate 580 freeway and a street at which there is a freeway off-ramp.

"Freeway-oriented sign" is any freestanding on-premise sign that exceeds the maximum permitted sign height or sign area for a commercial use or shopping center and is designed to be visible from at least one direction of Interstate 580.

"Frontage of building" means the lineal length of any portion of a building facing any adjacent public street or on-site parking area. Where the allowable sign area is a function of building or business frontage, no more than 2 frontages may be counted in calculating the allowable sign area for any building occupant.

"Height, sign" means the height of a sign as determined by measurement from adjacent, finished grade to the highest point of the sign's structure.

"Holiday decorations" means any display commonly associated with a holiday as defined in the NRS.

"Incidental sign" means a sign posted on private property by the owner of the property which is generally informational, contains no commercial message, and has a purpose secondary to the use of the site on which it is located, such as traffic control signs, parking or loading control signs, signs indicating the location of telephones or emergency equipment, and other similar signs.

“Indirect lighting” means illumination of a sign designed so that the immediate source of the illumination is not visible when the sign is lighted.

"Inflatable device" is an inflated object filled, whether mechanically or otherwise, with air or other gas for the purpose of attracting attention, excluding “balloons” as defined in this chapter.

“Message hold time” means the time a message is displayed on an electronic message display sign before the sign transitions to display another message.

"Monument sign" means a detached sign with a solid base equal to or greater than the length of the sign copy and connected solidly to or arising from the ground.

“Monument sign, special” means a monument sign which may be located at each entrance to a parcel from a public street and which is not more than 32 square feet in sign area, is not more than 6 feet in height, and is non-illuminated.

“Noncommercial message” means any sign copy that is not a commercial message as defined in this chapter, and includes any definition of “noncommercial speech” by the Nevada Supreme Court, the United States District Court for the District of Nevada, the Ninth Circuit Court of Appeals, or the United States Supreme Court for purposes of interpreting the United States Constitution or Nevada constitution regarding freedom of expression or speech.

"Nonconforming sign" is a sign which was legally erected under laws or ordinances in effect at the time the sign was erected but which is now in conflict with the provisions of this chapter.

~~“Off-premise sign” is a sign which advertises or informs about goods, products, services or uses not directly concerning the use on the property upon which the sign is located.~~

“Official sign” means any sign owned by, or erected by or at the direction of the city in furtherance of the official duties of the city or another governmental agency, including, but not limited to, traffic control signs, directional signs, street identification signs, warning signs, parking control signs, area identification signs, and signs prohibiting or controlling access to property.

"Parapet" is that portion of a wall of a building which extends higher than the roof of the same building.

"Parapet sign" is a sign which is affixed to the parapet of a building and parallel thereto.

"Pennant" is any lightweight plastic, fabric or other material not exceeding 18 inches in length, whether or not containing a message of any kind, suspended from a rope, pole, wire or string, usually in a series or as a single flag, designed to move in the wind.

"Permanent sign" is any sign which from nature and effect of its proposed composition, construction, message to be carried, or its proposed placement would make it reasonable to determine that it was intended for continuous display.

"Person" means any person, firm, partnership, associations, co-partnership, company or organization of any kind.

~~“Political sign” is a sign designed for the purpose of advertising support of or opposition to a candidate or proposition.~~

"Portable sign" is a sign that is designed to be movable and is not structurally attached to the ground, a building, a structure or any other sign, and includes signs carried by a person.

~~—"Real property sign" is a sign placed upon real property to advertise that the property upon which the sign is placed, or any piece or parcel thereof, or any interests therein, is or will be for sale, exchange, lease or rent.~~

"Roof-mounted sign" means a sign erected upon a roof of a building which extends higher than the highest portion of the roof or parapet where the sign is located.

"Shopping center" means a group of 5 or more commercial business establishments planned and developed as a unit on a single parcel of not less than 3 acres in area or commonly managed parcels of land that utilize an undivided or unsegregated parking area that totals not less than 3 acres in area.

"Sign" means any marking, device, fixture, placard, or structure that uses any graphics, illumination, symbol, or writing to draw the attention of the public, or advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public, and which is visible from any public right-of-way, common parking area or surrounding properties. This definition includes all parts of such a device, including its structure and supports and also includes balloons, pennants, streamers or other devices which are used to attract the attention of the public, whether or not they contain copy. This definition does not include handheld devices, fixtures or placards.

"Street" includes any public street, alley, way, place or thoroughfare.

"Temporary sign" refers to any sign meeting the definition of a "sign" which is not permanently installed.

"Transition" is a visual effect used on an electronic message display to change one message to another.

"Wall sign" means any sign attached, painted or erected against a wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of the wall.

"Window sign" is a sign maintained in or painted upon a window, including all signs located inside and affixed to, whether temporary or permanent, lighted or unlighted, intended to be viewed from the exterior of the building.

**18.XX.040 – Sign regulations by zoning district.**

Sign regulations for each zoning district are established in the table below.

**Title 18 Appendix, Development Standards – Division 4, Signs**

<b>Sign Regulations by Zoning District</b>					
<b>Zoning district</b>	<b>Total maximum sign area</b>	<b>Maximum height (free-standing)</b>	<b>Maximum freestanding sign area</b>	<b>Illumination</b>	<b>Animation</b>
<b>Residential</b>					
SF5A, SF2A, SF1A, SF21, SF12, SF6, MH6, MH12, MH1A, MFD and MHP	Parcels less than 5 acres: 6 sq. ft. Parcels 5 acres or larger: 32 sq. ft. One sign is permitted per street frontage, provided that the cumulative sign area for all signs does not exceed the total maximum permitted sign area.	6 ft.	100 percent of total permitted sign area	Indirect only	Prohibited
Multi-Family Apartment (MFA)	Parcels less than 5 acres: 32 sq. ft. Parcels 5 acres or larger: 64 sq. ft. One sign is permitted per street frontage, provided that the cumulative sign area for all signs does not exceed the total maximum permitted sign area.	6 ft.	100 percent of total permitted sign area	Indirect only	Prohibited
<b>Office</b>					
Residential Office (RO) and General Office (GO)	Wall signs of 1 sq. ft. for each lineal foot of building frontage, but not more than 15 sq. ft. per street frontage	6 ft.	In addition to permitted wall sign area, 32 sq. ft.	Indirect only if adjacent to a residential district	Prohibited
<b>Commercial</b>					
Neighborhood Business (NB) and Downtown Mixed-Use (DTMU) <sup>3</sup>	3 sq. ft. for each lineal foot of building frontage up to a maximum of 300 sq. ft. per parcel <sup>1</sup>	20 ft.	Not more than 50 percent of the total permitted sign area	All types	Prohibited

**Title 18 Appendix, Development Standards – Division 4, Signs**

Retail Commercial (RC), General Commercial (GC) and Tourist Commercial (TC)	3 sq. ft. for each lineal foot of building frontage for the first 300 ft., then 1 sq. ft. for each lineal foot of building frontage for the portion of the building exceeding the first 100 ft. of lineal frontage, up to a maximum of 600 sq. ft. per parcel <sup>1</sup>	20 ft.	Not more than 50 percent of the total permitted sign area	All types	Allowed <sup>2</sup>
<b>Zoning district</b>	<b>Total maximum sign area</b>	<b>Maximum height (free-standing)</b>	<b>Maximum freestanding sign area</b>	<b>Illumination</b>	<b>Animation</b>
<b>Industrial</b>					
General Industrial (GI)	3 sq. ft. for each lineal foot of building frontage for the first 300 ft., then 1 sq. ft. for each lineal foot of building frontage for the portion of the building exceeding the first 100 ft. of lineal frontage, up to a maximum of 600 sq. ft. <sup>1</sup>	20 ft.	Not more than 50 percent of the total permitted sign area	All types	Allowed <sup>2</sup>
Limited Industrial (LI), General Industrial Airport (GIA) and Air Industrial Park (AIP)	3 sq. ft. for each lineal foot of building frontage up to a maximum of 200 sq. ft.	10 ft.	100 percent of total permitted sign area	All types	Prohibited
<b>Agriculture (A) and Conservation Reserve (CR)</b>					
A and CR	32 sq. ft.	6 ft.	100 percent of total permitted sign area	Indirect only	Prohibited
<b>Public</b>					

**Title 18 Appendix, Development Standards – Division 4, Signs**

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Public (P), Public Neighborhood (PN), Public Community (PC) and Public Regional (PR)	32 sq. ft.	10 ft.	100 percent of total permitted sign area	All types	Allowed <sup>2</sup>
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1. Notwithstanding the total maximum permitted sign area for commercial zoning districts and the General Industrial zoning district, each business with building façade frontage is permitted wall sign area of not less than 50 square feet.

2. Animation permitted in accordance with the electronic message display standards of section 18.XX.130.

3. In addition to the sign provisions of this chapter, signs located within the Downtown Mixed-Use zoning district must comply with the specific sign requirements of chapter 18.XX (Downtown Mixed-Use district development standards).

**18.XX.050 – Signs for shopping centers.**

Notwithstanding the permitted sign area for the zoning district in which a shopping center is located, a shopping center within the Retail Commercial, General Commercial, Tourist Commercial or General Industrial zoning districts may use the following sign standards:

1. The permitted wall sign area for each business or suite in the shopping center is larger of:

(a) Fifty square feet; or

(b) Three square feet for each lineal foot of building or suite frontage for the first 100 feet of frontage, then 1 square foot for each lineal foot of building or suite frontage for the portion of the building or suite frontage exceeding the first 100 feet, up to a maximum sign area of 600 feet per business or suite.

2. Freestanding signs for shopping centers must meet the following requirements:

(a) A shopping center may have 1 freestanding sign with a maximum sign area of 300 square feet;

(b) A shopping center freestanding sign may not exceed 30 feet in height; and

(c) Sign materials must be compatible with the architecture and building materials of the shopping center.

**18.XX.060 – Signs for businesses with drive-through service.**

Notwithstanding the permitted sign area for the zoning district in which the business is located, a business that provides drive-through service with on-site orders may have an additional 2 monument signs subject to the following requirements:

1. The aggregate area of the 2 signs may not exceed 64 square feet;

2. The signs may not exceed 8 feet in overall height;
3. The signs must be oriented to be visible and usable to be vehicles within the drive-through lane for the business; and
4. If the drive-through business ceases or abandons the drive-through use, the signs are no longer permissible and must be removed.

**18.XX.070 – Signs for businesses licensed to sell new automobiles.**

Notwithstanding the permitted sign area for the zoning district in which the business is located, a business licensed to sell new automobiles may use the following sign standards:

1. The permitted sign area for the parcel is 3 square feet for each lineal foot of building frontage facing a street, and 1 square foot for each square foot of new automobile display area within the building, up to a total maximum sign area of 850 square feet, including all wall signs and freestanding signs.

2. Freestanding signs.

(a) One freestanding sign is permitted for each new automobile manufacture line sold by the business, each of which may not be more than 200 square feet in area and not more than 32 feet in height.

(b) A business licensed to sell new automobiles that is located on a parcel that has more than one street frontage may have one secondary freestanding sign on the secondary frontage provide the secondary freestanding sign is not more than 80 square feet in area and not more than 20 feet in height.

(c) Not more than 50 percent of the total permitted sign area may be used on freestanding signs.

3. Other permitted signs. In addition to banners and other signs expressly exempted from sign regulations under the provisions of this chapter, a business licensed to sell new automobiles may use the following signs:

(a) Pennants, subject to the following requirements:

(1) Strings of pennants may not exceed the height of any buildings on the parcel or 20 feet in height, whichever is more;

(2) The collective length of pennant strings across the subject parcel may not exceed 3 times the width of the parcel frontage facing a public street; and

(3) Each individual pennant may not exceed 18 inches in length;

(b) Inflatable devices, subject to the following requirements:

(1) Inflatable devices may not be used for a period of more than 12 days within any calendar month;

(2) An inflatable device may not exceed the height of any building on the parcel or 20 feet in height, whichever is more; and

(3) An inflatable device must be anchored securely and may not interfere with pedestrian access, sidewalks, vehicular traffic movements, or traffic control devices;

(c) Balloons, subject to the following requirements:

(1) A balloon may not exceed the height of any buildings on the parcel or 20 feet in height, whichever is more; and

(2) Balloons must be anchored securely and may not interfere with pedestrian access, sidewalks, vehicular traffic movements, or traffic control devices; and

(d) Changeable promotional flags, subject to the following requirements:

(1) Changeable promotional flags may be placed along the parcel frontage provided that each flag is placed not less than 15 feet from any other changeable promotional flag;

(2) Each changeable promotional flag may not exceed 10 square feet;

(3) Changeable promotional flags must be anchored securely and may not interfere with pedestrian access, sidewalks, vehicular traffic movements, or traffic control devices; and

(4) Any changeable promotional flag displayed above a pedestrian area must maintain a clearance of not less than 8 feet above the pedestrian ground surface.

4. Signs permitted for a business licensed to sell new automobiles must be removed or brought into compliance with the applicable sign regulations for the zoning district in which the sign is located when a business is no longer licensed to sell new automobiles on a parcel, and any new signs must comply with the applicable sign regulations in effect at the time of the placement of the signs.

**18.XX.080 – Number of freestanding signs.**

1. Except as otherwise provided in this chapter, not more than 1 freestanding sign is allowed per parcel or per shopping center.

2. A parcel or shopping center is permitted to have 1 additional freestanding sign provided that:

(a) The property or shopping center:

(1) Is located on an arterial street as designated on the Carson City Roadway Functional Classification map; and

(2) Has 2 or more street frontages; and

(b) The additional freestanding sign:

(1) Is located on the non-arterial street frontage;

(2) Is not more than 6 feet in height;

(3) Contains not more than 36 square feet of sign area; and

(4) Is a monument-type sign.

**18.XX.090 – Freeway-oriented signs.**

1. Findings. Carson City finds that the limited use of on-premise signs for certain existing and proposed commercial land uses is an appropriate means to help achieve economic sustainability. The City also recognizes there must be a balance between the needs of the business community and the desire of citizens to preserve view corridors along the freeway. To achieve this balance, these guidelines are a means to allow freeway signage that is well designed, appropriately sited, and to the extent possible, esthetically pleasing. These standards are to be utilized in evaluating requests for freeway-oriented signs.

2. Purpose. The purpose of these standards is to:

(a) Encourage development of property in harmony with the desired character of the City while providing due regard for the public and private interests involved;

(b) Promote the effectiveness of freeway-oriented signs by preventing the over concentration, improper placement, deterioration, and excessive size and number;

(c) Enhance the flow of traffic and the convenience, ease and enjoyment of travel along the freeway;

(d) Protect travelers on the freeway from injury or damage as a result of distraction or obstruction of vision attributable to large signs;

(e) Assure that public benefits derived from expenditures of public funds for the improvement and beautification of the freeway and other public structures and spaces shall be protected by exercising reasonable control over the character and design of large sign structures; and

(f) Require that signs be properly maintained for safety and visual appearance.

3. Applicability. The standards contained in this section apply to all freeway-oriented signs as defined in this chapter.

4. Location. A freeway-oriented sign may only be located:

(a) On a parcel or shopping center site which:

(1) Has frontage on the Interstate 580 freeway right-of-way; and

(2) Is located between the Interstate 580 freeway intersection at North Carson Street and 1,500 feet west of the Interstate 580 freeway intersection at South Carson Street;

(b) On a parcel or shopping center site that is:

(1) Not less than 15 contiguous acres in area;

(2) Not less than 3 contiguous acres within 500 feet of an Interstate 580 freeway intersection; or

(3) Not less than 3 contiguous acres located on the corner with frontage on both the Interstate 580 freeway and the cross-street;

(c) On property zoned General Commercial, Retail Commercial or Limited Industrial;

(d) Not more than 200 feet from the right-of-way line of the adjacent Interstate 580 freeway; and

(e) A distance of not less than 10 times the proposed height of the sign measured from the property line of the nearest residentially zoned property to the nearest point of the sign.

5. Number of freeway-oriented signs. A maximum of 1 freeway-oriented sign may be permitted per parcel or shopping center in addition to other permitted on-premise signs and sign area.

6. Design and construction. A freeway-oriented sign must be designed and built:

(a) No taller than reasonably necessary in order for the sign copy to be visible from a vehicle approaching on the same side of the Interstate 580 freeway as determined by a line-of-site analysis or not more than 30 feet above the highest freeway improvement immediately adjacent to the proposed sign, including freeway barriers and sound-walls but excluding light fixtures and sign structures, whichever is less;

(b) Having a form, texture, color, and finish that incorporates representations complimentary to the primary architectural or natural features of the associated development or feature;

(c) Having low maintenance, architectural-grade surfacing materials such as metal, masonry, ceramic tile, glass or stucco;

(d) Having a sign area determined by the lesser of:

(1) One square foot of sign area for each 2 lineal feet of freeway right-of-way frontage or 1 square foot of sign area for each lineal foot of building frontage facing the freeway right-of-way, whichever is more;

(2) Fifty square feet per acre of parcel; or

(3) Six-hundred square feet;

(e) Limiting nighttime illumination to just the sign copy or sign message. An internally illuminated freeway-oriented sign must have opaque backgrounds so that only the sign copy is illuminated. Where a background is integral to the design of a corporate image or registered trademark, the background must be colored to mute the amount of illumination. Vacant or blank tenant sign panels must be blocked out; and

(f) To be located appropriately on the parcel for visibility from the freeway while minimizing the sign height in accordance with this section.

7. Exterior illumination. A freeway-oriented sign composed of exposed neon, argon or krypton tubing, exposed incandescent lighting, or other exposed artificial lighting to outline such sign or portion thereof, is permitted provided such illumination:

(a) Constitutes a design component of the overall sign architecture;

(b) Is integrated into the primary physical elements of sign and is harmonious with the architectural style of the structure;

(c) Serves only for the purpose of embellishing the nighttime architecture of the sign and does not portray an advertising message or move, blink or change in intensity;

(d) Is compatible with the land use and architecture of adjacent developments; and

(e) Is fully functional. If any component of the lighting becomes nonfunctional, none of the lighting system may be illuminated until the entire lighting system is repaired and is functioning as intended.

8. Electronic message displays. A freeway-oriented sign using an electronic message display is permitted subject to the following requirements:

(a) The electronic message display portion of the sign may comprise no more than 50 percent of the total sign area;

(b) The electronic message display may contain static messages only with no animation, moving video or change in intensity of lighting;

(c) The message change sequence must be accomplished immediately or by means of fade or dissolve modes with each frame displayed for a minimum period of four seconds, and may not include continuous, traveling or scrolling displays or movement or the appearance or illusion of movement of any part of the sign structure, design, pictorial segment of the sign, including the movement of any illumination or the flashing, scintillating or varying of light intensity; and

(d) The electronic message display must have automatic photocell dimming capabilities based on ambient outside light and be set to dim at night in accordance with the provisions of this chapter for electronic message displays or applicable Nevada Department of Transportation lighting regulations, whichever are more restrictive.

9. Modifications and alternatives. The Commission may approve modifications or alternatives to these freeway-oriented sign standards when:

(a) The proposed sign incorporates special design features or unique architectural elements that represent superior quality;

(b) Such modifications or alternatives are consistent with the intent of these standards and will result in conditions that are commensurate with or superior to these standards; and

(c) One of the following is present:

(1) An individualized assessment reveals the existence of extraordinary conditions involving topography, land ownership, adjacent development, parcel configuration, or other factors related to the development site;

(2) The proposed or existing development exhibits unique characteristics of land use, architectural style, site location, physical scale, historical interest or other distinguishing feature that represents a clear variation from conventional development; or

(3) Where a reduction in the required setback from residential property is proposed, evidence that the residents within the setback area will be screened from view of the sign by other means such as freeway sound-walls, buildings, or other features.

10. Special use permit requirement. A freeway-oriented sign exceeding 30 feet in height may only be approved by special use permit.

11. Special use permit application requirements. In addition to site plans, elevations and other standard submittals typically required for special use permit applications, an application for a freeway-oriented sign must include the following support materials:

(a) Photographs documenting observation of the proposed sign height and location. The observation must document not fewer than 4 possible sign heights, including the proposed height plus 2 lower and 1 higher sign heights than proposed.

(1) Each documented height option must differ a minimum of 10 feet from the next option.

(2) Written notice of the test must be made to the Director not less than 10 working days prior to the test date.

(3) The test must be observed or verified by the Director.

(4) Heights shown in the observation must be confirmed by an independent source, which may include the Director or by professional survey.

(5) The device used to confirm the proposed heights must have sufficient size and substance to provide a comparable sense of scale for the proposed sign. Examples of sufficient size and substance include 4-foot wide banners strung between two balloons, or 4-foot by 8-foot sheets of plywood suspended in place by a crane;

(b) Photo simulations in which the proposed sign is depicted on site.

(1) Photo simulations must depict several vantage points.

(2) At minimum, at least 1 of the photo simulations must depict the view of the sign from the same side of the Interstate 580 freeway as the sign placement at a distance of approximately 1,000 feet from the sign.

(3) Photo simulations must include at least one view from the residential subdivision closest to the overall project site related to the sign;

(c) A section drawing depicting the line-of-sight available to the occupants of a vehicle approaching the sign from 1,000 feet away; and

(d) If the proposed sign is located with the Airport Review Area as identified by the planning division, the applicant must submit written comments from the Airport Authority regarding Federal Aviation Administration and Airport Authority requirements for construction of the sign. Freeway-oriented signs must comply with all applicable Federal Aviation Administration requirements.

**18.XX.100 – Signs for businesses licensed to grow, process or sell marijuana or medical marijuana.**

Notwithstanding any other provision of this chapter, a business licensed as a marijuana establishment or medical marijuana establishment must comply with the following requirements:

1. All signage must be discreet, professional and consistent with the traditional style of signage for pharmacies and medical offices;

2. Each business is permitted not more than 30 square feet of wall sign area;

3. A marijuana or medical marijuana business is entitled to not more than 32 square feet of freestanding sign area per parcel;
4. The maximum freestanding sign height shall be determined by the applicable freestanding sign height regulations for the zoning district in which the sign is located; and
5. Where a medical marijuana establishment and marijuana establishment are jointly located on a single property, the maximum permitted sign area applies to the property and not each type of establishment.

**18.XX.110 – Signs located on bus shelters.**

1. Notwithstanding any other provision of this chapter, the placement of a sign on an authorized City bus shelter located within the right-of-way or on private property is allowed in accordance with the requirements of this section.
2. A bus shelter sign is only allowed in non-residential zoning districts.
3. A bus shelter sign is prohibited on a bus shelter in the following areas:
  - (a) The historic district;
  - (b) The Residential Office zoning district; and
  - (c) Within 100 feet of any property located within a residential zoning district.
4. A bus shelter sign is subject to the Carson City Regional Transportation Commission (RTC) Advertising Policy.
5. A bus shelter sign must meet the following requirements:
  - (a) Only 1 sign is allowed per bus shelter, placed on 1 side of the bus shelter. Double-faced signs are prohibited;
  - (b) The maximum allowed sign area is 24 square feet;
  - (c) Internal sign illumination is prohibited, and any external lighting must be shielded and directed downward;
  - (d) No signs resembling any traffic control device, official traffic control sign, or emergency vehicle marking, or signs that create a physical or visual hazard to motorists are allowed;
  - (e) A banner may not be used as a bus shelter sign;
  - (f) A bus shelter sign may not produce sound, noise, smoke or vapor and may not contain any appendages or moving parts;
  - (g) Electronic message display signs are prohibited, excluding signs that provide information on bus schedules and fares;
  - (h) Roof mounted signs are prohibited; and
  - (i) The RTC must provide graffiti abatement when necessary.

**18.XX.120 – Computation of sign area.**

1. All signs which are designed to be visible from any public right-of-way, common parking area or surrounding properties, excluding exempt signs under the provisions of this chapter, are included in the total sign area calculation.
2. Sign area includes all portions of the sign display surface as defined in this chapter but excludes structural support elements surrounding the display surface.
3. For double-faced signs, only 1 side of the sign shall be used for sign area calculation.
4. Where individual letters or other elements are attached to a building wall, and which are not enclosed in a frame or cabinet and the background building material or color is not altered, the area of the sign is calculated by drawing a rectangle or circle around the entire sign copy up to the edges of the sign copy.

**18.XX.130 – Electronic message display signs.**

An electronic message display sign must meet the following requirements:

1. The portion of the sign that displays an electronic message must be equipped with technology that automatically dims the display according to ambient light conditions. The brightness of the sign at full white screen must be limited to 0.3 foot-candles over ambient light, measured at a distance of 10 times the square root of the area of the sign.
2. The sign must have a message hold time of not less than 3 seconds.
3. The transition time between different messages being displayed on the sign may not be more than 1 second.
4. Except as otherwise provided in this chapter, a sign that displays electronic messages may also display video graphics. However, any such graphics must comply with any other applicable requirements for electronic message display signs.

**18.XX.140 – Sign permits.**

1. Permit required. A sign permit is required to erect, enlarge, alter or relocated any sign except:
  - (a) Exempt signs under this chapter unless a building permit is required pursuant to the requirement of title 15 of CCMC;
  - (b) As specifically provided in this chapter provided that the sign complies with the standards, limitations and requirements in the section regulating the sign;
  - (c) Signs permitted on parcels in single family zoning districts; and
  - (d) Changes in copy of signs or plexiglass panel for which a valid permit exists if nothing else is changed in the sign, the sign structure, or electrical components of the sign.
2. All signs requiring a sign permit shall be regulated by the provisions of this chapter and any other applicable building, electrical and fire prevention codes as adopted by the City.

3. All exempt signs that do not require a sign permit must be safely erected and maintained in accordance with this chapter and any other applicable building, electrical and fire prevention codes as adopted by the City.

4. General provisions applicable to all sign permits.

(a) Application and fees. Applicants must use forms and provide information as required by the Department, must submit fees in the amounts provided by resolution or ordinance, and must submit the fees at the times required by the Department. Fees are nonrefundable, even if a sign permit is denied.

(b) Application date. The application date is the date of the workweek on which the Department receives an application on the form provided by the Department. An application which contains blanks where information is required to be filled in, or which does not include all the attachments required, or is not accompanied by any fees which must be submitted with the application may be rejected and not deemed received.

(c) Incomplete applications. Applications which, as determined by the Department, do not contain all the information necessary to determine compliance with this chapter may be deemed incomplete or denied. An applicant may be contacted to submit additional information and the application may be held pending receipt of information, but if the information is not received by the action deadline, the application is deemed denied. If an application is denied for being incomplete, fees will not be refunded.

(d) Processing. A sign permit application will be simultaneously processed by the building official, who shall determine compliance with the requirements of title 15 of CCMC, and the Director, who shall determine compliance with this chapter and any other applicable provision of title 18.

(e) Action deadline; failure to reject by deadline waives permit requirements. For sign permits, the action deadline is close of business on the thirtieth calendar day following the date on which the application was received. If the action deadline falls on a weekend or holiday, it is extended to close of business on the first business day following the weekend or holiday. By the action deadline, both the Building Official and the Director must either approve or deny the application. The application is deemed denied if either the Building Official or the Director denies it even if the other approves it. If the application is not approved or denied by the action deadline, the applicant has the right to construct the sign in accordance with the provisions of this chapter and title 15 except for the requirement of a permit.

(f) Notice of denial. If an application is denied, a written notice must be prepared and sent to the applicant as indicated on the application, or hand delivered to the applicant, not more than 5 working days following the denial. The written notice of denial must include the reason for the denial. If the denial is for an incomplete application, the notice must specify what information needs to be submitted if the application is resubmitted. The deadline for filing for any judicial relief does not commence until this written notice is mailed or hand delivered to the applicant.

(g) Conditional approvals. Conditions related to the application and enforcement of this chapter may be imposed as a part of an approval of a permit. If any condition is not satisfied when due, it may be treated as a violation of the permit.

(h) Effect of denial; judicial relief. A decision of the Department or the Director to deny a permit based on the provisions of this chapter may be appealed to the Planning Commission in accordance with the appeal provisions of title 18. In addition to any rights available to an aggrieved applicant under NRS 278.0233 and 278.0235, if an application is denied, the applicant may file or cause to be filed in the district court a petition for judicial examination of the validity of the denial as provided by NRS 34.185.

(i) Effect of approval of permit. Approval of a permit means that the sign described in the permit may be erected subject to the terms and conditions stated in the permit, provided that the sign is constructed and continuously maintained in accordance with the provisions of this chapter even if the application describes a sign which does not comply with the provisions of this chapter.

5. Suspension and revocation of sign permits. Any sign permit issued in error, or in reliance on an application which contains false, misleading, or incomplete information that was material to the Director's decision may be suspended and revoked by the Director. The applicant must be given the notice required by subsection 4 of this section and has the right to appeal pursuant the provisions of this chapter if the suspension or revocation were a denial of an application.

6. Violation of permit. It is unlawful to build or alter a sign in such a way that it does not strictly conform to the permit or any condition in the permit, the application for the permit, or the standards and requirements of this chapter.

#### **18.XX.150 – Exemptions.**

Unless specifically provided otherwise in this chapter, the following types of signs and displays are not subject to the sign permit provisions of this chapter and are not counted in any aggregate area or number of signs computations:

1. A-frame signs for businesses with a valid business license in any non-residential zoning district, subject to the following requirements:

- (a) Each business is permitted to have 1 A-frame sign;
- (b) The A-frame sign must be placed within 20 feet of the building entry to the business;
- (c) If placed on a pedestrian sidewalk or walkway, a minimum of 6 feet of unobstructed sidewalk clearance must be maintained;
- (d) The A-frame signs must be professionally manufactured and may not exceed 32 inches in width and 36 inches in height;
- (e) Attachments or appendages to A-frame signs are prohibited;
- (f) A-frame signs may not be displayed during non-business hours; and
- (g) A-frame signs may not be located in any area or in any manner such that obstruction of the line of sight for passing motorists or within proximity to a driveway occurs;

2. Balloons, provided that the balloons do not exceed the height of any building on the parcel or 20 feet, whichever is more;

3. Banners for businesses with a valid business license in any non-residential zoning district, subject to the following requirements:

(a) Each business is permitted to have 1 banner;

(b) A banner for a business with not more than 10,000 square feet of gross floor area may not exceed 50 square feet in area. An additional 25 square feet of banner area is permitted per 20,000 square feet of gross floor area over 10,000 square feet up to a maximum banner area of 200 square feet, as shown in Table 1 below;

Table 1:

Business gross floor area	Maximum permitted banner area
Up to 10,000 sq. ft.	50 sq. ft.
10,001 to 30,000 sq. ft.	75 sq. ft.
30,001 to 50,000 sq. ft.	100 sq. ft.
50,001 to 70,000 sq. ft.	125 sq. ft.
70,001 to 90,000 sq. ft.	150 sq. ft.
90,001 to 110,000 sq. ft.	175 sq. ft.
110,001 sq. ft. or more	200 sq. ft.

(c) Banners must be securely attached to the primary structure or to a permitted freestanding sign;

(d) Only one banner, promotional flag or feather flag may be used by a business at any given time; a banner and a promotional flag or feather flag may not be used concurrently;

(e) Notwithstanding the size limitations above, a new business may utilize a banner of not more than 100 square feet or the size permitted under subparagraph b, whichever is more, for up to 90 consecutive days commencing upon the initial opening of the business immediately after obtaining a business license for that business; and

(f) Except as otherwise provided in this subsection, a banner may not be used in lieu of a permanent permitted sign at any time later than 60 days after the date on which the business is first open for business. A banner may be used by a business in lieu of a permanent sign for a period of not more than 60 days or a period otherwise approved by the Director, whichever is longer, if it is reasonably necessary to remove the permanent sign for purposes of construction or to make an improvement on the building to which the permanent sign is affixed;

4. Changeable promotional flags for businesses with a valid business license in any non-residential zoning district, subject to the following requirements:

(a) Each business is permitted to have 1 changeable promotional flag;

(b) A changeable promotional flag may not exceed 12 square feet in area;

(c) A changeable promotional flag must be securely attached to the primary structure in which the business is located. No freestanding flags are permitted except when used in

conjunction with a special event where a special event permit has been obtained pursuant to chapter 4.04 (Business Licenses) of CCMC, and the device may only be displayed during the period for which the special event permit is valid;

(d) Any changeable promotional flag displayed above a pedestrian area must be maintained so that its lowest point is no less than 8 feet above the pedestrian ground surface; and

(e) Only 1 changeable promotional flag or banner may be used by a business at any given time; a changeable promotional flag and a banner cannot be used concurrently.

5. Civic displays; [See new definition]

6. Signs on any parcel during the period of construction beginning when a valid building permit has been issued by the building division for such construction and ending upon final inspection approval by the building division or expiration of the building permit, whichever comes first, subject to the following requirements:

(a) In all residential, agriculture and conservation reserve zoning districts, 1 sign of not more than 32 square feet in area and not more than 8 feet in height is permitted; and

(b) In all other zoning districts, additional signs totaling not more than 100 square feet in area and not more than 8 feet in height are permitted;

7. Signs during an election period beginning the first day of filing before and ending 10 days after any election conducted under federal, state, county, or city laws or ordinances in which residents of Carson City are entitled to vote, including elections or votes regarding selection or recall of any federal, state, county or city officials, any ballot questions, referendum or advisory vote, subject to the following requirements:

(a) Number of signs. There is no limitation on the number of additional signs during election periods;

(b) Size limitations: Individual election period signs may not exceed 32 square feet in area or 8 feet in height. Signs which comply with this subsection do not count against the maximum allowable sign area; and

(c) An election period sign may not be placed in a prohibited sign area as provided in this chapter; and

(d) An election period sign must meet the general standards and limitations for all signs as established by this chapter, with the following exceptions:

(1) The sign need not be affixed permanently to the ground or building; and

(2) The sign may not be illuminated or any type of electronic message display sign;

8. Flags which contain a noncommercial message as defined in this chapter, subject to the following requirements:

(a) Not more than 2 flags are permitted per parcel; and

(b) The area of the flags may not exceed:

(1) On parcels located within a residential zoning district, 15 square feet per flag;  
or

## **Title 18 Appendix, Development Standards – Division 4, Signs**

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(2) Within all other zoning districts, a total of 120 square feet;

9. Handicap parking signs;

10. Holiday decorations subject to the following requirements: [See new definition]

(a) Holiday decorations may not contain a commercial message; and

(b) Holiday decorations may be placed not more than 45 days before the holiday and must be removed not more than 30 days after the holiday;

11. Incidental signs of not more than 4 square feet; [See new definition.]

12. Inflatable devices within any non-residential zoning district subject to the following requirements:

(a) Except as otherwise provided in this chapter, an inflatable device may only be used in conjunction with a special event where a special event permit has been obtained pursuant to chapter 4.04 (Business Licenses) of CCMC, and the device may only be displayed during the period for which the special event permit is valid; and

(b) Inflatable devices may not exceed the height of any buildings on the parcel or 20 feet, whichever is more;

13. Memorial signs or tablets, historical reference signs, names of buildings and dates of erection when cut into any masonry surface or when constructed of bronze or other incombustible material and permanently fastened to the building or structure;

14. Monument signs, special. In addition to other allowances, one special monument sign is permitted for each entrance from public street in all zoning districts excluding single-family residential zoning districts subject to the following requirements:

(a) A special monument sign may not exceed 32 square feet in total area or 6 feet in height. The area of the sign shall not be counted against the maximum allowable sign area for the parcel or shopping center, and if the sign is less than 32 square feet in area, the difference may not be added to the maximum allowable sign area for the parcel or shopping center;

(b) A special monument may not be illuminated in any manner, and may not be an electronic message display sign; and

(c) A special monument sign may not be placed within 20 feet of any other special monument sign or any other freestanding sign that is counted towards the permitted sign area for the parcel or shopping center;

15. Murals which contain a noncommercial message as defined in this chapter;

16. Nameplates appearing on residences or mailboxes;

17. Official signs; [See new definition]

18. Pennants located within any non-residential zoning district, subject to the following requirements:

(a) The maximum total length of strings of pennants across a subject parcel may not exceed 3 times the length of the parcel frontage facing a public street;

(b) Each individual pennant may not exceed 18 inches in length; and

(c) Pennants may not exceed the height of any buildings on the parcel or 20 feet, whichever is more;

19. Signs or copy permanently embroidered, screened, dyed, stenciled or painted into the fabric of umbrellas when used for outdoor dining areas in non-residential zoning districts;

20. Signs painted on or integral to vending machines, fuel dispensing pumps or fuel storage tanks;

21. Signs painted on the horizontal, flat surface of the roof and only visible from the air;

22. Street address or identifying number signs as required by NRS 278.0231 or the applicable City building code or fire code;

23. Signs during a period in which the property or a building on which the signs are located is for sale, rent, or lease through a licensed real estate agent, subject to the following requirements:

(a) Parcels of 5 acres or more in any zoning district may have signs of not more than 32 square feet of total surface area;

(b) Parcels of less than 5 acres may have signs of not more than 6 square feet in any residential zoning districts and not more than 20 square feet in any other zoning district;

(c) Each sign may be not more than 8 feet in height; and

(d) Each parcel is allowed 1 sign per parcel street frontage; and

24. An off-premise electronic message display sign owned by a community college, state college or university within the Nevada System of Higher Education, which by this exemption is deemed to be an important community asset, subject to the following requirements:

(a) Each community college, state college or university within the Nevada System of Higher Education is permitted to have 1 off-premise electronic message display sign;

(b) The sign must be located within 1 mile of the community college, state college or university that owns the sign;

(c) The sign must be located on an arterial street, as designated on the Carson City Roadway Functional Classification map;

(d) The sign may not be more than 20 feet in height;

(e) The sign may not exceed 90 square feet in area for the electronic message display portion of the sign and 120 square feet in total sign area; and

(f) The sign must comply with the provisions of this chapter for electronic message display signs.

#### **18.XX.160 – Prohibited and restricted signs.**

1. Signs on trees, shrubs, traffic control signs, or utility poles. Signs may not be affixed to trees, shrubs, traffic control signs or support structures, utility poles, or any structure within the public right-of-way except as expressly permitted by other provisions of this chapter.

2. Rotating and revolving signs. Rotating and revolving signs are permitted for commercial parcels or shopping centers subject to the following restrictions:

(a) The maximum speed of revolution or motion of a sign or any part of a sign may not exceed 5 revolutions or cycles per minute;

(b) The rotating, revolving or moving portion of the sign may not be illuminated in whole or in part by any flashing or intermittent light or light source; and

(c) Within 200 feet of a residential zoning district, the motion of a rotating or revolving sign is prohibited from 10 p.m. to 7 a.m. daily.

3. Flashing Signs. Flashing signs are permitted with the following restrictions:

(a) A flashing sign may not revolve, rotate or move in any manner;

(b) Individual exposed luminaires may not exceed 200 lumens of brightness (25-watt incandescent bulb equivalent); and

(c) Flashing signs are prohibited within 200 feet of a residential zoning district.

4. Temporary spotlights or rotary beacons may be used on any non-residential parcel for a period of not more than 7 consecutive days in any 60-day period but may not be used from 10 p.m. to 7 a.m. daily.

#### 5. Abandoned Signs.

(a) Criteria for establishing abandonment. A sign or sign structure is considered abandoned when any of the following occurs:

(1) Any business advertised thereon is no longer in business and has not been in business for more than 12 months;

(2) Any product or service advertised thereon is no longer offered and has not been offered for more than 12 months;

(3) The sign structure has been in disrepair and not capable of supporting a sign for more than 90 days;

(4) The sign, structure or advertising display is visibly damaged or partially missing; or

(5) The sign illumination is partially or wholly burned out or inoperative.

(b) Removal of abandoned signs. Any sign or sign structure which has been abandoned must be removed or restored to use not more than 30 days after a notice of abandonment is issued to the owner of the site. Notice abandonment must be given by the Director using registered mail. The Director may allow an abandoned sign or sign structure to remain in place provided that the sign or sign structure is maintained in good condition, and that there is a reasonable possibility that the sign can be restored to use within 1 year from the date on which the notice of abandonment is sent.

6. Advertising by vehicle. No sign may be erected upon or attached to any vehicle unless painted directly upon the vehicle's surface or magnetically attached thereto. The primary use of a vehicle to which a sign is legally attached must be in the operation of the business and not for the purpose of parking the vehicle and directing patrons to the location of the business premises.

7. Cards, posters and handbills. It is unlawful for any person to paste, post, paint, print, nail, tack or otherwise fasten any card, banner, handbill, sign, poster, advertisement or notice of any kind upon any property or vehicle without the consent of the owner, holder, lessee, agent or trustee thereof.

8. Roof-mounted signs are prohibited.

9. Window signs. Window signs are permitted provided that the window sign area is included in the total allowable area for a parcel or business as provided in this chapter.

10. Parapet signs extending above the building parapet are prohibited.

11. Imitation signs. No sign may be erected or located in a manner that would:

- (a) Imitate a traffic or directional sign;
- (b) Cause a hazard to movement of vehicles or pedestrians upon public rights-of-way; or
- (c) Obstruct or interfere with the view of a traffic sign, signal or other safety device located in a public right-of-way.

12. Obscene signs. All signs must comply with all state of Nevada laws regulating obscenity.

13. Portable Signs. Portable signs are prohibited unless carried by a person for not more than 3 days within a calendar month for any given parcel or business.

14. Areas where signs are prohibited. Notwithstanding any provision in this chapter, signs are prohibited in the following locations:

(a) Along both sides of the right-of-way of U.S. Highway 50 West from the Carson City line easterly to a point 1,500 feet west of the Interstate 580 intersection with South Carson Street, and along both sides of the right-of-way of State Route 28;

(b) Except for official signs, within any stream or drainage channel;

(c) In any location that conflicts with City regulations or Nevada Department of Transportation regulations, as applicable, for traffic site distances at driveways or street or highway intersections; and

(d) Within any public right-of-way or on a parcel within any public zoning district except for:

(1) Official signs;

(2) Memorial signs or tablets, historical reference signs, names of buildings and dates of erection when cut into any masonry surface or when constructed of bronze or other incombustible material and permanently fastened to the building or structure;

(3) Street address or identifying number signs as required by NRS 278.0231 or the applicable City building code or fire code;

(4) Directional signs owned by the City or with approval of a special use permit;

(5) Community directional signs or community directory signs owned by the City or with approval of a Special Use Permit;

## **Title 18 Appendix, Development Standards – Division 4, Signs**

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(6) Signs or copy permanently embroidered, screened, dyed, stenciled or painted into the fabric of umbrellas which are set up in the right of way under approval of an encroachment permit for outdoor dining or display;

(7) Signs located on a bus stop that is leased or licensed to the Regional Transportation Commission; and

(8) Permanent signs as otherwise permitted under the provisions of this chapter.

15. No sound or emissions. Signs which produce sound, odor, smoke, flame or other emissions are prohibited.

16. No obstruction or interference. No sign may:

(a) Obstruct or impair access to a public sidewalk, public or private street or driveway, traffic control sign, bus stop, fire hydrant, or any other type of street furniture;

(b) Block the light and ventilation of any residence on any adjoining property which is zoned for residential use; or

(c) Mislead or confuse users of the roadway.

17. Not more than 1 downtown business directory sign, platform, or pole, is permitted per street intersection within the Downtown Mixed-Use zoning district subject to approval of a special use permit. All sign platforms or poles must be consistent in construction and appearance. Individual directional signs are limited to a maximum of 1 square foot with a maximum letter height of 3 inches. Downtown business directory signs are intended to assist pedestrians to locate downtown businesses. Approval of an encroachment permit from the engineering division is required prior to the placement of the sign.

18. Signs not specifically permitted by or which violate any provisions of this chapter are prohibited.

### **18.XX.170 – General requirements applicable to all signs.**

1. Consent of owner. No sign shall be placed on any parcel without the express permission of the owner of the parcel.

2. A sign and sign support structure must be maintained in good order and repair and must be kept free of peeling paint, faded materials, major cracks, tears or dangling materials. A canister or cabinet type sign missing a sign panel insert must be maintained with a blank insert to cover internal equipment, electronics and luminaires.

3. Minimum height clearance. A sign placed above any pedestrian walkway must maintain a clearance height of not less than 8 feet above the pedestrian walkway, and a sign placed above a driveway, drive aisle, parking lot, alley or other area designated for vehicular traffic must maintain a clearance height of not less than 14 feet.

4. Illumination from or upon a sign must be shaded, shielded, directed or reduced in luminosity to avoid undue brightness, glare or reflection of lights. The intensity and brilliance of light must not be so great as to interfere with the effectiveness of any official sign or impair the vision of or distract any person on any roadway. No sign may use a beacon, strobe light, racing or traveling lights or an exposed individual light source which exceeds 200 lumens.

5. Excluding a sign on parcels within single-family residential zoning districts, sign materials must be compatible with the primary on-site building.

6. Except for signs in single family residential zoning districts, election period signs, window signs, or as otherwise expressly stated in this chapter, all signs must be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

**18.XX.180 – Nonconforming signs.**

1. A nonconforming sign may be maintained and continued in use provided that:

(a) The sign or sign support structure is not increased in size or height; and

(b) No enhancements to the sign or sign support structure are made that increases the visual effects, including conversion to an electronic message display sign.

2. A nonconforming sign must be removed from the premises or brought into compliance with the provisions of this chapter when:

(a) The building upon which the permitted sign area is based is expanded by more than 20 percent of the gross floor area;

(b) Replacement, damage or destruction of the sign structure from any event, whether intentional or by natural disaster, exceeds 50 percent of the total replacement cost of the sign as determined by building code valuation tables;

(c) The sign is in disrepair and presents a safety hazard; or

(d) The sign becomes nonconforming and is expressly required by other provisions of this chapter to be removed or brought into compliance with the provisions of this chapter.

3. Notwithstanding any other provisions of this chapter, an existing billboard or outdoor advertising structure as defined by this chapter or NRS 278 may be maintained or reconstructed in the location on which it was approved, and the special use permit for the sign shall not expire, provided that:

(a) The maximum size, maximum height and other requirements of the valid special use permit approval for the sign continue to be maintained and in effect; and

(b) No portion of the sign is converted to an electronic message display sign.

**18.XX.190 – Appeals of decisions regarding sign permits.**

1. An appeal of a decision of the Director or an administrative officer regarding a decision pursuant to the provisions of this chapter may be made to the Commission in accordance with the appeal provisions of this title.

2. An appeal of the decision of the building official regarding a building permit may be made in accordance with the appeal provisions of title 15 or other applicable laws related to the appeal of decisions regarding building permits.

**18.XX.200 – Variation from sign regulations.**

Variations to the regulations and standards of this chapter may only be permitted by special use permit approval pursuant to the special use permit provisions of this title.

**18.XX.210 – Applicability of other laws and severability.**

1. If other chapters of title 18 or state or federal laws impose more restrictive requirements on the construction of new signs or on the continuance of existing signs, the more restrictive law shall apply.

2. In the event the administrative or other chapters of title 18 are invalidated, the procedures and requirements provided for performing work on buildings and structures generally as provided for in other titles, chapters or sections of this code shall apply to work performed on a sign.

3. If any provision of this chapter is declared by a court of competent jurisdiction to be illegal or unconstitutional, it shall in no way affect the remainder of this chapter or any section thereof, it being intended that the remainder shall remain in full force and effect.

**18.XX.220 – Enforcement and penalties.**

1. The building official is authorized to enforce the building permit provisions of title 15 as they relate to construction of a sign, and the Director is authorized to enforce provisions of this chapter.

2. Any person, firm or corporation, whether as principal, agent, employee, or other-wise, violating any provision of this chapter or violating or failing to comply with any order or regulation made hereunder is guilty of a misdemeanor, and upon conviction thereof shall be punished by the penalty prescribed in CCMC 1.08.010. Such person, firm or corporation may be deemed guilty of a separate offense for each day during which such violation of this chapter or failure to comply with any order or regulation is committed, continued or otherwise maintained.

3. Any sign erected in violation of laws in effect at the time the sign is erected is an illegal sign and must be removed immediately by the property owner upon notification. Illegal signs may be removed from the right-of-way or any city property by city officials.

4. Interference with enforcement. It is unlawful to interfere with the building official, Director or any code compliance officer in the performance of their duties and enforcement of this chapter.

**DRAFT MINUTES**  
**Carson City Planning Commission Regular Meeting**  
**Tuesday, November 16, 2021 ● 3:30 PM**  
**Community Center Robert “Bob” Crowell Boardroom**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

**Chair – Charles Borders, Jr.**  
**Commissioner – Paul Esswein**  
**Commissioner – Sena Loyd**  
**Commissioner – Teri Preston**

**Vice Chair – Jay Wiggins**  
**Commissioner – Nathaniel Killgore**  
**Commissioner – Richard Perry**

**Staff**

Hope Sullivan, Community Development Director  
 Heather Ferris, Planning Manager  
 Todd Reese, Deputy District Attorney  
 Heather Manzo, Associate Planner  
 Tamar Warren, Senior Public Meetings Clerk

**NOTE:** A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the Public Meeting Clerk during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and are available for review during regular business hours.

The approved minutes of all meetings are available on [www.Carson.org/minutes](http://www.Carson.org/minutes).

**1. CALL TO ORDER**

(3:30:19) – Chairperson Borders called the meeting to order at 3:30 p.m.

**2. ROLL CALL AND DETERMINATION OF QUORUM**

(3:30:28) – Roll was called, and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Left</b>
Chairperson Charles Borders, Jr.	Present	5:30 p.m.
Vice Chair Jay Wiggins	Present	
Commissioner Paul Esswein	Present	
Commissioner Nathaniel Killgore	Present	
Commissioner Sena Loyd	Present (via WebEx)	5:00 p.m.
Commissioner Richard Perry	Present	
Commissioner Teri Preston	Present	

**3. PLEDGE OF ALLEGIANCE**

(5:30:56) – Commissioner Killgore led the Pledge of Allegiance.

**4. PUBLIC COMMENTS**

(3:31:19) – Chairperson Borders entertained public comments and requested that comments be limited to three minutes each. Dr. Jennifer Verive introduced herself and read a prepared statement requesting that the Commission remove “slaughterhouse” it only in zones not adjacent to or near residential areas. She cited noise, odor, air pollution, bacteria, waste processing, and inhumane treatment of animals as some of the issues associated with slaughterhouses. Dr. Verive also believed that a slaughterhouse would negatively impact hospitality industries and the general welfare of the community.

(3:35:18) – Kathleen Franco Simmons introduced herself as a Utah Street Resident. and noted that she was speaking on behalf of her parents, George and Diane Howard, residents of August Drive. Ms. Simmons agreed with Dr. Verive and requested that “slaughterhouse” be removed from Title 18 as a conditional use in a General Industrial (GI) zone.

## **5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – OCTOBER 27, 2021.**

(3:36:42) – Chairperson Borders introduced the item and entertained changes, corrections, or a motion. He also explained that the September meeting minutes will be approved during the Commission’s December meeting.

**(3:37:05) – Commissioner Esswein moved to approve the minutes of the October 27, 2021 meeting as presented in late material. The motion was seconded by Commissioner Perry and carried 5-0-2, with Vice Chair Wiggins and Commissioner Preston abstaining as they were not present at that meeting.**

(3:37:40) – Chairperson Borders announced that item 6.A will now be heard after item 6.F.

## **6. MEETING ITEMS**

**6.A ZA-2020-0001 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED AMENDMENTS TO THE CARSON CITY MUNICIPAL CODE (“CCMC”), CHAPTER 18.02 (ADMINISTRATIVE PROVISIONS), CHAPTER 18.03 (DEFINITIONS), CHAPTER 18.04 (ZONING DISTRICTS), CHAPTER 18.05 (GENERAL PROVISIONS), CHAPTER 18.13 (BED AND BREAKFAST INNS) AND TITLE 18 APPENDIX (DEVELOPMENT STANDARDS), DIVISION 1 (LAND USE AND SITE DESIGN) DIVISION 2 (PARKING AND LOADING), DIVISION 3 (LANDSCAPING), AND DIVISION 4 (SIGNS).**

To access a video of the meeting and to view the discussion in its entirety, please click on the link below:  
[https://carsoncity.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1917](https://carsoncity.granicus.com/MediaPlayer.php?view_id=2&clip_id=1917).

(4:47:15) – Chairperson Borders introduced the item. Ms. Sullivan wished to hear Commissioner Loyd’s comments prior to her departure at 5 p.m. Commissioner Loyd provided written comments, incorporated into the record, and recommended addressing affordable housing including “mother-in-law quarters,” and phasing out or changing the requirements of billboards and signage in residential areas.

(4:49:14) – Ms. Sullivan thanked former Community Development Director Lee Plemel as “he did 99 percent of this work.” She provided background and presented the Staff Report, which included proposed

amendments to the Carson City Municipal Code for Chapter 18.02 (Administrative Provisions), Chapter 18.03 (Definitions), Chapter 18.04 (Zoning Districts), Chapter 18.05 (General Provisions), Chapter 18.13 (Bed and Breakfast Inns) and Title 18 Appendix (Development Standards), Division 1 (Land Use and Site Design), Division 2 (Parking and Loading), Division 3 (Landscaping), and Division 4 (Signs), all of which are incorporated into the record as supporting documents to the Staff Report. Ms. Sullivan also recommended providing a recommendation on the substance based on which the District Attorney's Office would codify the language into an ordinance to present to the Board of Supervisors. Chairperson Borders entertained public comments.

(5:00:04) – Ms. Simmons recommended that item 2 in Section 18.04.045 “*Required public hearing notices shall be published in a newspaper of general circulation and mailed to surrounding property owners not less than 10 days before the public hearing*” include other methods of notification as not many people she knew received the *Nevada Appeal*. She suggested posting a large sign on the property, email subscriptions, posting public notices on the City's website, and use social media. Ms. Simmons requested changing the notification period from 10 to 14 days. She also recommended expanding the noticing areas to 2,000 feet or one-fourth of a mile. She referenced Section 18.02.080, 8.c, and recommended reinstating the proposed removal of the sentence *does not adversely impact other properties in the area or the public interest*. Ms. Simmons suggested noticing neighbors or residents in Section 18.02.095, 1, c. and requested removing “slaughterhouse” use from Special Use Permits. Ms. Simmons noted that she had already requested a zoning change for the Empire Cemetery about which she had spoken with Ms. Sullivan.

Commissioner Loyd left at 5 p.m.

(5:09:25) – Frank Forsgren introduced himself and recommended addressing short-term rentals, in addition to bed and breakfast inns, such as Air B&Bs and short-term vacation rentals, which he believed are scattered throughout the community. He suggested a notification process to the neighbors as well.

(5:12:25) – Kristoffer Wickstead reintroduced himself and cited the example of a billboard near his house which still caused glare. He believed billboards are “pointless,” suggested either getting rid of them or providing a 1,000 foot distance from residences, and having “teeth” in the form of compliance. Mr. Wickstead was opposed to storage containers as well.

(5:16:18) – Ms. Sullivan was not in favor of having signs on properties (recommended by Ms. Simmons) because of due process and enforcement issues. She also clarified that no short term rentals were allowed in residential uses. Chairperson Borders suggested finding a way to eliminate non-conforming billboards. The Board discussed the proposed changes by Staff, and Ms. Sullivan and Mr. Reese responded to their clarifying questions. Discussion ensued regarding auxiliary structures versus guest houses and Ms. Sullivan noted that a guest building had different standards than an accessory structure. Commissioner Perry recommended removal of the guest building occupancy section. Vice Chair Wiggins recommended removing the family member section; however, he was in favor of prohibiting rentals of the guest dwellings.

Chairperson Borders left at 5:30 p.m. Vice Chair Wiggins chaired the rest of the meeting.

(6:01:51) – The Commissioners also provided input on typographical errors and requested further clarifications of certain terminologies. Vice Chair Wiggins entertained additional discussion and when none were forthcoming, a motion.

(6:05:44) – Ms. Sullivan summarized the following changes made to the Staff Report based on the Commission’s discussion:

- On page 192: Guest Building Occupation. ~~A guest building may only be occupied by the family members of the primary residence, as defined by Title 18 of the Carson City Municipal Code, and their non-paying guests.~~ Guest buildings may not be rented as secondary dwelling units. The property owner shall, prior to the issuance of a certificate of occupancy for the building permit, record a deed restriction against the subject property with the City Clerk-Recorder's office stating the guest building occupation limitations contained in this section.
- On page 78: Agricultural Use does not include cannabis.
- On page 84: Staff will review whether the word “cabana” is used in Title 18, and if it is not, the definition will be stricken out.
- On page 88: Modify the definition of “*Courtyard*” *to mean an unoccupied open space bounded on 3 or more sides by buildings – and add – on the same property.*
- *On page 96: Modify the use of "habitable space" means a space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces. Add: spaces not considered habitable space include: garage.*
- On page 104: "Municipal garage" means a structure ~~opened~~ owned or operated by a municipality and used primarily for the parking, maintenance and storing of vehicles owned by ~~[the general public]~~ a government agency. [See “Parking lot or parking garage,” for general public parking use.]

**(6:09:55) – Commissioner Perry moved to recommend to the Board of Supervisors approval of ZA-2020- 0001, and that it adopt an ordinance amending Title 18 and Title 18 Appendix consistent with the attachments to the staff report to the Planning Commission and the changes and edits summarized above by Ms. Sullivan. The motion was seconded by Commissioner Killgore.**

Commissioner Esswein recommended limiting the motion to the items discussed as he had additional comments. Ms. Sullivan clarified that no ordinance would exist until the language was codified by the District Attorney’s Office; therefore, the recommendation to the Board of Supervisors was for substance only. She also offered to reschedule the item for further discussion. Vice Chair Wiggins recommended voting on the existing motion and Ms. Sullivan explained that she would review Commissioner Esswein’s changes with him and bring back any that require action. Vice Chair Wiggins called for the vote.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Perry
<b>SECONDER:</b>	Preston
<b>AYES:</b>	Wiggins, Esswein, Killgore, Perry, Preston
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Borders, Loyd

**6.B LU-2021-0304 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO AMEND SPECIAL USE PERMIT U-95/96-14 TO ALLOW FOR THE INSTALLATION OF A SOUND BARRIER AROUND AN EXISTING CHILLER UNIT ON PROPERTY ZONED PUBLIC REGIONAL (“PR”) LOCATED AT 775 FLEISCHMANN WAY, ASSESSOR’S PARCEL NUMBER (“APN”) 001-201-30.**

(3:38:22) – Chairperson Borders introduced the item and read into the record a prepared disclosure statement, advised of no disqualifying conflict of interest and stated that he would participate in discussion and action.

(3:39:45) – Ms. Manzo gave background, reviewed the subject property, and presented the Staff Report, incorporated into the record, which included the Revised Conditions of Approval. She also acknowledged receiving three comments against the project which are incorporated into the record, and responded to clarifying questions by the Commissioners

(3:47:11) – Applicant representatives Peter Zemp of North Star Construction and Micki Marston of PMB Real Estate Services introduced themselves and stated that they were in agreement with the Conditions of Approval outlined in the Staff Report. Chairperson Borders requested “a substantial tree, not a twig.” He also entertained public comments.

(3:52:27) – Deni French introduced himself and recommended a five-gallon tree. He believed that larger trees would take “longer to establish” and recommended spacing them to ensure correct growth.

(3:54:50) – Commissioner Preston was informed that the chiller would work primarily during the summer months. She also recommended an evergreen tree for year-round noise abatement.

(3:56:09) – Ed Barrington introduced himself as a Fleischmann Way resident and referenced his written comments, incorporated into the record. Mr. Barrington gave background and reiterated the contents of his letter, requesting that the Commission approve the 19-foot structure “with no exceptions” and an enforceable completion date. He also noted that the 55-decibel noise level of the chiller is not the equivalent of a conversation at the same decibel level because it is a “howling and grinding” noise with no pauses. Ms. Sullivan clarified that this item before the Commission is the remedy for the citation received by the applicants, adding that should the project return for a time extension in a year, she would bring it back to the Commission, even though she has the authority to grant that extension. Ms. Sullivan also stated that the Planning Commission is the enforcement agency for code violations such as exceeding the approved decibel level. She recommended that Condition of Approval No. 3 be modified to read:

*The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.*

(4:05:38) – Mr. Zemp informed Commissioner Esswein that the materials will be ordered “right away,” and the project will begin once they are received.

(6:23:06) – Nearby resident Betsy Strasburg introduced herself and was pleased to hear that the Commission had considered “putting teeth into the Special Use Permit.” Ms. Strasburg requested that the applicant provide first year of operation data to ensure the solution had worked. She also expressed concern that no other alternatives were considered to the sound barriers were considered besides the 19-foot wall.

(4:11:28) – Richard Nagel cited Google Search and noted that decibel levels over 30 would be harmful. There were no other public comments; therefore, Chairperson Borders entertained a motion.

**(4:12:41) – Vice Chair Wiggins moved to approve LU-2021-0304, an amendment to U-95/96-14, based on the findings and subject to Conditions of Approval contained in the staff report, with two amendments as discussed: planting at least a 10-foot evergreen tree and removing the second sentence of Condition of Approval No. 3. The motion was seconded by Commissioner Killgore.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Wiggins
<b>SECONDER:</b>	Killgore
<b>AYES:</b>	Borders, Wiggins, Esswein, Killgore, Loyd, Perry, Preston
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**6.C ZA-2021-0368 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM GENERAL COMMERCIAL (“GC”) TO MULTI-FAMILY APARTMENTS (“MFA”) FOR PARCELS CREATED AS PART OF THE SUNDANCE RIDGE SUBDIVISION AND EDMONDS INDUSTRIAL PARK, LOCATED ON LEPIRE DRIVE, CASSIDY COURT, AND ETTA PLACE, ASSESSOR’S PARCEL NUMBERS (“APNS”) 010-351-06, 010-351-07, 010-351-14, 010-351-15, 010-351-95, 010-351-96, 010-651-14 THROUGH -22, 010-651-25, 010-651-29 THROUGH -50; AND FROM GC TO PUBLIC (“P”) FOR PARCELS LOCATED ON ETTA PLACE AND CASSIDY COURT, APNS 010-351-94 AND 010-651-24.**

(4:14:18) – Chairperson Borders introduced the item. Ms. Ferris gave background and presented the Staff Report, which is incorporated into the record. She referenced one public comment that had been received and added to the agenda packet via late material. She also suggested making a recommendation to the Board of Supervisors for approval since Staff had made all three findings. Ms. Ferris responded to questions by the Commissioners as well. Chairperson Borders entertained public comments.

(4:19:50) – Mr. French explained that housing growth would add children which would become burdensome to the school district and create parking issues. Chairperson Borders entertained additional comments and when none were forthcoming, a motion. Commissioner Perry clarified that the Zoning Map Amendments were pretty much “a cleanup,” as part of the Commission’s annual review process.

**(4:21:35) – Commissioner Preston moved to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2021-0368 as presented. The motion was seconded by Commissioner Esswein.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Preston
<b>SECONDER:</b>	Esswein
<b>AYES:</b>	Borders, Wiggins, Esswein, Killgore, Loyd, Perry, Preston
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**6.D ZA-2021-0369 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE-FAMILY 12,000 (“SF12”), GENERAL COMMERCIAL (“GC”), AND GENERAL INDUSTRIAL (“GI”) TO GC FOR THE ENTIRE PARCEL, LOCATED AT 4619 HIGHWAY 50 EAST, ASSESSOR’S PARCEL NUMBER (“APN”) 008-283-04.**

(4:24:20) – At Ms. Ferris’ request, Chairperson Borders introduced items 6.D and 6.E simultaneously, but noted they would be voted on separately. Ms. Ferris presented the Staff Report and supporting documentation. She also noted that no opposing public comments had been received and responded to clarifying questions. Chairperson Borders entertained public comments.

(4:28:45) – Kristoffer Wickstead introduced himself as a Carson City resident and explained that he had been one of the property owners who had been noticed, and that he was in favor of the item. There were no additional comments; therefore, Chairperson Borders entertained a motion.

**(4:29:38) – Commissioner Esswein moved to adopt Resolution No. 2021-PC-R-3. The motion was seconded by Commissioner Killgore.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Esswein
<b>SECONDER:</b>	Killgore
<b>AYES:</b>	Borders, Wiggins, Esswein, Killgore, Loyd, Perry, Preston
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**6.E MPA-2021-0370 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A MASTER PLAN AMENDMENT TO CHANGE THE MASTER PLAN DESIGNATIONS FROM LOW-DENSITY RESIDENTIAL (“LDR”), COMMUNITY/ REGIONAL COMMERCIAL (“C/RC”), AND MIXED-USE COMMERCIAL (“MUC”) TO C/RC FOR THE ENTIRE PARCEL, LOCATED AT 4619 HIGHWAY 50 EAST, ASSESSOR’S PARCEL NUMBER (“APN”) 008-283-04.**

(4:30:03) – Based on the discussion during item 6.D, Chairperson Borders entertained a motion.

**(4:30:06) – Commissioner Esswein moved to recommend to the Board of Supervisors approval of the Zoning Map Amendment ZA-2021-0369 as presented. The motion was seconded by Commissioner Killgore.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Esswein
<b>SECONDER:</b>	Killgore
<b>AYES:</b>	Borders, Wiggins, Esswein, Killgore, Loyd, Perry, Preston
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**6.F ZA-2021-0371 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM GENERAL COMMERCIAL (“GC”) TO LIMITED INDUSTRIAL (“LI”) FOR PARCELS LOCATED AT 788 AND 900 FAIRVIEW DRIVE, ASSESSOR’S PARCEL NUMBERS (“APNS”) 009-551-08 AND 009-551-31.**

(4:30:50) – Chairperson Borders introduced the item. Ms. Ferris presented the Staff Report and supporting documentation. She suggested recommending approval to the Board of Supervisors based on Staff making all three findings in the affirmative. She also responded to clarifying questions by the Commissioners. Commissioner Perry expressed concern about “rezoning something into a non-conforming use,” especially

when people would be living there. Ms. Ferris clarified that as a non-conforming use, and any expansion would require appearing in front of the Commission to request a Special Use Permit. Commissioner Perry recommended “leaving this one as it is.” Ms. Sullivan noted that the Annual Masterplan Report will be discussed in the December meeting and noted that the Commission could continue the item until then. Chairperson Borders recommended a motion.

**(4:42:01) – Commissioner Esswein moved to continue this item to the December 15, 2021 Planning Commission meeting. The motion was seconded by Commissioner Killgore.**

(4:42:15) – Vice Chair Wiggins expressed concern that the Commission was discussing items that were already planned and a building already existed. Commissioner Perry wished to have this discussion in 1922 at the time of Masterplan discussion. Ms. Sullivan suggested denial of the Special Use Special Use Permit at this time if the discussion won’t take place at the next meeting. Chair Borders called for the vote.

<b>RESULT:</b>	<b>APPROVED (6-1-0)</b>
<b>MOVER:</b>	Esswein
<b>SECONDER:</b>	Killgore
<b>AYES:</b>	Borders, Wiggins, Esswein, Killgore, Loyd, Preston
<b>NAYS:</b>	Perry
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**7. STAFF REPORTS (NON-ACTION ITEMS)**

**- DIRECTOR'S REPORT TO THE COMMISSION**

(6:16:09) – Ms. Sullivan reminded the Board that the next Commission meeting will be held on Wednesday, December 15, 2021, at 3:00 p.m.

**- FUTURE AGENDA ITEMS**

(6:17:28) – Ms. Sullivan indicated that the following items would be agendized for the Commission’s December meeting: the public hearing on the slaughterhouse (time specific at 5 p.m.) which would be reheard due to a noticing error; the Master Plan Annual Report, a Tentative Map for Lompa Ranch; a billboard Special Use Permit; and a request from Friends in Service Helping (FISH) for a residential use in a non-residential district.

**- COMMISSIONER REPORTS/COMMENTS**

(6:17:47) – Commissioner Preston wished to have an update on the Empire Cemetery zoning.

**8. PUBLIC COMMENT**

(6:18:26) – Vice Chair Wiggins entertained final public comments. Mr. French recommended looking into solar/farming space, citing an example in Colorado and its benefits. He also suggested considering edible insects as a zoning option.

**9. FOR POSSIBLE ACTION: ADJOURNMENT**

(6:22:56) – Vice Chair Wiggins adjourned the meeting at 6:23 p.m.

The Minutes of the November 16, 2021 Carson City Planning Commission meeting are so approved this 15<sup>th</sup> day of December, 2021.