

Chapter 3: A Balanced Land Use Pattern

Establishing a balance of land uses within the community promotes vitality and long-term economic stability. A balanced community is able to provide employment opportunities for its residents as well as a diverse choice of housing, recreational opportunities, and retail services. Carson City strives to maintain its strong employment base and extensive network of public lands while increasing housing options and the availability of retail services to serve residents of the City and surrounding growth areas.

Principles for achieving a more Balanced Land Use Pattern focus on:

- Balancing future growth with available water resources and sewer capacity;
- Encouraging infill and redevelopment within the City's existing urbanized area;
- Maintaining a compact development footprint through the retention of public lands, the acquisition of open space, and the protection of natural areas; and
- Providing a citywide mix of land uses to accommodate future housing, jobs, recreation, and retail services.



Carson City will maintain a compact pattern of growth—avoiding future development in areas not feasible to be served by City infrastructure and on surrounding hillsides.

GUIDING PRINCIPLE I: A COMPACT AND EFFICIENT PATTERN OF GROWTH

Carson City will have a compact pattern that makes efficient use of the limited land area and water resources it has available for urban growth, that fosters the provision of infrastructure and services in a cost-effective manner, and that balances development with conservation of the natural environment—particularly where public lands abut the urban interface. The City will utilize its existing redevelopment areas and other tools to promote the reuse and revitalization of established but underutilized areas of the community, such as its major gateway corridors and Downtown.

GOAL 1.1—PROMOTE THE EFFICIENT USE OF AVAILABLE LAND AND RESOURCES

1.1a—Balanced Land Use Plan

Ensure that the City's Land Use Map represents a level of growth that may be accommodated with available water resources and sewer capacity. The City should monitor growth trends and conduct periodic reviews of the City's growth capacity to ensure the Master Plan is consistent with the recommendations of the City's Water and Wastewater Master Plans.

1.1b—Urban Service Area

Discourage growth in locations not currently served by urban services or not planned to be served by the city's water and wastewater infrastructure by prohibiting the rezoning of lands for urban development intensities in locations not served or planned to be served by urban services, as identified in the City's Water and Wastewater Master Plan.

1.1c—Water Conservation

Continue to encourage water conservation efforts at a community-wide and household level through education and incentive-based programs such as Carson City's Every Drop Counts—Be Water Smart program, which promotes low-water landscaping, provides incentives for the installation of low-flow fixtures, irrigation system timers, and other water saving devices.

1.1d—Growth Management Ordinance

The City shall continue to review applications for proposed residential development in accordance with the Carson City 1988 Growth Management Ordinance, as contained in Chapter 18.12 of the City's Municipal Code.

1.1e—Sustainable Construction Techniques

Encourage the use of sustainable building materials and construction techniques, through programs such as the US Green Building Council's LEED (Leadership in Energy Efficiency and Design) program which provides voluntary national standards and certification for a range of new construction types to promote the development of energy efficient, sustainable buildings.

1.1f—Energy Conservation

Encourage the incorporation of site planning and other design techniques that promote solar and wind efficiency in the construction of new homes



The City will encourage the use of sustainable building materials and construction techniques.

and non-residential development (e.g., maximizes solar exposure to capture energy and speed snow melt during winter months). Encourage the use of new and emerging technologies that lead to increased energy conservation for both residential and non-residential uses.

GOAL 1.2—PROMOTE INFILL AND REDEVELOPMENT IN TARGETED AREAS

1.2a—Priority Infill and Redevelopment Areas

Two levels of priority have been identified for areas identified for potential infill and redevelopment on the Land Use Map. Areas targeted for infill and redevelopment can be distinguished by their mixed-use land use categories and include downtown, mixed-use activity centers, and major gateway corridors, among others. Levels of priority are intended to help guide the future allocation of staffing and other resources and are generally defined as follows:

- **High Priority Areas**—Implementation Strategies should be occurring concurrent with the adoption of the Master Plan or soon after. The City will take an active role encouraging infill and redevelopment activity in these locations in the short to mid-term (6 month to 3-year timeframe) by conducting targeted infrastructure improvements, streamlining zoning tools, pursuing public/private partnerships, or offering incentives. Downtown is considered a High Priority Area.

- **Moderate Priority Areas**—Some Implementation Strategies may begin soon after adoption (e.g., mixed-use zone districts could be established—perhaps as an optional overlay that provides additional flexibility and incentive for property owners, or a streamlined development process could be offered for projects in these locations). Focus in these areas is important and infill and redevelopment will be encouraged, however, they are viewed as secondary to Downtown in terms of citywide priorities and investments. Areas designated for mixed-use development along the City’s major gateway corridors are considered Moderate Priority Areas.

The above priorities should be periodically reviewed and updated to reflect ongoing development activities, changing market dynamics, and other related factors.



Downtown (top) will be the highest priority for infill and redevelopment within the City, although it will also be encouraged along major gateway corridors, such as North Carson (bottom).

1.2b—Redevelopment Area Boundaries

The City currently has two redevelopment areas, the largest of which encompasses a large portion of the Downtown area as well as portions of Highway 50 east. Existing boundaries should be reviewed periodically and adjusted as appropriate to support redevelopment objectives and to reflect priorities identified in policy 1.2a, above.

1.2c—Prioritize Infrastructure Improvements

Place a high priority on necessary transportation, water, and wastewater improvements in areas targeted by the Master Plan for infill and redevelopment to ensure adequate services are in place to accommodate increased densities.



State and Federal Lands serve as a valued community amenity for the City’s residents.



Growth occurring within the Urban Interface (at the edge of the City’s urbanized area) will undergo a higher level of review to ensure adequate access can be provided and that impacts to views and natural features are protected.

GOAL 1.3—PROMOTE THE PRESERVATION OF STATE AND FEDERAL LANDS AS A COMMUNITY AMENITY

1.3a— State and Federal Land Disposal

Discourage the future disposal of State and Federal Lands identified as Public Conservation on the Land Use Map for private development. Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Plan.

1.3b—State and Federal Land Transfers

Monitor lands slated for potential disposal and identify opportunities for the transfer of such lands to City ownership (where lands are needed for public facilities, parks, trail access, or similar functions) through the Federal Lands Bill and other programs, particularly within the urbanized area of the City.

GOAL 1.4—MANAGE THE IMPACTS OF FUTURE GROWTH WITHIN THE URBAN INTERFACE

1.4a—Vehicular and Pathway Access

Ensure that vehicular and pathway access to surrounding public lands are maintained as development occurs within the Urban Interface—the area at the fringe of the City’s core area that borders both urban development and open lands. Require pathways, bicycle facilities, and roadway easements through future developments as identified in the Unified Pathways Master Plan.

I.4b—Cluster Development

Encourage the use of cluster development techniques at the Urban Interface to maintain views, preserve steep slopes, and maximize the preservation of open space. Update current cluster practices to ensure that the resulting density of the clustered development is consistent with the parcel's land use designation, the surrounding development pattern, and the level of roadway improvements that currently exist or will be required to be provided to the site. Cluster developments that result in urban levels of density in an area with an otherwise rural character and that do not represent progressive expansion of existing urban densities should be prohibited.

I.4c—Protection of Existing Site Features

Ensure that development at the Urban Interface is designed to minimize disturbances to existing stands of mature trees, distinctive topographic features (hillsides/ridgelines), and other character-defining features, particularly those that are visible from other locations in the community. Require a detailed site analysis for any development at the Urban Interface to identify unique features to be protected.



Development at the Urban Interface should be designed to minimize disturbances to existing stands of mature trees, distinctive topographic features, and other character-defining features.

GOAL 1.5—FOSTER COOPERATION ON MASTER PLAN ISSUES

I.5a—Coordination with Adjoining Counties

The City shall coordinate with Lyon, Washoe, and Douglas Counties to minimize land use conflicts at shared boundaries, identify opportunities for shared recreational access or amenities, and to ensure that applicable Master Plans for each jurisdiction are mutually compatible with the goals and policies of this Master Plan.

I.5b— Coordination with State and Federal Agencies

The City shall coordinate with State and Federal Agencies, including the Bureau of Land Management and Forest Service, whose land holdings are adjacent to the City, to minimize land use conflicts within the urban interface, identify opportunities for shared recreational access or amenities, and to ensure that future plans for federal landholdings are mutually compatible with the goals and policies of this Master Plan.

I.5c—Coordination with Regional Planning Agencies

The City shall coordinate with regional planning organizations, such as the Carson Area Metropolitan Planning Organization (CAMPO), Tahoe Regional Planning Agency (TRPA), and the Truckee Meadows Regional Planning Agency (TMRPA) to ensure that the City is appropriately engaged in ongoing regional planning activities and that adopted regional

plans are mutually compatible with the goals and policies of this Master Plan.

1.5d—Coordination of Services

The City shall coordinate with internal service departments as well as other governmental organizations, such as the School District, that provide services to residents, to ensure that existing and new neighborhoods have adequate services and school sites.

1.5e—Sierra Pacific Power and Southwest Gas

The City shall coordinate with Sierra Pacific Power and Southwest Gas on the location of new power lines and future facilities necessary to serve the community.



The City will promote diversity in its land use mix and will encourage the incorporation of mixed-use developments and higher density housing.



The City will seek to expand its housing variety—encouraging the incorporation of a wider range of attached living options, such as these fourplexes (top) and lofts (bottom).

GUIDING PRINCIPLE 2: BALANCED LAND USE MIX

The City will work to broaden and diversify its mix of land uses in targeted areas as well as citywide. Particular emphasis will be placed on expanding housing, retail, and service options to better serve both existing residents and the City's large non-resident workforce—achieving a better balance as a place to live as well as work.

GOAL 2.1—ENCOURAGE DIVERSITY IN CITYWIDE LAND USE MIX

2.1a—Range of Land Use Opportunities

Ensure that the Land Use Map provides opportunities for a range of mixed-use, residential, commercial, and employment uses at a variety of scales and intensities.

2.1b—Mixed-Use Development

Encourage mixed-use development patterns (both vertically and horizontally mixed-use as appropriate given the surrounding development context) along major gateway corridors, in designated activity centers, downtown, and in other locations as identified on the Land Use Map.

2.1c—Specific Plan Areas

Encourage the use of the Specific Plan Area as a tool to allow urban intensity developments with unique characteristics in terms of their size,

location, or development context to incorporate a broader mix of uses than would otherwise be permitted.

2.1d—Land Use Friction Zones

Discourage rezoning of properties that create “friction zones” between land uses—for example, placing incompatible land uses such as industrial and residential adjacent to one another. Enforce standards for transitions between residential and commercial uses and develop standards for mixed-use development to address compatibility issues.

GOAL 2.2—EXPAND HOUSING VARIETY

2.2a—Variety of Housing Types

Encourage a mix of housing models and densities for projects within the urbanized area based upon their size, location, surrounding neighborhood context, and applicable land use policies, as contained in Chapter 3. In general, larger neighborhoods should incorporate the largest variety while a smaller site surrounded by existing housing may be more limited by required transitions, etc.

2.2b—Mixed-Use Development

Encourage the incorporation of complementary attached housing types in conjunction with employment and commercial uses, as supported by the policies for the Mixed-Use Employment, Mixed-Use Residential Neighborhood, Mixed-Use Commercial, and Downtown Mixed-Use land use categories contained in Chapter 3.

2.2c—Accessory Dwellings

Encourage opportunities for accessory dwelling units within established neighborhoods as a means of promoting affordable housing opportunities and increasing citywide housing diversity. Accessory dwellings should be limited in size and should be designed to be compatible with the primary dwelling and the surrounding neighborhood context.

GOAL 2.3—PROVIDE OPPORTUNITIES FOR A RANGE OF RETAIL SERVICES

2.3a—Inventory of Retail Sites

Maintain an inventory of land for potential neighborhood, community, and regional scale retail sites on the Land Use Map.



A mix of housing models and densities will be encouraged for projects with the urbanized area.



Accessory dwelling units will be encouraged within established neighborhoods provided they are designed to be compatible with the surrounding development context.



The City will seek to conserve its scenic quality.

2.3b—Mixed-Use Development

Encourage the incorporation of complementary retail development in conjunction with employment and residential uses, as supported by the policies for the Mixed-Use Employment and Mixed-Use Residential land use categories contained in Chapter 3.

GUIDING PRINCIPLE 3: STEWARDSHIP OF THE NATURAL ENVIRONMENT

The City will identify and strive to conserve its natural, scenic, and environmentally sensitive areas including important wildlife habitat, the floodplains of the Carson River and other significant watercourses, and visually sensitive areas, such as prominent hillsides surrounding the community. In addition, the City will plan for future development to minimize the impacts of potential natural disaster events, such as wildfire and flooding, on the community.

GOAL 3.1—PROTECT ENVIRONMENTALLY SENSITIVE AREAS

3.1a—Carson River Master Plan

Ensure that the goals and policies contained in the Master Plan and the uses designated on the Land Use Map are consistent with those contained in the Carson River Master Plan.

3.1b—Environmentally Sensitive Areas

Environmentally Sensitive Areas within the community should be protected using available tools, such as development setbacks, dedication, or other mechanisms.



Future hillside development will be limited to protect the City's visual resources.

GOAL 3.2—PROTECT VISUAL RESOURCES

3.2a—Hillside Development

Limit future hillside development through the retention of public lands at a Local, State, or Federal level, and by discouraging hillside development on private lands through the use of existing cluster development and steep slope provisions as contained in Chapter 18.08 of the City's zoning ordinance.

3.2b—Dark Skies

Protect visibility of the City's dark skies, encourage energy conservation, and limit the impacts of light pollution on the community and surrounding public lands by reducing light trespass and glare created by urban development and the lighting of recreational areas, particularly at the Urban Interface and near the Western Nevada Community College Observatory.

3.2c—Communication Facilities and Equipment

Ensure that communication facilities and equipment, such as cellular towers, are located and designed so as to not detract from the City's visual quality. Facilities and equipment will be evaluated according to Chapter 18.15 of the City's Municipal Code.

3.2d—Carson City Freeway Corridor

Establish and maintain signage controls for the Carson City Freeway Corridor prior to completion of construction to establish the height, type, size, and quantity of signs that will be permitted for future development.

3.2e—Eastern Portal

Ensure that future development occurring within the Eastern Portal is consistent with the policies contained in the V&T-SPA, located within Chapter 8 of this Master Plan.



Future development occurring within the Eastern Portal should be consistent with the policies contained in the V&T-SPA.

GOAL 3.3—MINIMIZE IMPACTS OF POTENTIAL NATURAL DISASTER EVENTS ON THE COMMUNITY

3.3a—Coordination

Continue to work with FEMA and other Local and State agencies to promote disaster prevention through strategic planning and coordination.

3.3b—Neighborhood Design

Ensure new neighborhoods, particularly at the Urban Interface, are designed to minimize the impacts of potential natural disaster events (e.g., provide multiple access points, maintain defensive space in forested areas, and construct homes and outbuildings of fire resistant materials).

3.3c—Public Awareness

Increase public awareness of the potential hazards presented by living and building within the Urban Interface by continuing to educate existing residents on appropriate measures to be taken to minimize the potential loss of life and property in the event of a wildfire or other natural disaster.



New neighborhoods occurring at the Urban Interface should be designed to minimize the impacts of potential natural disaster events, such as wildfires.



Development will continue to be discouraged within the 100-year floodplain and other hazard areas,

3.3d—Floodplain and Hazard Area Development

Continue to discourage development within the 100-year floodplain and other hazard areas and require development on flood prone properties to be clustered out of the 100-year floodplain as defined by FEMA.

3.3e—Geologic Hazards

Continue to require any development with an identified earthquake fault on site to have a professional geotechnical report to establish required setbacks from the fault to structures and other mitigation measures.

LAND USE PLAN

This section includes the Land Use Map, Land Use Category Definitions, and specific Land Use Policies and is intended to be used as a tool for elected and appointed community leaders, city staff and administrators, and the community-at-large for evaluating and making decisions regarding the location and design of land uses within the City. Defining characteristics for each land use identified on the Land Use Map are provided and include appropriate mixes of uses, preferred location of uses, variety of housing types, appropriate density ranges, and other design criteria for consideration. The detailed land use policies and criteria defined within this section are intended as a guide for future development, and should be used in conjunction with the other policies contained in this Master Plan.

LAND USE MAP

The Land Use Map identifies locations within the City where various land uses may occur during the next 10 to 20 years and where the City would support the development of these uses (see Land Use Map). The Map establishes broad guidelines for land use patterns and should be applied in combination with the goals, guiding principles, and policies contained in the Master Plan document. The land use categories illustrated on the Land Use Map reflect the vision, themes, and guiding principles identified in Chapter 2. These concepts emerged during the planning process and served as the foundation for the Master Plan goals and policies. They represent the community's commitment to a more compact, mixed-use pattern of development for the City's future.

LAND USE CATEGORIES

Table I summarizes each of the land use categories identified on the Land Use Map. The table is intended as a quick reference guide to be used in conjunction with the Land Use Map. Detailed criteria for the location, density, layout, design, desired character, and size of each land use category are provided in the policy section of this Chapter. Residential densities are assumed to be based on gross acreages.



A Balanced Land Use Pattern

Insert Land Use Map



A Balanced Land Use Pattern

LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS	ZONE DISTRICTS
RESIDENTIAL				
Conservation Reserve (Private)-(CR)	Minimum 20 acres per dwelling unit.	<p><i>Primary:</i> Open lands, agriculture, ranching, or single-family residential.</p> <p><i>Secondary:</i> N/A</p>	<ul style="list-style-type: none"> ▪ Private properties located in rural areas of the city that are currently vacant or primarily vacant, located in floodplains or are constrained by other significant environmental or topographic feature (e.g. steep slopes or access constraints). ▪ While properties are entitled to rural residential development based upon their current zoning, maintaining these properties as open lands where possible is desirable through the use of conservation easements, purchase, or other means. ▪ <i>Relationship to previous Master Plan:</i> Conservation Reserve is a new land use category which replaces the Open Space/Recreation/Rural Residential and Agricultural Residential. 	CR, A
Rural Residential (RR)	5-20 acres per dwelling unit.	<p><i>Primary:</i> Large-lot single-family residences</p> <p><i>Secondary:</i> Accessory farm structures, animal keeping.</p>	<ul style="list-style-type: none"> ▪ Typically found in rural settings on the urban fringe. ▪ Lot size and layout varies. ▪ Typically not served by urban utilities, but may be depending on location. ▪ <i>Relationship to previous Master Plan:</i> Rural Residential is an established land use category. 	SF5, A
Low Density Residential (LDR)	1/3-5 acres per dwelling unit (0.2-3 dwelling units per acre)	<p><i>Primary:</i> Single-family residences.</p> <p><i>Secondary:</i> Complimentary uses include schools, parks, recreation, and open space in a planned neighborhood setting.</p>	<ul style="list-style-type: none"> ▪ Mix of low density housing types in a neighborhood setting. ▪ Suburban development standards generally apply (e.g. no curb/gutter/sidewalk, minimal street lighting). ▪ Clustering of residential units is encouraged as a means of preserving open spaces while retaining a suburban density character and developments should be well-incorporated into the parks, pathways, and open space system. ▪ The LDR category contains a number of established neighborhoods—change is not anticipated or encouraged in these areas. ▪ <i>Relationship to previous Master Plan:</i> Low Density Residential combines the former Low Density Residential and Suburban Residential categories into a single category. 	SF21, SF1A, MH1A, SF2A

LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS	ZONE DISTRICTS
Medium Density Residential (MDR)	3-8 dwelling units/ acre.	<p><i>Primary:</i> Single-family residences.</p> <p><i>Secondary:</i> Complementary duplexes or townhomes on individual lots in a planned neighborhood setting, as well as parks, <i>pathways</i>, places of worship, schools, and other civic uses.</p>	<ul style="list-style-type: none"> Medium-density residential neighborhoods should contain a mix of housing types in a neighborhood setting. Each neighborhood should have a recognizable center. Centers will vary in size and composition, but may include a combination of higher-density residential uses, parks and/or recreation facilities. Neighborhoods should contain connective green spaces that unify the development and provide transitions between other areas and uses. <i>Relationship to previous Master Plan:</i> Medium Density Residential combines the former Medium Density Residential and MDR/Mobile Home categories into a single category. 	SF6, MH6, SF12, MH12
High Density Residential (HDR)	8-36 dwelling units per acre.	<p><i>Primary:</i> Apartments, condominiums, townhomes, four-plexes and duplexes.</p> <p><i>Secondary:</i> Complimentary uses include parks and recreation amenities, places of worship, schools, and other civic uses.</p>	<ul style="list-style-type: none"> Designed to create opportunities for higher-density neighborhoods in an urban and suburban setting. <i>Relationship to previous Master Plan:</i> High Density Residential is an established land use category. 	MFA, MFD, MHP
COMMERCIAL/EMPLOYMENT				
Community/Regional Commercial (C/RC)	Typically between 10 and 30 acres.	<p><i>Primary:</i> Typically anchored by large format national retailers, which may provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber, and other household goods, often under one roof.</p> <p><i>Secondary:</i> Complementary uses, such as restaurants, specialty</p>	<ul style="list-style-type: none"> Mix of retail and commercial services in a concentrated and unified center that serves the local community. May also include larger retail centers with unique stores or characteristics that serve as a regional draw. Concentrated, unified design allows center to meet a variety of community needs in a “one-stop shop” setting. Single use highway-oriented commercial activities will continue to occur in some areas; however, this pattern of development is generally not encouraged. <i>Relationship to previous Master Plan:</i> Community/Regional Commercial replaces the previous Commercial land use category. 	GC, RC, NB, TC

LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS	ZONE DISTRICTS
		markets, specialty stores (such as furniture, computers, office supplies, or clothing stores).		
Neighborhood Commercial (NC)	Typically around 5 acres, but may vary, ranging from as small as 1-3 acres to as large as 10-15 acres.	<p><i>Primary:</i> Supermarkets, restaurants, movie rentals, drycleaners, drugstores, filling stations, smaller specialty shops, retail and health services and business and professional offices.</p> <p><i>Secondary:</i> Plazas and squares.</p>	<ul style="list-style-type: none"> ▪ Intended to provide a range of services. ▪ Will vary in scale and character. Smaller, limited use centers may be fully integrated into the surrounding neighborhood and be accessed primarily by pedestrian or bicycle; while larger centers will function more independently, providing ample parking and numerous stores. ▪ <i>Relationship to previous Master Plan:</i> Neighborhood Commercial replaces the previous Neighborhood Business land use category. 	NB
Industrial (I)	N/A	<p><i>Primary:</i> Light and heavy manufacturing, warehousing and distribution, indoor and screened outdoor storage, and a wide range of other industrial services and operations.</p> <p><i>Secondary:</i> Airport supportive uses and commercial uses.</p>	<ul style="list-style-type: none"> ▪ Uses typically involve more intensive work processes, and may involve manufacturing or basic resource handling. ▪ <i>Relationship to previous Master Plan:</i> Industrial combines the previous Industrial and Rural Industrial land use categories. 	GI, LI, AIP

LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS	ZONE DISTRICTS
MIXED USE				
Downtown Mixed-Use (DT-MU)	Typical floor area ratios (FARs) of between 0.75 and 3.	<i>Primary:</i> Variety of civic, cultural, retail, casinos, commercial, business, hotel/convention, professional offices, and financial institutions. <i>Secondary:</i> Variety of medium/high density housing types; plazas, squares, and pocket parks.	<ul style="list-style-type: none"> Traditional downtown urban fabric with a compact, pedestrian-friendly scale. Intended to allow for and encourage a broader mix of uses than exist today, including high-density residential. Unique historic character and importance to the broader community. <i>Relationship to previous Master Plan:</i> Downtown Mixed-Use is a new land use category. 	DC, DT-MU (will replace current DC zoning)
Mixed-Use Commercial (MUC)	Typical floor area ratios (FARs) of between 0.5 and 2, although they may be significantly higher within designated activity centers, or along major gateway corridors.	<i>Primary Uses:</i> Commercial retail and offices. <i>Secondary Uses:</i> Up to 25% higher density residential is encouraged in Mixed-Use Commercial areas, including live-work units. Open space, parks, trails, schools, places of worship, and other public uses, and senior housing facilities are also appropriate.	<ul style="list-style-type: none"> The intent is to allow for vertical or horizontal mix of uses on sites, including some higher-density residential. These developments are generally located along major gateway corridors, within designated activity centers, and along collector or arterial streets. Mixed-use commercial development should be located where it may be readily served by existing or future transit and should be designed with clear pedestrian connections to transit stops and surrounding development. <i>Relationship to previous Master Plan:</i> Mixed-Use Commercial is a new land use category. 	TBD
Mixed Use Employment (MUE)	Varies depending upon location and development context.	<i>Primary:</i> High quality employment facilities, such as corporate office headquarters, medical facilities and offices, research and development, and educational facilities in a planned, “campus-like” setting. <i>Secondary Uses:</i> Up to 25% higher density residential or	<ul style="list-style-type: none"> Intended to provide concentrated areas of employment, combined with a mix of complementary residential and commercial uses Office/Research Park developments may be incorporated into a master planned neighborhood, or located in close proximity to residential areas. May include smaller live-work complexes consisting of a single building or several buildings that are not located within a typical office park setting, but are located on infill sites within established areas of the City. Activities typically take place indoors and outdoor storage or other more industrial types of uses are typically not permitted. 	TBD

LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS	ZONE DISTRICTS
		<p>commercial uses (or some combination of the two) are encouraged in Mixed-Use Employment areas. Open space, parks, <i>pathways</i>, schools, and other public uses, and senior housing facilities are also appropriate.</p>	<ul style="list-style-type: none"> ▪ <i>Relationship to previous Master Plan:</i> Mixed-Use Employment replaces the previous Office land use category. 	
<p>Mixed-Use Residential (MUR)</p>	<p>3-36 dwelling units per acre.</p> <p>Typical floor area ratios (FARs) of between 0.5 and 1 for non-residential uses.</p>	<p><i>Primary Uses:</i> A range of medium to high-density residential housing types, such as small lot single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units.</p> <p><i>Secondary Uses:</i> Convenience retail and services such as supermarkets, restaurants, drugstores, smaller specialty shops, retail, health services, professional offices, and civic uses. Open space, parks, <i>pathways</i>, schools, and other public uses are also appropriate.</p>	<ul style="list-style-type: none"> ▪ Intended to promote self-supporting neighborhoods which contain medium to high-density housing predominantly (with a mix of types and intensities), but that also include retail, offices or live-work units. ▪ Appropriate adjacent to designated activity centers and along major corridors where infill and redevelopment is encouraged, as well as on larger vacant parcels within the urbanized area where larger scale planning is possible. ▪ <i>Relationship to previous Master Plan:</i> Mixed-Use Residential Neighborhood is a new land use category, but also incorporates some uses formerly designated as Office. 	<p>TBD</p>

LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS	ZONE DISTRICTS
PUBLIC/INSTITUTIONAL				
Public/Quasi-Public (P/QP)	N/A	<i>Primary:</i> Schools, government offices, community centers, fire stations, airport, libraries, hospitals, cemeteries, churches, and other places of worship. Also include facilities needed for essential public services such as electrical substations, water and wastewater facilities, and other similar uses.	<ul style="list-style-type: none"> Provided by the City, special districts, or by a quasi-public organization. Churches are also an acceptable use in residential and some commercial areas and may not be designated as Public/Quasi-Public. <i>Relationship to previous Master Plan:</i> Public/Quasi-Public replaces the Public Neighborhood, Public Community, and Public Regional land use categories. 	P, PN, PC PR
Washoe Tribe	N/A	<i>Primary:</i> A range of residential and non-residential uses associated with the Washoe Tribe.	<ul style="list-style-type: none"> Properties owned by the Washoe Tribe are not within the City's jurisdiction. Proposed land use changes occurring adjacent to Washoe Tribe properties will require coordination with the Tribe's designated planning representative. <i>Relationship to previous Master Plan:</i> Washoe Tribe is an existing land use category. 	
PARKS, RECREATION, AND OPEN LANDS				
Parks and Recreation (PR)	Varies, ranging from as small as 1-3 acres to 40+ acres for regional facilities.	<p><i>Primary:</i> Parks, pathways, and recreational facilities.</p> <p><i>Secondary:</i> Utilities (e.g. municipal wells).</p>	<ul style="list-style-type: none"> Intended to provide for the active and passive recreational needs of the community. Generally provided by the City, however, privately operated facilities which also serve recreational needs, such as golf courses, are also included. <i>Relationship to previous Master Plan:</i> Parks and Recreation replaces the Open Space/Recreational/Public Regional and Public Neighborhood land use categories. 	P, PN, PC, PR

LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS	ZONE DISTRICTS
Open Space (OS)	N/A	<p><i>Primary:</i> Publicly-owned and accessible lands preserved by the City, other government agencies, or as part of a private development (e.g. planned unit development) for conservation, resource protection, or recreational use. May also be preserved without public access to protect sensitive natural areas.</p> <p><i>Secondary:</i> Utilities (e.g. municipal wells or other utility structures).</p>	<ul style="list-style-type: none"> ▪ Provides wildlife habitat, view protection and/or recreational linkages between different areas of the City. ▪ Public access may be provided with designated trails or bicycle facilities; however, in other areas lands may be left intact as visual buffers along an important scenic corridor or gateway, or to protect significant ridgelines visible from various areas of the community. ▪ May be purchased outright by the City for public use, donated to private land trusts, or protected using another method, such as conservation easements, signage restrictions, and design controls. ▪ <i>Relationship to previous Master Plan:</i> Open Space replaces the Open Space/Recreational/Rural Residential land use category. 	OS, P, PN, PC, PR
Public Conservation (PC)	N/A	<p><i>Primary:</i> Publicly-owned and accessible lands preserved for conservation, resource protection, or recreational use by the Bureau of Land Management (BLM), United States Forest Service (USFS), or State of Nevada Forest Service (SNFS).</p> <p><i>Secondary:</i> Utilities (e.g. municipal wells or other utility structures).</p>	<ul style="list-style-type: none"> ▪ Large tracts of property that have been preserved through public ownership. ▪ Provides natural resource protection, view protection, protection of steep slopes or other sensitive areas. ▪ Active uses include unimproved trails for hiking, biking, equestrian use, and off-road vehicle use. ▪ Public access is generally provided through formal or informal trails and roadways; however, in other areas lands may be left intact as visual buffers along an important scenic corridor or gateway, or to protect significant ridgelines visible from various areas of the community. ▪ <i>Relationship to previous Master Plan:</i> Public Conservation replaces the Open Space/Public Regional land use category. 	P, PN, PC, PR, CR

LAND USE POLICIES

The detailed land use policies and criteria contained in this section are intended as a guide for future development, and should be used in conjunction with the other policies contained in this Master Plan.

COMMERCIAL/EMPLOYMENT

*Commercial and employment uses are intended to provide concentrated nodes of community services and employment. The Land Use Map identifies three types of commercial and employment uses: **Neighborhood Commercial, Community/Regional Commercial, and Industrial** uses. Policies for each category are provided below along with several generally applicable policies for all commercial uses. To reinforce the City's goal of achieving a more compact and efficient pattern of development, commercial uses should be focused in concentrated nodes where possible, as opposed to linear, "strip" type patterns as is typical along the City's major gateway corridors today.*



Clear, safe, direct pedestrian connections should be provided through parking areas.

GENERAL COMMERCIAL POLICIES—ALL CATEGORIES:

C I.1—Circulation and Access

Clear, safe, direct pedestrian connections should be provided through parking areas to building entrances and to surrounding neighborhoods or streets. Integrate main entrances or driveways with the surrounding street network to provide clear connections between uses for vehicles, pedestrians, and bicycles.

C I.2—Parking Design and Location

Uninterrupted expanses of parking should be avoided. Parking areas should be broken into smaller blocks divided by landscaping and pedestrian walkways that are physically separated from vehicular drive isles. To the maximum extent feasible, parking areas should be distributed between the front and sides of buildings, or front and rear, rather than solely in front of buildings. Structured parking is also encouraged where feasible.

C I.3—Architectural Character

Commercial centers shall be required to meet design standards for development as specified in Carson City's *Development Standards* to address the compatibility with surrounding areas, foster quality design,

and mitigate negative visual impacts such as uninterrupted wall planes, parking areas, and service and loading areas. While the City's design standards apply to all commercial, office, multi-family, public, industrial and institutional development, they are particularly important to consider for larger footprint retail buildings. Standards with particular relevance to commercial uses include:

- Architectural style, massing, proportion, design, and color of a building should be compatible with and complement its surroundings;
- Buildings should be designed at a human-scale using windows, awnings, arcades, plazas, courtyards and roof overhangs;
- Variations of building details, form, line, color and materials shall be employed to create visual interest;
- Buildings which give the appearance of "box-like" structures, and/or are oriented in a "strip" or straight row with parking along the frontage shall be discouraged;
- Primary entries and/or facades of buildings should be oriented towards the street or main parking area; and
- Detached storage buildings, trash enclosures, attached mechanical equipment, and other ancillary functional building features shall be screened with the use of walls, fencing, and/or landscaping.



Commercial centers should incorporate a variety of architectural detailing as specified in the City's Development Standards.

NEIGHBORHOOD COMMERCIAL (NC)

NC 1.1—Characteristics

NC centers are intended to provide a range of services, including supermarkets, restaurants, movie rentals, drycleaners, drugstores, filling stations, smaller specialty shops, retail and health services and business and professional offices, for residential areas. Centers will vary in scale and character. Smaller, limited use centers may be fully integrated into the surrounding neighborhood and be accessed primarily by pedestrian or bicycle; while larger centers will function more independently, providing ample parking, numerous stores, and serving more than one neighborhood.

NC 1.2—Location

NC centers should generally be located at the intersection of two collector streets, or at the intersection of a collector and a local street, provided they are designed to be compatible with and provide appropriate transitions to the surrounding neighborhood.



Neighborhood centers are intended to provide a range of services and will vary in scale and character.

NC 1.3—Size

NC centers typically require around 5 acres, but may vary, ranging from as small as 1-3 acres to as large as 10-15 acres.

NC 1.4— Relationship to Surrounding Neighborhood

NC centers should be designed to be compatible with and reflect the character of the surrounding neighborhood, incorporating buildings with a similar height and scale as surrounding residences and utilizing similar materials and architectural details. Transitions between uses can be accomplished by stepping down the height of taller structures to meet residences, providing landscape buffers or screening, or similar means. Walling off residential areas from NC centers is strongly discouraged.



Community/Regional Commercial centers will typically be anchored by large format national retailers which provide a variety of general merchandise.

COMMUNITY/REGIONAL COMMERCIAL (C/RC)**C/RC 1.1—Characteristics**

C/RC centers provides a mix of retail services in a concentrated setting that serves the local community, but may also include larger retail centers with unique stores or characteristics that provide a regional draw. C/RC centers are typically anchored by large format national retailers, which may provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber, and other household goods, often under one roof. Complementary uses, such as restaurants, specialty markets, specialty stores (such as books, furniture, computers, audio, office supplies, or clothing stores) are also appropriate. The concentrated, unified design of C/RC centers allows a variety of community needs to be met in a “one-stop shop” setting. Although some single use highway-oriented commercial activities will continue to occur in some areas, this pattern of development is generally not encouraged.

C/RC 1.2—Location

C/RC centers are generally located at the intersection of a state or interstate highway and an arterial or at the intersection of two arterials. Large footprint retail buildings (often known as “big-box” stores) shall only be permitted in areas of the City where adequate access and services can be provided.

C/RC 1.3—Size

C/RC centers are typically between 10 and 30 acres, but retail centers may be as large as 60 acres.

C/RC 1.4—Unified Site Design

A unified site layout and design character (buildings, landscaping, signage, pedestrian and vehicular circulation) should be established for C/RC centers to guide current and future phases of development. Creative building orientation and site design techniques should be used to create visual interest and establish a more pedestrian-oriented scale between primary building(s) and associated pad sites.

C/RC 1.5—Relationship to Surrounding Development

Where C/RC centers abut lower-intensity land uses, particularly residential areas, buffering and transition space should be designed to minimize visual and noise impacts from parking areas and loading zones.

C/RC 1.6—Access

Vehicular access to C/RC developments should be consolidated where possible to minimize the impacts of ingress-egress traffic on adjacent roadways. Vehicular and pedestrian connections should be provided between adjacent parking areas to facilitate access to multiple centers from a single location.



Appropriate transition between commercial/regional commercial center and adjacent residential neighborhood.

INDUSTRIAL (IND)

IND 1.1—Characteristics

The IND designation is intended to provide locations for light and heavy manufacturing, warehousing and distribution, indoor and screened outdoor storage, airport-related industrial, and a wide range of other industrial services and operations. Uses typically involve more intensive work processes, and may involve manufacturing or basic resource handling.

IND 1.2—Location

Industrial uses should generally be located away from residential neighborhoods, particularly those uses which generate significant noise and/or traffic. Industrial sites should have access to one or more major arterials or highways capable of handling heavy truck traffic. Light industrial uses can typically be located in areas that also contain some C/RC uses, and might benefit from close proximity and better access to their local customer base.

IND 1.3—Screening

Storage, loading and work operations should be screened from view along all industrial area boundaries (when adjacent to non-industrial uses) and along all public streets.



Typical industrial use.

RESIDENTIAL

The Land Use Map identifies five residential use designations: Conservation Reserve, Rural Residential, Low Density Residential, Medium Density Residential, and High Density Residential. Residential land use categories are intended to protect the character of established neighborhoods and provide opportunities for new residential neighborhoods. While some complementary uses within the residential land use designations are allowed, and mix of housing types is encouraged in medium and high density residential neighborhoods, these uses are intended to be predominantly residential. Opportunity to provide a broader mix of uses is provided by the four mixed-use categories outlined in this Chapter. Specific policies for each residential category are provided below.

CONSERVATION RESERVE (CR)

CR 1.1—Characteristics

The Conservation Reserve category includes private properties located in rural and isolated areas of the city that are currently vacant or primarily vacant, located in floodplains or are constrained by other significant environmental or topographic features (e.g. steep slopes or access constraints). While properties are entitled to rural residential development based upon their current zoning, maintaining these properties as open lands where possible is desirable through the use of conservation easements, purchase, or other means.

CR 1.2—Density Range

Minimum of twenty acres per dwelling unit.

CR 1.3—Location

CR development is typically located at the fringe of the urbanized area in floodplains or in other areas with environmental or topographical constraints.

CR 1.5—Roadway Design

Access road and driveway configurations should follow the natural contours of topographic features to minimize slope disturbances, maximize scenic views, and conserve natural features and vegetation.

RURAL RESIDENTIAL (RR)

RR 1.1—Characteristics

The RR designation provides a rural setting for large-lot single-family housing on the urban fringe. Lot sizes and layouts for RR developments will vary dependent upon topographical and access constraints found in some areas of the community. In some cases, large portions of a lot may remain in an undeveloped state, reinforcing the rural character of this development pattern. Residences within the RR designation are not typically served by urban utilities, but may be depending upon location.

RR 1.2—Density Range

The RR designation allows for lots ranging from 5 to 20 acres per dwelling unit.

RR 1.3—Location

RR development is typically located at the fringe of urbanized area. In some cases, RR development serves as a transition between more intense urban neighborhoods and open space or public lands, or existing rural neighborhoods that should be protected.

RR 1.5—Roadway Design

Access road and driveway configurations should follow the natural contours of topographic features to minimize slope disturbances, maximize scenic views, and conserve natural features and vegetation.

LOW DENSITY RESIDENTIAL (LDR)

LDR 1.1—Characteristics

LDR neighborhoods will primarily include single-family residences; however, the designation allows for a range of complementary secondary uses that include schools, parks, recreation, and open space in a planned neighborhood setting. Suburban development standards generally apply (e.g. no curb/gutter/sidewalk, minimal street lighting).

LDR 1.2—Density

The LDR designation allows for lots ranging from 1/3-5 acres per dwelling unit (0.2-3 dwelling units per acre). Lot sizes for new development should be varied where possible to respond to the surrounding development context. For example, larger lots should be used to provide a transition between open lands or rural residential development and more urban development intensities.



Typical low-density residential neighborhood.

LDR 1.3—Location

LDR neighborhoods are generally located at the urban fringe and are often located adjacent to conservation and open space uses.

LDR 1.4—Variety of Housing Models

To avoid monotonous streetscapes, the incorporation of a variety of housing models is strongly encouraged for all LDR neighborhoods.

LDR 1.5—Cluster Development

Clustering of residential units is encouraged as a means of preserving open spaces, creating transitions between urban development intensities and open lands, and providing open space for the common use and enjoyment of residents while retaining a suburban density character.

LDR 1.6—Open Space and Park Linkages

Open space and parks designated through fee purchase, private lands dedication, clustering, or other means should be organized so as to preserve topographic features or views, and provide strong visual and physical connections to the surrounding open space and pathway network, both existing and planned.

LDR 1.7—Compatibility with Rural Uses

The rural character of established equestrian neighborhoods within the LDR designation should be preserved. Lot splits and infill development should be avoided within these areas and infill development occurring at potential conflicts with equestrian and small-scale livestock uses found in these areas.

LDR 1.9—Access

LDR neighborhoods will be required to have multiple vehicular access points to ensure the safety of residents in the event of an emergency, such as a wildfire or flood. Trail access to surrounding public lands is an important characteristic of LDR neighborhoods and should be coordinated with the City's Unified Pathways Master Plan.



Cluster subdivision.



The rural character of established equestrian neighborhoods within the LDR designation should be preserved.

MEDIUM DENSITY RESIDENTIAL (MDR)

MDR 1.1—Characteristics

MDR neighborhoods should contain a mix of single-family residences, duplexes, and/or townhomes on individual lots in a planned neighborhood setting. MDR neighborhoods should be designed to include a recognizable center or gathering space. Centers will vary in size and composition, but may include a combination of higher-density residential uses, parks and/or recreation facilities.

MDR 1.2—Density Range

The MDR designation allows for densities of 3-8 dwelling units per acre.

MDR 1.3—Location

MDR neighborhoods will typically be located within the urbanized area of the City and should be located close to arterial streets and be bounded by collector streets where possible.

MDR 1.4—Variety of Housing Types

MDR neighborhoods should incorporate a variety of housing types; however, the range of housing types will vary dependent upon the scale of the neighborhood and the surrounding development context. Generally, larger developments will be expected to provide a broader range of housing types.

MDR 1.5—Variety of Home Models

To create visually appealing, pedestrian-friendly streetscapes, a variety of home model designs should be provided. This should include variations in the placement of windows and doors, different building materials, size and massing of houses, design and placement of front porches, and a variety of other design features.

MDR 1.6—Circulation and Access

MDR neighborhoods should be designed using an interconnected network of streets to provide efficient connections between uses and to accommodate vehicular, bicycle, and pedestrian circulation. Developing isolated neighborhood street networks that only serve small segments of a particular development is strongly discouraged. Direct pedestrian connections to adjacent neighborhoods, commercial, and civic uses should be provided, as should linkages to existing and planned trail systems.



A variety of detached and attached homes (and models) are encouraged in MDR neighborhoods.



MDR neighborhoods should be organized around a system of interconnected open space and trails.



The HDR designation may include four-plexes and apartment homes such as these.

MDR 1.7—Parks, Open Space, & Pathways

MDR neighborhoods should contain connective green spaces, parks, open space, and pathways that unify the development and provide transitions between other areas and uses. Amenities should be sited according to the City's adopted Parks and Recreation Master Plan and Unified Pathways Master Plan.

HIGH DENSITY RESIDENTIAL

HDR 1.1—Characteristics

The HDR designation is intended to provide opportunities for higher density neighborhoods in an urban and suburban setting. Primary housing types include apartments, condominiums, townhomes, duplexes, single-family detached, and four-plexes. Secondary uses may include parks, recreational facilities, open space, schools, and other civic uses. HDR developments generally have shared parking and recreational facilities.

HDR 1.2—Density Range

The HDR designation allows for densities between 8-36 dwelling units per acre.

HDR 1.3—Location

HDR neighborhoods are typically located near intersections of arterials and collector streets, sometimes providing a transition between commercial or employment areas and lower density neighborhoods. HDR neighborhoods should not be located in settings where the only access provided consists of local streets passing through lower density neighborhoods.

HDR 1.4—Building Massing and Form

Plain, monolithic structures should be avoided. Infill projects should be compatible with the established mass and scale of other buildings along the block. In a planned apartment community context, large buildings should be designed with a variety of wall planes and roof forms to create visual interest.

HDR 1.6—Circulation and Access

HDR neighborhoods should be designed using an interconnected network of streets to provide efficient connections between uses and to accommodate vehicular, bicycle, and pedestrian circulation between multiple buildings in a larger development. Developing isolated neighborhood street networks that only serve small segments of a

particular development is strongly discouraged. Direct pedestrian connections to adjacent neighborhoods, commercial, and civic uses should be provided, as should linkages to existing and planned trail systems.

HDR 1.7—Parks, Open Space, & Pathways

HDR neighborhoods should be organized around an interconnected system of parks, open space, and pathways that provides linkages to the surrounding community. Amenities should be sited according to the City's adopted Parks and Recreation Master Plan and Unified Pathways Master Plan.

MIXED-USE

The Land Use Map identifies four mixed-use land use categories: Downtown Mixed-Use, Mixed-Use Commercial, Mixed-Use Residential, and Mixed-Use Employment. These categories and their associated policies reflect the City's desire to establish a more diverse mix of uses within the community and to encourage a more efficient use of the City's limited developable land by encouraging the development of commercial services, employment opportunities, a diversity of housing (both in terms of housing type and density), and an array of services, such as civic uses, entertainment, shopping, and parks that can meet many residents' day-to-day needs within a close proximity. Specific policies are provided for each of the four categories below, along with a number of generally applicable policies for all mixed-use developments.

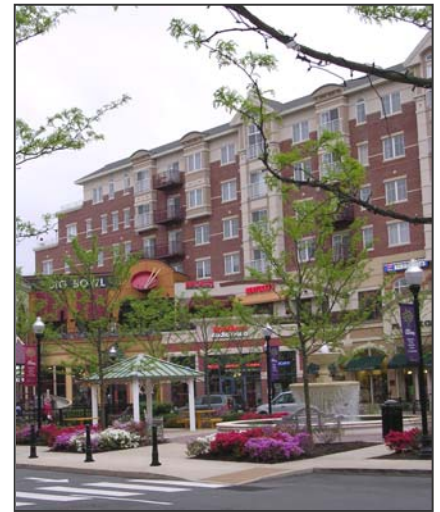
GENERAL MIXED-USE POLICIES—ALL CATEGORIES

GMU 1.1—Vertical Mixed-Use

Vertical mixed-use development integrates two or more land use types within a single, multi-story building, with each use occurring on a different floor. Typically, uses that generate more pedestrian activity (e.g., restaurants, retail stores) should be located at the street level and less active uses (e.g., offices, residential units) should be located on upper floors. Parking facilities are typically shared between the uses and may include an integrated or attached parking structure in a more urban context, such as Downtown.

GMU 1.2—Horizontal Mixed-Use

Horizontal mixed-use development includes the co-location of several types of uses or buildings as part of a cohesive development in proximity to each other; however, each building maintains its own separate use.



Vertical mixed-use (e.g., residential uses “stacked” above retail); and horizontal mixed-use (e.g., residential uses integrated adjacent to retail uses).

Parking facilities are typically centrally-located surface lots and are shared between uses.



Mixed-use development should be designed using an interconnected network of streets to provide efficient connections between uses. Parking should be located away from street frontages and behind buildings to the extent possible.

GMU 1.3—Circulation and Access

Mixed-use development should be designed using an interconnected network of streets to provide efficient connections between uses and to accommodate vehicular, bicycle, and pedestrian circulation, as well as existing or future transit service. Direct vehicular and pedestrian connections to adjacent neighborhoods, commercial, and civic uses should be provided, as should linkages to existing and planned trail systems. Mixed-use development should be integrated with the surrounding development in terms of its circulation and access, rather than walled off and isolated from it.

GMU 1.4—Parking Location and Design

Off-street parking for mixed-use developments should be located behind buildings and away from primary street frontages, or within a structured parking deck. The use of on-street parking, shared parking, or similar tools to provide a portion of the required parking for mixed-use developments is strongly encouraged, where feasible, to promote a more compact pattern of development.

GMU 1.5—Structured Parking

Structured parking garages, often necessary to support more intense mixed-use developments, should be designed with a similar level of architectural detail as the main building. Incorporating active uses, such as retail spaces, into the ground floor is strongly encouraged, particularly within downtown and in designated mixed-use activity centers.

DOWNTOWN MIXED-USE (DT-MU)

DT-MU 1.1—General Mixed-Use Policies

In addition to the specific DT-MU policies below, DT-MU development should be consistent with the General Mixed-Use Policies contained in this Chapter.

DT-MU 1.2—Characteristics

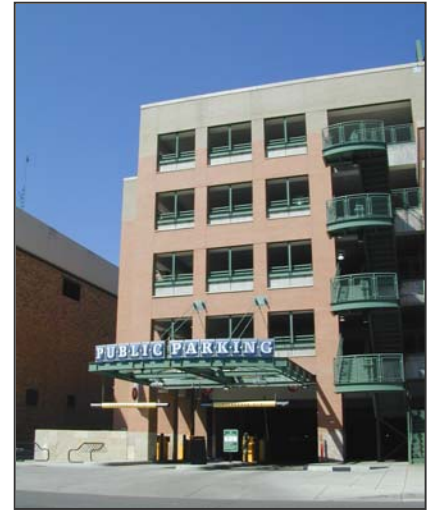
Downtown serves as the largest, most intense activity center and the “heart” of the community. It also contains many of the City’s most significant historic resources, including the State Capitol building and grounds. The DT-MU designation is intended to allow for and encourage a broader mix of uses than exist today in Downtown, while respecting its historic context and creating an inviting, pedestrian-friendly environment. (See Policy 8.1a)

DT-MU 1.3—Density Range

The DT-MU designation is intended to encourage a more compact, urban pattern of development than that which exists in some areas of downtown today. Floor-area-ratios will typically range between 0.75 and 3, but higher intensity development will be encouraged in specific locations. (See Policy 8.1b)

DT-MU 1.4—Location

The DT-MU designation is provided specifically for the City’s historic Downtown area as delineated on the Land Use Map. It is generally focused within several blocks of Carson Street between William and South Stewart Streets and comprises approximately 90 acres. The Downtown area is comprised of a series of smaller “character areas.” A detailed discussion of Downtown’s character areas is provided in Chapter 6. (See Policy 8.1b)



Structured parking should be designed to complement surrounding uses.



New Downtown uses should respect the area’s historic context and character(top); The adaptive reuse of historic structures, such as these Curry Street homes that have been converted to small retail shops, is encouraged (bottom).

DT-MU 1.5—Mix of Uses

DT-MU development should include an integrated mix of civic, cultural, retail, restaurant, casino, entertainment, office, and residential uses. Small-scale uses that generate significant activity, such as retail and restaurants, should be concentrated within the core of Downtown at the ground level along Carson and Curry Streets, to encourage pedestrian activity. Residential and office uses should generally occur on upper floors within the core; however, single-use high-density residential and office structures are appropriate on the fringe of downtown as a transition to surrounding neighborhoods.



Public gathering spaces provide urban recreational amenities for downtown residents (top); Increased densities are encouraged in certain areas of Downtown, provided appropriate transitions are provided to existing historic structures and surrounding neighborhoods (bottom).

DT-MU 1.6—Adaptive Reuse

The adaptive reuse of existing structures, particularly those with historic significance or character, is strongly encouraged to allow Downtown to maintain an identity that represents a range of architectural eras and that is unique to Carson City.

DT-MU 1.7—Public Parking

The City will work with Downtown businesses to ensure that adequate public parking is provided to meet the needs of existing and new development. The location and timing of future public parking, either surface or structured, should be coordinated with the City's Downtown Parking Strategy.

DT-MU 1.8—Relationship to Surrounding Development

Development should transition to a smaller scale at the periphery of Downtown, particularly where it abuts historic residential neighborhoods to the west, the Capitol building, or other historic structures. Transitions can be accomplished by stepping down the height of taller structures to meet residences, providing similar uses along the shared border, or similar means. Height limitations vary throughout the Downtown, in response to the factors listed above, as specified within the Downtown Mixed-Use zoning district (forthcoming—see Chapter 9). General areas of intensity to be reflected by the DT-MU district are outlined in Chapter 6. (See policy 8.1.b.)

DT-MU 1.9—Public Spaces

The incorporation of public gathering spaces, such as outdoor plazas, pocket parks, and other amenities is encouraged to enhance the pedestrian environment within downtown.

MIXED USE COMMERCIAL (MUC)

MUC 1.1—General Mixed-Use Policies

In addition to the MUC policies below, MUC development should be consistent with the General Mixed-Use Policies contained in this Chapter.

MUC 1.2—Characteristics

The MUC designation is intended to encourage a more compact, mixed-use pattern of development along the City's major gateway corridors than that which exists today. While commercial retail and offices will generally be the primary uses in MUC areas, a percentage of the total land area of each site may be devoted to higher density residential uses, such as townhomes, apartments, lofts, and live-work units—creating a diverse mix of uses that make it possible to live, work, and meet day-to-day needs within close proximity. MUC development should incorporate pedestrian-friendly design elements and should be designed with clear connections to transit stops and surrounding development.

MUC 1.3—Mixed-Use Activity Centers

The creation of higher-intensity mixed-use activity centers within the MUC designation is strongly encouraged in the locations identified on the Land Use Map. In addition to being consistent with these MUC policies, mixed-use activity centers shall be consistent with policy 7.1a, as contained in Chapter 6 of this document.

MUC 1.4—Density Range

Typical floor area ratios (FARs) will be between 0.5 and 2, although they may be significantly higher within designated mixed-use activity centers, or along major gateway corridors.

MUC 1.5—Location

MUC development will generally be located along major gateway corridors, within designated activity centers, and along collector or arterial streets, where it may be readily served by existing or future transit.

MUC 1.6—Mix of Uses

Large-scale, single-use commercial developments are not encouraged within the MUC designation. MUC developments should generally provide a mix of commercial, retail, and office uses in combination with high-density residential uses. Where a vertical pattern of mixed-use is employed, active uses (e.g., retail and restaurants) should be located on the ground floor of buildings, with residential and office uses occurring on



Mixed-use commercial development should incorporate a variety of uses in a compact, pedestrian-friendly environment.



High-density residential units incorporated above and adjacent to retail storefronts where services may be easily accessed (top). Public parks serve as a central gathering space for mixed-use activity center patrons and residents (bottom).

upper floors. Where a horizontal mix of uses is employed, residential uses should be physically integrated with non-residential uses and should be used to provide transitions to and create a visual link to surrounding neighborhoods. Placing residential and non-residential uses adjacent to one another, but segregating them through the use of fences, walls or other barriers and a lack of street or pedestrian connections does not constitute an integrated mix of uses.

Residential uses will generally represent between 10 and 50 percent of the total land area. However, it is anticipated that this percentage may vary greatly depending upon the size and density of the development, the extent to which commercial uses are provided within the adjacent development context, and market constraints. In some instances, single-use development (100% residential or commercial) may be appropriate, subject to other general mixed-use policies. For example, if a site is less than 10 acres in size or is located away from primary street frontages, an integrated mix of uses may not be feasible. Sites will be evaluated on a case-by-case basis using the Interim Mixed-Use Evaluation Criteria.

MUC 1.7—Large Format Retail

While it is preferred that large format retail uses be incorporated as part of a mixed-use activity center, they may be permitted as a stand alone use in MUC areas provided all other applicable mixed-use policies are addressed. In particular, an emphasis should be placed on creating a pedestrian-friendly environment in key locations on the site. This may be accomplished by organizing secondary pad sites in a manner that creates more defined street frontages and outdoor gathering spaces and by establishing direct pedestrian linkages between uses. In addition, facades of large format retail uses should incorporate a variety of pedestrian-friendly design elements to “break up” the mass of wall planes and to create a more human scale.

MUC 1.8—Public Spaces

MUC developments should be organized around a central gathering space or series of spaces, such as a plaza or park. These types of public spaces serve as urban recreational amenities for residents that may not have access to larger community parks or recreational amenities without getting in their cars and generally promote increased levels of pedestrian activity.

MUC I.9—Relationship to Surrounding Development

Most MUC development will occur through infill and redevelopment, within established areas of the City. Therefore, establishing a strong physical and visual relationship to adjacent neighborhoods and the community will be an important consideration, as opposed to simply walling off individual pods of development. One or more of the following techniques should be employed as necessary to achieve this objective:

- Locating smaller-scale residential uses (e.g., townhomes) along the shared boundary of the MUC development and the adjacent neighborhood to promote a more seamless transition between uses;
- Clustering taller structures (e.g., five stories or more) away from the primary street frontage and the adjacent neighborhood (e.g., at the center of the site) and stepping down the height of structures as they approach these edges (Note: This is particularly relevant within mixed-use activity centers where increased heights are encouraged);
- Buffering surface parking, loading areas, and other area of potential friction from adjacent residences through the use of low walls (use of taller walls should be limited to loading areas), landscaping, or other mechanisms;
- Maintaining or establishing direct vehicular and pedestrian access points to the surrounding neighborhood and adjacent non-residential uses; and
- Ensuring that taller structures are compatible with airport flight patterns where applicable.



A transition in the height and mass of mixed-use commercial development should be provided to create a more seamless transition between uses.

MUC I.10—Circulation and Access

Access to MUC development occurring along major gateway corridors should be consistent with adopted City and NDOT plans.

RELATIONSHIP TO SURROUNDING DEVELOPMENT

THIS



NOT THIS



Buildings that are significantly taller than those in the surrounding development or adjacent neighborhood should be setback from the primary street frontage and the neighborhood to allow for a more gradual transition in height and to avoid “walling in” major gateway corridors.

THIS



NOT THIS



Medium to high-density uses should be incorporated along the edges of mixed-use commercial developments to buffer neighborhoods from non-residential uses and create a more compatible interface. Residential uses should step-down in height to provide a more gradual transition to surrounding neighborhoods.

MIXED-USE RESIDENTIAL (MUR)

(MUR) 1.1—General Mixed-Use Policies

In addition to the MUR policies below, MUR development should be consistent with the General Mixed-Use Policies contained in this Chapter.

1.2—Characteristics

MUR neighborhoods are intended to be largely self-supporting and to be comprised predominantly of medium to high-density housing (with a mix of types and intensities) as well as a range of retail, offices or live-work units or close proximity to such services. MUR neighborhoods are intended to provide residents with the ability to meet many of their day-to-day needs within close proximity of their home. Parks and civic spaces should also be incorporated as appropriate given the scale and location of the MUR neighborhood.

MUR 1.3—Density Range

Residential densities will be between 3-36 dwelling units per acre, depending upon location and development context. Floor-area-ratios will typically range between 0.5 and 1 for non-residential uses.

MUR 1.4—Location and Scale

MURs are appropriate adjacent to designated activity centers and along major corridors where infill and redevelopment are encouraged, as well as on larger vacant parcels within the urbanized area where broader-scale planning is possible.

MUR 1.5—Mix of Uses

MUR neighborhoods are intended to be comprised of predominantly residential uses. However, the integration of complementary uses, such as retail, office, and live-work units, is strongly encouraged. Complementary uses should generally represent between 10 and 30 percent of the total land area. However, it is anticipated that this percentage will vary depending upon the size of the neighborhood, the extent to which complementary uses are provided within the adjacent development context, and market constraints. For example:

- A smaller MUR neighborhood located on an infill site adjacent to a mixed-use activity center or commercial area should generally place more of an emphasis on residential uses and creating a strong physical and visual relationship to the activity center as opposed to providing a significant percentage of non-residential uses on site.



Typical range of MUR uses—medium to high-density residential, live-work units (center), and complementary retail and office.



Townhomes used to provide a transition between higher density residential and adjacent single-family development.

Sites less than 10 acres may be 100% residential or commercial, subject to other general mixed-use policies.

- A larger MUR neighborhood located on a vacant site on the fringe of the urbanized area should generally incorporate a higher percentage of non-residential uses on site to allow residents to meet many of their daily needs within close proximity of their homes.

MUR 15.6—Mix of Housing Types

MUR neighborhoods are intended to provide a range of housing types and densities, including: small lot single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units. In general, no single housing type should occupy more than 60 percent of the total land area; however, on constrained sites or sites less than 10 acres that are located in a more urban context, this percentage may be higher.

MUR 1.7—Relationship to Surrounding Development

MURs should be integrated with, and connected to by a pathway system, the surrounding neighborhood context, rather than being walled off as isolated pods of development, particularly when they occur on smaller sites within established areas of the City. To provide a more seamless transition, residential uses located along the shared edge of a MUR and an established neighborhood should be compatible with those located on the opposite side of the street in terms of their height, massing, and scale, either through the use of a consistent housing type or by stepping down the height of the higher-density use to match the maximum permitted height of structures in the existing neighborhood.

MUR 1.8—Parks, Open Space, and Pathways

MURs should include parks, open space, and pathways, as identified in the City's Parks and Recreation Plan and Unified Pathways Master Plan, along with appropriate linkages to the surrounding network.

MIXED-USE EMPLOYMENT (MUE)

MUE 1.1—General Mixed-Use Policies

In addition to the specific MUE policies below, MUE development should be consistent with the General Mixed-Use Policies contained in this Chapter.

MUE 1.2—Characteristics

The MUE designation is intended to provide concentrated areas of high quality employment facilities that are integrated with or adjacent to complementary retail and commercial uses, and/or high-density



Large-scale mixed-use employment.

residential uses. MUE development may include corporate office headquarters, research and development facilities, hospital/medical centers and offices, and educational facilities in a planned, campus-like setting. The MUE designation also encompasses smaller, live-work complexes consisting of a single building or several buildings that are not located within a typical office park setting, but are located on infill sites within established areas of the City.

MUE 1.3—Density Range

Floor-area-ratios will range between 0.5 and 1.5.

MUE 1.4—Location

MUE uses should have direct access to existing or planned arterial and collector streets and should not rely on local or residential streets for primary access.

MUE 1.5—Mix of Uses

The incorporation of high-density residential and/or complementary commercial or retail uses in combination with employment uses is strongly encouraged. Generally, complementary uses should not exceed 25% of the total land area of the site. However, it is anticipated that this percentage will vary depending upon the size of the development and the extent to which complementary uses are provided within the adjacent development context.

MUE 1.6—Relationship to Surrounding Development

MUE development should be integrated with, and connected by, a pathway system to the surrounding neighborhood context rather than being walled off as isolated pods of development, particularly when it occurs on smaller sites within established areas of the City. One or more of the following techniques should be employed as necessary to achieve this objective:

- Locating smaller-scale uses along the shared boundary of the MUE development and the adjacent neighborhood to promote a more seamless transition between uses;
- Clustering taller structures (e.g., five stories or more) away from the primary street frontage and the adjacent neighborhood (e.g., at the center of the site) and stepping down the height of structures as they approach these edges;
- Buffering surface parking, loading areas, and other areas of potential friction from adjacent residences through the use of walls, landscaping, or other mechanisms;
- Maintaining or establishing direct vehicular and pedestrian access points to surrounding development areas; and



Small-scale mixed-use employment in an infill context.

- Ensuring that taller structures are compatible with airport flight patterns where applicable.

MUE 1.7—Parks, Open Space, and Pathways

MUE development should incorporate linkages to the surrounding network of parks, open space, and pathways, as identified in the City's Parks and Recreation Plan and Unified Pathways Master Plan.