NOTE: Where appropriate, margin notes are included in this draft ordinance. The margin notes are provided by the District Attorney's Office and are intended to provide short explanations concerning text organization and other legislative drafting or legal considerations for the benefit of the Board of Supervisors, City staff and members of the public. Margin notes will not appear in the final version of this proposed ordinance when introduced on first reading.

SUMMARY: An ordinance amending various provisions relating to zoning.

BILL NO. _____

ORDINANCE No. _____

AN ORDINANCE RELATING TO ZONING; _____ ;
AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

Commented [JDY1]: The ordinance title will be prepared during finalization for first reading/introduction after any changes to this draft are determined, including reorganization of sections or chapters and additions or removal of substantive text as the Board of Supervisors may direct.

The Board of Supervisors of Carson City do ordain:

SECTION I:

That Title 18 (ZONING) is hereby amended by adding thereto a new chapter 18.01 (GENERAL PROVISIONS) with new sections (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

Chapter 18.01 – GENERAL PROVISIONS

Commented [JDY2]: This new chapter is for the reorganization of general provisions.

18.01.010 – Short title. (Art. 2, § 2.090 of the Carson City Charter; NRS 278.020)

Commented [JDY3]: Replaces CCMC 18.02.005 for reorganization purposes.

This title may be cited as the Carson City Zoning Ordinance.

18.01.020 – Declaration of intent. (NRS 278.020)

Commented [JDY4]: Replaces CCMC 18.02.015 for reorganization purposes.

The Board of Supervisors hereby declares that it is the intent of this title to:

1. Promote the health, safety and general welfare of Carson City residents through the implementation of the Carson City master plan.

2. Promote the orderly and appropriate use of land in Carson City and in a manner that is consistent with the policies, objectives and elements of the Carson City master plan and the applicable provisions of chapter 278 of NRS.

3. Implement the policies, objectives and strategies set forth in the Carson City master plan through the effective application of development review requirements.

4. Implement the provisions relating to land use procedures as set forth in this title.

5. Implement the provisions relating to design and development standards as set forth in this title.

6. Establish a comprehensive regulatory framework that includes consistent and equitable standards and procedures for the review and approval of all proposed land development in Carson City.

7. Facilitate the adequate provision of public services relating to land use, including, without limitation, transportation, water, wastewater, drainage, health and safety and public facilities.

8. Facilitate the accrual of community benefits, including, without limitation, economic and social advantages, that may be attained from the effective and comprehensive planning of land use and related resources.

18.01.030 – Definitions. (NRS 278.020)

As used in this title and Title 18 Appendix, unless the context otherwise requires, the words and terms defined in CCMC 18.01.033 to 18.01.610 inclusive, have the meanings ascribed to them in those sections.

Commented [JDY5]: These definitions replace CCMC Chapter 18.03 for reorganization purposes and create separate sections for each term for ease of reference and for future amendments without requiring the duplication of an entire list of terms, consistent with current drafting style and NRS/NAC.

In consultation with the current Director, the terms have been revised to incorporate changes proposed by the former Director which were previously considered by the Board of Supervisors, and to remove obsolete, redundant or unused terms.

18.01.033 – "Abandoned" defined. (NRS 278.020)

"Abandoned" means, in relation to a nonconforming building or use, a state of nonuse or where a particular use has not been maintained.

18.01.037 – "Accessory structure" defined. (NRS 278.020)

"Accessory structure" means a building or structure associated with and subordinate to the primary use building or structure on the same lot. The term includes a structure that is attached or connected to the primary use building or structure by architectural means, including, without limitation, a roof or breezeway.

18.01.040 – "Accessory dwelling unit" defined. (NRS 278.020)

"Accessory dwelling unit" means a dwelling unit that is on the same lot as the primary dwelling unit, ancillary to the primary dwelling unit and which may provide

complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation.

18.01.043 – "Accessory use" defined. (NRS 278.020)

"Accessory use" means a use of the land that is associated with and dependent upon the existing primary use of the parcel and which does not occur until the primary use has been established on the parcel.

18.01.047 – "Adjacent" defined. (NRS 278.020)

"Adjacent" means, in relation to the determination of setback requirements for an adjacent use, a location that is contiguous on any side of a parcel or which is across a public or private right of way from the parcel. For purposes of this section, a setback measurement must be measured from the centerline of a right of way if an adjacent parcel is located across a public right of way.

18.01.050 – "Adult entertainment facility" defined. (NRS 278.020)

"Adult entertainment facility" means a theater, bookstore, cabaret, model studio, outcall business, video store or similar business that is established for the purpose of offering a service, product or entertainment which is distinguished or characterized by an emphasis on matter depicting, describing or relating to prurient interests in a specific sexual activity or specific anatomical area. The term does not include an adult merchandise retail establishment. For purposes of this section:

1. A specific sexual activity includes any form of actual or simulated sexual intercourse, copulation, bestiality, masochism or fondling or touching of an anatomical area.

2. A specific anatomical area includes exposed human genitalia, pubic regions, buttocks and female breasts that reveal the areola.

18.01.053 – "Adult merchandise retail establishment" defined. (NRS 278.020)

"Adult merchandise retail establishment" means an establishment that uses 5 percent or 200 square feet, whichever is less, of the retail floor area of the establishment for the display, sale, lease or rental of books, merchandise, periodicals, videotapes, videodiscs, computer discs, instruments, devices or paraphernalia which are distinguished or characterized by an emphasis on matter depicting, describing or relating to prurient interests in a specific sexual activity or specific anatomical area. For purposes of this section:

1. A specific sexual activity includes any form of actual or simulated sexual intercourse, copulation, bestiality, masochism or fondling or touching of an anatomical area.

2. A specific anatomical area includes exposed human genitalia, pubic regions, buttocks and female breasts that reveal the areola.

18.01.057 – "Agricultural services" defined. (NRS 278.020)

"Agricultural services" means, in relation to a use, a feed lot facility, poultry production facility, dairy facility, pasturage facility, veterinary facility and similar uses involving animals.

18.01.060 – "Agricultural use" defined. (NRS 278.020)

"Agricultural use" means a use of the land for Christmas tree farms, truck farming, field crops, orchard crops, earthworm and grub raising, bees and animals. The term does not include a winery.

18.01.063 – "Amusement arcade" defined. (NRS 278.020)

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

18.01.067 – "Amusement device" defined. (NRS 278.020)

"Amusement device" means any device which upon insertion of a coin, slug, token, plate, disc or other type of monetary consideration, may be used by the public as a game or for entertainment, amusement or as a test of skill. The term:

1. Includes, without limitation, pool tables, pinball machines, electronic games, fixed kiddie rides and mechanical bulls.

2. Does not include radios or televisions.

18.01.070 – "Animal boarding house" defined. (NRS 278.020)

"Animal boarding facility" means a structure, land or combination thereof that is 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.

18.01.073 – "Antiques, retail" defined. (NRS 278.020)

"Antiques, retail" means any building used for:

1. The sale of any old and authentic object of personal property which was made, fabricated or manufactured 50 years ago or earlier and which has a unique appeal and enhanced value primarily because of the age of the object; or

2. The sale of any article of personal property that was made, fabricated or manufactured 20 years ago or earlier and as the result of public demand has attained value in a recognized commercial market which is in excess of its original value.

18.01.077 – "Apartment" defined. (NRS 278.020)

"Apartment" means a room, or suite of rooms, within an apartment house which has facilities for the preparation of meals, is designed for and used or intended to be used by one family and is intended to be occupied on a rental basis.

18.01.080 – "Apartment house" defined. (NRS 278.020)

"Apartment house" means a structure that contains 3 or more apartment dwelling units and which does not qualify as a condominium, townhouse dwelling or residence hotel.

18.01.083 – "Asphalt batch plant" or "concrete batch plant" defined. (NRS 278.020)

"Asphalt batch plant" or "concrete batch plant" means a facility or area for the mixing of asphalt or concrete.

18.01.087 – "Automobile body repair, painting, towing service garage" defined. (NRS 278.020)

"**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.**

18.01.090 – "Automobile parts, tires and accessories" defined. (NRS 278.020)

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

18.01.093 – "Automobile repair" defined. (NRS 278.020)

"Automobile repair" means a location designed or used for the repair of automobiles, including mechanical repair, automobile maintenance, engine or transmission replacement or overhaul and upholstery repair, but does not include paint or body work.

18.01.097 – "Automobile service" defined. (NRS 278.020)

"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 excluding automobile body repairs, battery rebuilding, engine rebuilding and any other major automobile repair.

18.01.100 – "Automobile wash" defined. (NRS 278.020)

"Automobile wash" means a car wash facility, typically operated in conjunction with a gas station, which customarily employs automatic or semi-automatic methods of cleaning.

18.01.103 – "Average slope" defined. (NRS 278.020)

"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.

18.01.107 – "Beauty shop" defined. (NRS 278.020)

"Beauty shop" means an establishment that provides a personal service to men, women and children by shampooing, cutting, styling, tinting of hair, or by giving manicures, pedicures or facial treatments, or by the use of cosmetic products.

18.01.110 – "Bed and breakfast inn" defined. (NRS 278.020)

"Bed and breakfast inn" means sleeping and dining accommodations designed for the public, within a single-family dwelling.

18.01.113 – "Billboard" defined. (NRS 278.020)

"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 or business on whose property the sign is located, posted for a fee by the owner of the sign framework.

18.01.117 – "Brewpub" defined. (NRS 278.020)

"Brew pub" means a business that 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.

18.01.120 – "Building area" defined. (NRS 278.020)

"Building area" means the total square footage for all spaces within the exterior walls of a building or, if there are no walls, the total square footage underneath the roof.

18.01.1205 – "Building height" defined. (NRS 278.020)

"Building height" means the vertical distance measured from the uniform existing or finished grade, whichever will yield a lower profile, to the highest point of the roof surface for flat roofs, to the deck line of mansard roofs and to the average height between the highest eaves and ridge for gable, hip and gambrel roofs.

18.01.123 – "Building structure" defined. (NRS 278.020)

"Building structure" 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, without limitation, awnings, carports, ramadas or patios.

18.01.127 – "Bus line office, service and storage" defined. (NRS 278.020)

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

18.01.130 – "Campground" defined. (NRS 278.020)

"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.

18.01.133 – "Caretakers quarters" defined. (NRS 278.020)

"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 or a property maintenance person.

18.01.137 – "Child care facility" defined. (NRS 278.020)

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

18.01.140 – "Church, temple, house of workship" defined. (NRS 278.020)

"Church, temple, house of worship" means any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. The term includes the use of the building and premises for other related activities, including, without limitation, child care facilities, formal educational programs, preschool classes and recreational activities, but only if 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 the provisions of this title. The term does not include any general education classroom or facility, thrift shop, homeless shelter or commercial activity.

18.01.143 – "Civic auditorium and theater" defined. (NRS 278.020)

"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 or operated by a governmental agency.

18.01.147 – "Clinic" defined. (NRS 278.020)

"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, including, without limitation, psychological evaluations and the provision of medical or dental treatment.

18.01.150 – "Club" defined. (NRS 278.020)

"Club" means an incorporated or unincorporated association of persons organized for a social, educational, literary or charitable purpose.

18.01.153 – "Co-location" defined. (NRS 278.020)

"Co-location" means the use of a single mount by more than one carrier or several mounts on a building or structure by more than one carrier.

18.01.157 – "Community clubhouse" defined. (NRS 278.020)

"Community clubhouse" means a facility associated with a planned residential development or multi-family development which provides for community activities for residents of the development.

18.01.160 – "Community institutional (nonprofit)" defined. (NRS 278.020)

"Community institutional (nonprofit)" means facilities provided by a municipality or by any other group or organization without profit or gain for a special purpose, including, without limitation, as a scout house, community meeting rooms, a community center, a drop-in center, an archaeological or fine arts museum or a public library, The term 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.

18.01.163 – "Community/regional commercial/office" defined. (NRS 278.020)

"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.

18.01.167 – "Condominium" defined. (NRS 278.020)

"Condominium" means a multifamily dwelling 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.

18.01.170 – "Congregate care housing" defined. (NRS 278.020)

"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. The term includes facilities that provide other related services such as counseling and transportation for routine social and medical appointments.

18.01.173 – "Conservation and wildlife sanctuary" defined. (NRS 278.020)

"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. The term includes a forest reserve.

18.01.177 – "Construction" defined. (NRS 278.020)

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

18.01.180 – "Convention facility" defined. (NRS 278.020)

"Convention facility" 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-premise consumption.

18.01.183 – "Coverage" defined. (NRS 278.020)

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

18.01.187 – "Crisis care facility" defined. (NRS 278.020)

"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, without limitation, hostels for battered or abused adults or children, hostels for youth requiring immediate emergency, temporary shelters and hostels for elderly persons.

18.01.1875 – "Department" defined. (NRS 278.020)

"Department" means the Carson City Community Development Department.

18.01.190 – "Detached" defined. (NRS 278.020)

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

18.01.193 – "Detached accessory structure" defined. (NRS 278.020)

"Detached accessory structure" means a separate building or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal structure.

18.01.197 – "Development" defined. (NRS 278.020)

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

18.01.200 – "Development project" defined. (NRS 278.020)

"Development project" means a residential project of multiple dwelling units located on contiguous parcels and held in the ownership of one property owner or a combination of property owners.

18.01.201 – "Director" defined. (NRS 278.020)

"Director" means the Director of the Department.

18.01.203 – "Downtown area" defined. (NRS 278.020)

"Downtown area" means that area between Washington Street and Fifth Street and between Nevada Street and Stewart Street in Carson City.

18.01.207 – "Dwelling" defined. (NRS 278.020)

"Dwelling" means any building or portion thereof used exclusively for residential purposes. The term does not include hotels, clubs or institutions.

18.01.210 – "Dwelling, multi-family" or "multi-family dwelling" defined. (NRS 278.020)

"Dwelling, multi-family" or "multi-family dwelling" means a building designed or used to house 3 or more families, living independently of each other.

18.01.213 – "Dwelling, single-family" or "single-family dwelling" defined. (NRS 278.020)

"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 and sharing a noncommercial single dwelling unit and common housekeeping facilities.

2. A residential facility for groups in which fewer than 11 unrelated persons with disabilities reside with:

(a) House parents or guardians who need not be related to any of the persons with disabilities; or

(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 as established by the Uniform Building Code most recently adopted by the International Conference of Building Officials.

6. A manufactured home.

18.01.217 – "Dwelling, two-family" or "two-family residence" defined. (NRS 278.020)

"Dwelling, two-family" or "two-family residence" means a building containing not more than 2 kitchens, designed for and occupied exclusively by 2 families living independently of each other, and which is commonly referred to as a duplex living unit.

18.01.220 – "Entitlement certificate" defined. (NRS 278.020)

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

18.01.223 – "Extraction operation" defined. (NRS 278.020)

"Extraction operation" means an operation of which the extraction of minerals, including solids, such as ores and coal, or liquids such as petroleum, and gases such as natural gases, are conducted.

18.01.227 – "Farmer's market" defined. (NRS 278.020)

"Farmer's market" means an indoor or outdoor commercial area providing retail sales booths for numerous merchants of produce and plant life, and which may include arts and crafts booths accessory to the produce and plant life booths.

18.01.230 – "Floor area" defined. (NRS 278.020)

"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. The term:

1. 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 and enclosed porches.

2. Does 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, breezeways and open spaces.

18.01.233 – "Fraternal association" defined. (NRS 278.020)

"Fraternal association" means a group of people formally organized for a common interest, typically for cultural, religious or entertainment purposes and with regular meetings or rituals and formal written membership requirements.

18.01.237 – "Fuel storage facility" defined. (NRS 278.020)

"Fuel storage 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.

18.01.240 – "Funeral home" defined. (NRS 278.020)

"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.

18.01.247 – "Gaming" defined. (NRS 278.020)

"Gaming" means any legally constituted gambling enterprise authorized under the laws of this state, other than slot machines when such machines are operated incidental to the conduct of a licensed retail business.

18.01.250 – "Gaming establishment, non-restricted" or "nonrestricted gaming establishment" defined. (NRS 278.020)

"Gaming establishment, non-restricted" or "nonrestricted gaming establishment" means an establishment which is used or intended to be used for the conduct of gaming activities for which a nonrestricted license is required, as the term is defined in NRS 463,0177.

18.01.253 – "Gaming, limited" or "restricted gaming" defined. (NRS 278.020)

"Gaming, limited" or "restricted gaming" has the meaning ascribed to it in NRS 278.791 and means the operation of not more than 15 slot machines.

18.01.257 – "Grade" defined. (NRS 278.020)

"Grade" means the degree of rise or descent of a sloping surface.

18.01.260 – "Greenhouse" defined. (NRS 278.020)

"Greenhouse" means a building for the growing of flowers, plants, shrubs, trees and similar vegetation that are not necessarily transplanted outdoors on the same lot containing the green house but which can be sold directly from the lot at wholesale or retail.

18.01.263 – "Guyed tower" defined. (NRS 278.020)

"Guyed tower" means a monopole or lattice tower that is tied to the ground or other surface by diagonal cables.

18.01.267 – "Halfway house for recovering alcohol and drug abusers" defined. (NRS 278.020)

"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.

18.01.270 – "Hemp" defined. (NRS 278.020)

"Hemp" has the meaning ascribed to it in NRS 557.160 and means any plant of the genus Cannabis sativa L. and any part of such a plant, including, without limitation, the seeds thereof and all derivatives, extracts, cannabinoids, isomers, acids, salts and salts of isomers, whether growing or not, with a THC concentration that does not exceed the maximum THC concentration established by the State Department of Agriculture for hemp.

18.01.273 – "Hemp cultivation facility" defined. (NRS 278.020)

"Hemp cultivation facility" means a facility that is owned or operated by a person who is registered in accordance with chapter 557 of NRS and is used to produce hemp, handle hemp for processing into commodities, products or agricultural hemp seed or to produce agricultural hemp seed.

18.01.277 – "Hillside area" defined. (NRS 278.020)

"Hillside area" means any parcel or development site having an existing average slope of 15% or greater.

18.01.280 – "Home for individual residential care" defined. (NRS 278.020)

"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.

18.01.283 – "Home occupation" defined. (NRS 278.020)

"Home occupation" means a use that is customarily carried on by a dwelling occupant and incidental to the primary residential use.

18.01.287 – "Hospital" defined. (NRS 278.020)

"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. The term does not include rest homes, nursing homes, convalescent homes and clinics.

18.01.290 – "Hotel" defined. (NRS 278.020)

"Hotel" means a building that is comprised of 3 or more units that are occupied or intended to be occupied for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, for a period of less than 28 consecutive days.

18.01.293 – "Hotel, residence" defined. (NRS 278.020)

"Hotel, residence" means a transient use for extended stay lodging consisting of efficiency units or suites for occupancy up to a maximum of 180 days where customary hotel services such as linen, maid service, telephone and upkeep of furniture are provided and optional guest amenities such as meeting rooms, club house and recreation facilities are available. The term does not include facilities which qualify as other types of dwelling units that are defined in this title.

18.01.297 – "Impound yard" defined. (NRS 278.020)

"Impound yard" means a place to which disabled motor vehicles, and motor vehicles or other mobile equipment impounded for a violation of law, may be taken or towed and stored temporarily until reclaimed. The term does not include an automobile service station, gas bar, public garage, junk yard, salvage yard or wrecking yard.

18.01.300 – "Junkyard" defined. (NRS 278.020)

"Junkyard" means any space used for the collection, storage, abandonment or sale of junk, wastepaper, rags, scrap metal, discarded material or similar waste, and which may include the dismantling, demolition or abandonment of automobiles and other vehicles, machinery or parts, or the placement or storage of 1 or more dismantled or partially dismantled vehicles.

18.01.303 – "Kennel" defined. (NRS 278.020)

"Kennel" means a place where 10 or more dogs of not less than 6 months of age are kept, harbored, boarded or maintained at any given time.

18.01.307 – "Laboratory" defined. (NRS 278.020)

"Laboratory" means a facility for scientific research or the observation and testing of materials.

18.01.313 – "Laundromat" defined. (NRS 278.020)

"Laundromat" 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.

18.01.317 – "Loading space" defined. (NRS 278.020)

"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.

18.01.330 – "Lot" defined. (NRS 278.020)

"Lot" means a distinct parcel of land.

18.01.333 – "Lot area" defined. (NRS 278.020)

"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:

1. Easements are included within the lot area for public utilities and private dead-end driveways serving 4 or fewer lots.

2. Private access easements serving more than 4 lots are not included in lot area.

3. 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.

18.01.337 – "Lot, corner" or "corner lot" defined. (NRS 278.020)

"Lot, corner" or "corner lot" means a lot situated at the intersection of 2 or more streets, with frontage on at least 2 streets.

18.01.340 – "Lot depth" defined. (NRS 278.020)

"Lot depth" means the average distance between the front and rear lot lines measured in the direction of the side lot lines.

18.01.343 – "Lot, double frontage" or "double frontage lot" defined. (NRS 278.020)

"Lot, double frontage" or "double frontage lot" means a lot which adjoins 2 streets, which are parallel or within 45 degrees of being parallel to each other. The term does not include a corner lot.

18.01.347 – "Lot, flag" or "flag lot" defined. (NRS 278.020)

"Lot, flag" or "flag lot" means a lot having access or an easement to a public or private street by a narrow, private right-of-way.

18.01.350 – "Lot, interior" or "interior lot" defined. (NRS 278.020)

"Lot, interior" or "interior lot" means a lot other than a corner lot.

18.01.353 – "Lot line" defined. (NRS 278.020)

"Lot line" means a property line that divides one lot from another lot or from a public or private street or any other public space.

18.01.357 – "Lot line, front" or "front lot line" defined. (NRS 278.020)

"Lot line, front" or "front lot line" means the dimension front on a street, except for a flag lot.

18.01.360 – "Lot line, rear" or "rear lot line" defined. (NRS 278.020)

"Lot line, rear" or "rear lot line" means the property line opposite and most distant from the front property line.

18.01.363 – "Lot line, side" or "side lot line" defined. (NRS 278.020)

"Lot line, side" or "side lot line" means any property line perpendicular to a front or rear property line.

18.01.367 – "Lot, minimum area" or "minimum lot area" defined. (NRS 278.020)

"Lot, minimum area" or "minimum lot area" means the smallest lot area permissible in a particular zoning district on which a use or structure may be located.

18.01.370 – "Lot width" defined. (NRS 278.020)

"Lot width" means the average distance between side lot lines measured at right angles to the lot depth.

18.01.373 – "Machine shop" defined. (NRS 278.020)

"Machine shop" means a workshop where various materials, especially metals, are cut, shaped and worked, often to tight specifications using machine tools.

18.01.380 – "Marijuana" synonymous with "cannabis"; "marijuana defined. (NRS 278.020 and 678A.085)

"Marijuana" is synonymous with "cannabis" and has the meaning ascribed to it in NRS 678A.085.

18.01.383 – "Marijuana cultivation facility" synonymous with "cannabis cultivation facility"; "marijuana cultivation facility" defined. (NRS 278.020 and 678A.095)

"Marijuana cultivation facility" is synonymous with "cannabis cultivation facility" and has the meaning ascribed to it in NRS 678A.095.

18.01.387 – "Marijuana distributor" synonymous with "adult-use cannabis distributor"; "marijuana distributor" defined. (NRS 278.020 and 678A.030)

"Marijuana distributor" is synonymous with "adult-use cannabis distributor" and has the meaning ascribed to it in NRS 678A.030.

18.01.390 – "Marijuana establishment" synonymous with "cannabis establishment"; "marijuana establishment" defined. (NRS 278.020 and 678A.095)

"Marijuana establishment" is synonymous with "cannabis establishment" and has the meaning ascribed to it in NRS 678A.095.

18.01.393 – "Marijuana product manufacturing facility" synonymous with "cannabis production facility"; "marijuana product manufacturing facility" defined. (NRS 278.020 and 678A.125)

"Marijuana product manufacturing facility" is synonymous with "cannabis production facility" and has the meaning ascribed to it in NRS 678A.125.

Commented [JDY6]: The term "marijuana" has been replaced with "cannabis" throughout NRS. To make conforming changes in this ordinance, without making the same changes in other titles of CCMC where "marijuana" is used, would create significant inconsistency in the Code. For now, no changes are made to the term "marijuana" and related "marijuana" terms for the purposes of this ordinance but the District Attorney's Office has a pending document identifying all instances of the term "marijuana" that may be introduced as a separate ordinance depending on the Board of Supervisors' preference.

Commented [JDY7R6]: As updated, these "marijuana" definitions are deemed synonymous with "cannabis" as the terms "cannabis" and cannabis-related facilities are defined in NRS. After review, the drafter adopted this approach rather than amend every instance of the word "marijuana", thereby saving a considerable amount of time and mitigating against the possibility of overlooking a "marijuana" reference. There is precedent for this approach in NRS. For example, see NRS 624.020, which provides that the term "'Contractor' is synonymous with 'builder'" for purposes of NRS chapter 624 (governing contractors in Nevada).

18.01.397 – "Marijuana product" synonymous with "cannabis product"; "marijuana product" defined. (NRS 278.020 and 678A.120)

"Marijuana product" is synonymous with "cannabis product" and has the meaning ascribed to it in NRS 678A.120.

18.01.400 – "Marijuana retail store" or "retail marijuana store" synonymous with "adult-use cannabis retail store"; "marijuana retail store" or "retail marijuana store" defined. (NRS 278.020 and 678A.065)

"Marijuana retail store" or "retail marijuana store" is synonymous with "adult-use cannabis retail store" and has the meaning ascribed to it in NRS 678A.065.

18.01.403 – "Marijuana testing facility" synonymous with "cannabis independent testing laboratory"; "marijuana testing facility" defined. (NRS 278.020 and 678A.115)

"Marijuana testing facility" is synonymous with "cannabis independent testing laboratory" and has the meaning ascribed to in NRS 678A.115.

18.01.407 – "Massage therapy" defined. (NRS 278.020)

1. "Massage therapy" has the meaning ascribed to it in NRS 640C and means the application of a system of pressure to the muscular structure and soft tissues of the human body for therapeutic purposes, including, without limitation:

(a) Effleurage;

(b) Petrissage;

(c) Tapotement;

(d) Compressions;

(e) Vibration;

(f) Friction; and

(g) Movements applied manually with or without superficial heat, cold, water or lubricants for the purpose of maintaining good health and establishing and maintaining good physical condition.

2. The term does not include:

(a) Diagnosis, adjustment, mobilization or manipulation of any articulations of the body or spine; or

(b) The demonstration of a product on a person that applies a system of pressure to the muscular structure and soft tissues of the human body, provided that the demonstration is not longer than 2 minutes.

18.01.410 – "Medical marijuana cultivation facility" synonymous with "medical cannabis cultivation facility"; "medical marijuana cultivation facility" defined. (NRS 278.020 and 678A.170)

"Medical marijuana cultivation facility" is synonymous with "medical cannabis cultivation facility" and has the meaning ascribed to it in NRS 678A.170.

18.01.413 – "Medical marijuana dispensary" synonymous with "medical cannabis dispensary"; "medical marijuana dispensary" defined. (NRS 278.020 and 678A.175)

"Medical marijuana dispensary" is synonymous with "medical cannabis dispensary" and has the meaning ascribed to it in NRS 678A.175.

18.01.417 – "Medical marijuana establishment" synonymous with "medical cannabis establishment"; "medical marijuana establishment" defined. (NRS 278.020 and 678A.180)

"Medical marijuana establishment" is synonymous with "medical cannabis establishment" and has the meaning ascribed to it in NRS 678A.180.

18.01.420 – "Medical marijuana product manufacturing facility" synonymous with "medical cannabis production facility"; "medical marijuana product manufacturing facility" defined. (NRS 278.020 and 678A.205)

"Medical marijuana product manufacturing facility" is synonymous with "medical cannabis production facility" and has the meaning ascribed to it in NRS 678A.205.

18.01.423 – "Medical marijuana testing laboratory" synonymous with "medical cannabis independent testing laboratory"; "medical marijuana testing laboratory" defined. (NRS 278.020 and 678A.190)

"Medical marijuana testing laboratory" is synonymous with "medical cannabis independent testing laboratory" and has the meaning ascribed to it in NRS 678A.190.

18.01.427 – "Miniature golf course" defined. (NRS 278.020)

"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. The term does not include a golf ball driving range.

18.01.430 – "Mobile home park" defined. (NRS 278.020)

"Mobile home park" means a plot of ground divided into spaces, under the ownership or management of one person, firm or corporation for the purpose of locating two or more manufactured homes or mobile homes for dwelling or sleeping purposes, excluding the proprietor's unit.

18.01.433 – "Monopole" defined. (NRS 278.020)

"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.

18.01.437 – "Motel" defined. (NRS 278.020)

"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.

18.01.440 – "Nonconforming building" defined. (NRS 278.020)

"Nonconforming building" means a legally constructed building or structure which does not conform in its construction, area, yard or height to the regulations of the zoning district in which it is located.

18.01.443 – "Nonconforming use" defined. (NRS 278.020)

"Nonconforming use" means the legally created use of a building, structure, or land which does not conform to the regulations of the zoning district in which the use exists and a use for which the property owner has proven that alleged violations are legal nonconformities.

18.01.447 – "Off-site parking" defined. (NRS 278.020)

"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.

18.01.450 – "Off-street loading" defined. (NRS 278.020)

"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.

18.01.453 – "Office" defined. (NRS 278.020)

"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, including, without limitation, restaurants, newsstands or other minor commercial establishments.

18.01.457 – "Open space" defined. (NRS 278.020)

"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 the parcel or area.

18.01.460 – "Open space, common" or "common open space" defined. (NRS 278.020)

"Open space, common" or "common open space" 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.

18.01.463 – "Open space, private" or "private open space" defined. (NRS 278.020)

"Open space, private" or "private open space" means open space that is normally limited to the use of the occupants of a single dwelling, building or property that abuts the open space.

18.01.467 – "Open space, public" or "public open space" defined. (NRS 278.020)

"Open space, public" or "public open space" means open space owned and maintained by a public agency for the use and enjoyment of the general public.

18.01.470 – "Outdoor recreational facility" defined. (NRS 278.020)

"Outdoor recreational facility" means any use or facility relating primarily to recreational activities that are carried on primarily outside of structures.

18.01.473 – "Outdoor sales" defined. (NRS 278.020)

"Outdoor sales" means the placement of goods for sale or for advertisement, outside of the building or structure.

18.01.477 – "Outside storage" defined. (NRS 278.020)

"Outside storage" means the use of a significant portion of a lot or area for the long-term retention, exceeding 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 or accessory and incidental parking of vehicles for residents, guests, customers or employees in connection with a principal use.

18.01.480 – "Overlay zone" defined. (NRS 278.020)

"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.

18.01.483 – "Pawnshop" defined. (NRS 278.020)

"Pawnshop" means a business in which money is loaned on the security of pledges, deposits or other secured transactions in personal property.

18.01.487 – "Permitted use" defined. (NRS 278.020)

"Permitted use" means a use authorized or permitted alone or in conjunction with other uses in a specified zoning district and subject to the limitations and the regulations of the zoning district.

18.01.490 – "Personal services" defined. (NRS 278.020)

"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. The term includes a 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 and florist but excluding greenhouses.

18.01.493 – "Personal storage" defined. (NRS 278.020)

"Personal storage" means a facility with enclosed storage space, divided into separate compartments, each not larger than 500 square feet in size, which is provided for use by persons to store personal items or by businesses to store materials for the operation of a business establishment but excluding workshops and hobby shops and manufacturing or commercial activity.

18.01.497 – "Personal storage/retail/office complex" defined. (NRS 278.020)

"Personal storage/retail/office complex" means a mixed-use project consisting of retail or office space, and mini-storage units, which comprise a minimum of 60% of the

street frontage of a lot and is constructed prior to or concurrently with the mini-storage units.

18.01.500 – "Planned unit development" defined. (NRS 278.020)

"Planned unit development" has the meaning ascribed to it in NRS 278A.065 and means an area of land controlled by a landowner, which is to be developed as a single entity for one or more planned unit residential developments, one or more public, quasi-public, commercial or industrial areas, or both.

18.01.503 – "Primary use" defined. (NRS 278.020)

"Primary use" means the use for which a lot, structure or building or the major portion thereof, is used, and which requires a permanent primary building on the parcel other than public parks, cemeteries or uses within the agriculture or conservation reserve zoning districts.

18.01.507 – "Public community" defined. (NRS 278.020)

"Public community" means any facility or use that serves primarily a larger portion of Carson City.

18.01.510 – "Public regional" defined. (NRS 278.020)

"Public regional" means federal, state and City facilities and uses whose main purpose is to sustain wide regional needs.

18.01.515 – "Public right-of-way" defined. (NRS 278.020)

"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 or other public utility or facility.

18.01.520 – "Public utility" defined. (NRS 278.020)

"Public utility" means a regulated enterprise with a franchise for providing to the public a utility service deemed necessary for health, safety and welfare.

18.01.523 – "Recreational vehicle" defined. (NRS 278.020)

"Recreational vehicle" means any of the following:

1. A folding temporary dwelling structure, mounted on wheels and designed for travel, recreational and vacation use and which includes its towing vehicle, commonly known as a camping trailer.

2. A portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle, commonly known as a motorhome.

3. A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation, commonly known as a pickup coach or camper.

4. A vehicular, portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreation and vacation use, with a body width not exceeding 8.5 feet and a body length not exceeding 60 feet, including its towing vehicle, commonly known as a travel trailer.

5. A Park Model.

18.01.527 – "Recreational vehicle park" defined. (NRS 278.020)

"Recreational vehicle park" has the meaning ascribed to it in NRS 108.2678 and means a campground or other facility, any portion of which is rented or held out for rent to accommodate recreational vehicles.

18.01.530 – "Recreational vehicle space" defined. (NRS 278.020)

"Recreational vehicle 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.

18.01.533 – "Recreational vehicle storage" defined. (NRS 278.020)

"Recreational vehicle storage" means the storage of a recreational vehicle in a fully enclosed and screened area in the same place for more than 24 hours.

18.01.537 – "Restaurant" defined. (NRS 278.020)

"Restaurant" means a business establishment whose principal business is the preparing and selling of meals of unpackaged food to a customer in a ready to consume state in non-disposable containers, and where the customer consumes the meals while seated at a table within the restaurant building.

18.01.540 – "Retail sales" defined. (NRS 278.020)

"Retail sales" means an establishment engaged in selling goods or merchandise to the general public for personal or household consumption but not for wholesale or the rendering of services incidental to the sale of such goods, with typical merchandise including, without limitation, clothing and other apparel, equipment for hobbies or sports, gifts, flowers and household plants, dry goods, groceries, convenience items, specialty foods, toys, furniture, books, computers, stationary, hardware and similar consumer goods. The term includes secondhand dealers but uses that are otherwise identified as a specific use within the table of permitted uses set forth in chapter 18.04 of CCMC.

18.01.547 – "Sanitary landfill" defined. (NRS 278.020)

"Sanitary landfill" means a site where waste material is buried.

18.01.550 – "Sanitary station" defined. (NRS 278.020)

"Sanitary station" means a facility used for removing and disposing of waste from recreational vehicle holding tanks.

18.01.553 – "Senior citizen home" defined. (NRS 278.020)

"Senior citizen home" means a dwelling providing shelter and services for people 60 years of age or older and 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, and related services including counseling and transportation for routine social and medical appointments. The term does not include a single-family dwelling.

18.01.557 – "Setback" defined. (NRS 278.020)

"Setback" means the distance that structures, buildings or uses must be removed from their property lines.

18.01.560 – "Setback area, front" or "front setback area" defined. (NRS 278.020)

"Setback area, front" or "front setback area" means a yard area of which the width is measured the entire length of the front property line between the side property lines, and where the depth is measured as the distance between the street right-of-way line and the required front setback line.

18.01.563 – "Setback area, rear" or "rear setback area" defined. (NRS 278.020)

"Setback area, rear" or "rear setback area" means a yard area of which the width is measured the entire length of the rear property line between the side property lines, and where the depth is measured as the distance between the rear property line and the required rear yard setback line.

18.01.567 – "Setback area, required" or "required setback area" defined. (NRS 278.020)

"Setback area, required" or "required setback area" 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.

18.01.570 – "Setback area, side" or "side setback area" defined. (NRS 278.020)

"Setback area, side" or "side setback area" 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.

18.01.573 – "Sight distance area" defined. (NRS 278.020)

"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. For the purpose of this section, tangents referred to are those at the beginning and at the end of a curve at the corner.

18.01.577 – "Sight-obscuring fence or wall" defined. (NRS 278.020)

"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.

18.01.580 – "Skyline area" defined. (NRS 278.020)

"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 the development standards set forth in this title.

18.01.583 – "Softscape surface" defined. (NRS 278.020)

"Softscape surface" means a level area covered with turf, clover, sand or a similar material acceptable for use by young children.

18.01.587 – "Storage container" defined. (NRS 278.020)

"Storage container" means a fully enclosed unit, excluding semi-truck trailers, that houses storage items and which may also be used temporarily at a construction site.

18.01.590 – "Street vendor" defined. (NRS 278.020)

"Street vendor" means a vendor of consumable products, including anything edible and flowers.

18.01.593 – "Streetscape" defined. (NRS 278.020)

"Streetscape" means the visual image of a street, including the combination of buildings, parking, signs, hardscape and softscape.

18.01.597 – "Tattoo parlor" defined. (NRS 278.020)

"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.

18.01.560 – "Temporary outdoor sales and activities" defined. (NRS 278.020)

"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 a space not enclosed by a building. The term:

1. Includes related activities designed for promotion such as music, food service or displays.

2. Does not include 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.

18.01.563 – "Tract sales office" defined. (NRS 278.020)

"Tract sales office" means a temporary tract or subdivision office located on the property to which it is appurtenant and which is only authorized until the sale of homes in the subdivision is completed.

18.01.567 – "Transfer station" defined. (NRS 278.020)

"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. The term does not include an infectious waste incineration facility.

18.01.570 – "Transient occupancy" defined. (NRS 278.020)

"Transient occupancy" means occupancy of lodging facility on a nonpermanent basis, not to exceed 180 days.

18.01.573 – "Transit passenger facility" defined. (NRS 278.020)

"Transit passenger facility" means a facility for the loading and discharging of train or bus passengers.

18.01.577 – "Utility substation" defined. (NRS 278.020)

"Utility substation" means an assembly of equipment for electrical, telephone, gas or other utility company use to provide local distribution of services.

18.01.580 – "Warehouse/distribution center" defined. (NRS 278.020)

"Warehouse/distribution center" means an enclosed structure for the storage of goods for distribution or transfer to another location.

18.01.583 – "Wastewater treatment facility" defined. (NRS 278.020)

"Wastewater treatment facility" means a 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 waste.

18.01.587 – "Watchman's quarters" defined. (NRS 278.020)

"Watchman's quarters" means a habitable unit ancillary to the primary use and used solely for security purposes, not to be rented.

18.01.590 – "Water storage facility" defined. (NRS 278.020)

"Water storage facility" means a system for the collecting, storage and distribution of potable water from a source of supply to the consumer.

18.01.593 – "Yard" defined. (NRS 278.020)

"Yard" means an open space on the same lot or parcel with a building and extending from the building to the nearest lot line.

18.01.597 – "Yard, front" or "front yard" defined. (NRS 278.020)

"Yard, front" or "front yard" means a yard lying between the main building and the front lot line and extending across the full width of the lot or parcel, and which may face either street frontage if the yard is on a corner lot.

18.01.600 – "Yard, side" or "side yard" defined. (NRS 278.020)

"Yard, side" or "side yard" 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.

18.01.603 – "Yard, rear" or "rear yard" defined. (NRS 278.020)

"Yard, rear" or "rear yard" means a yard between the main building and the rear lot line and extending across the full width of the lot or parcel. For the purpose of this section, the rear yard of a corner lot is that portion of the lot opposite to the front.

18.01.607 – "Yard, street side" or "street side yard" defined. (NRS 278.020)

"Yard, street side" or "side street yard" 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.

18.01.610 – "Youth recreational facility" defined. (NRS 278.020)

"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 or programs, including, without limitation, leadership programs and education and career guidance, health and life skills, arts, sports, fitness, recreation and other specialized youth programs.

SECTION XXX:

Commented [JDY8]: Ordinance section numbers will be assigned during final edits after Board of Supervisors direction/discussion as sequencing may be altered.

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.005 (Short title) is hereby repealed (**bold, underlined text** is added, [~~stricken~~] text is deleted) as follows:

18.02.005 [~~**– Short title.**~~] **Replaced in revision by CCMC 18.01.010.**

Commented [JDY9]: Replaced by new CCMC 18.01.010 for reorganization purposes.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.007 (Power of the Board of Supervisors (hereinafter in Title 18 referred to as "board") – Zoning and planning) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.007 – [~~Power~~] Zoning and planning powers of Board of Supervisors [~~(hereinafter in Title 18 referred to as "board") - Zoning and planning.~~] (Art. 2, § 2.220 of the Carson City Charter; chapters 244, 278 and 278A of NRS; NRS 278.020)

1. The [~~board~~] **Board of Supervisors** may:

(a) Divide Carson City into districts **.** [~~and regulate and~~]

(b) Regulate and restrict the erection, construction, reconstruction, alteration, repair or use of [~~buildings.~~] **, buildings,** structures or land within [~~those~~] districts.

[~~(b)~~] **(c)** Adopt master plans [~~for Carson City which will~~] **to** serve as a pattern and guide for the [~~kind of~~] orderly **and** physical growth and development of the [~~city that will minimize~~] **City in a manner which minimizes** impairment of the [~~city's natural resources.~~] **natural resources of the City.**

[~~(c) Establish and adopt~~] **(d) Adopt** ordinances and regulations [~~relating to~~] **governing** the subdivision of [~~land.~~] **land in Carson City.**

2. [~~The board shall carry~~] **In carrying** out the provisions of subsection 1 [~~in the manner prescribed by~~] **, the Board of Supervisors will act in accordance with the requirements set forth in** Chapters 278 and 278A of [~~Nevada Revised Statutes (NRS).~~] **NRS, as may be amended.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.008 (Administration by Director) as follows:

18.02.008 – Administration by Director. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

Commented [JDY10]: This new section replaces CCMC 18.02.020 for reorganization purposes.

The Director shall administer the provisions of this title.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.009 (Enforcement) as follows:

18.02.009 – Enforcement. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

Commented [JDY11]: This new section replaces CCMC 18.02.030 for reorganization purposes.

1. It is unlawful for a person to construct, build, convert, alter, erect or maintain a building or structure, to allow the unauthorized use of real property or equipment, or to engage in any operation or to perform any other act in violation of this title. Any such act described in this subsection may be declared a public nuisance.

2. The Director may issue a written notice to any person who violates a provision of this title and order remediation and compliance within a period of time to be determined at the discretion of the Director.

3. In addition to, or in lieu of a written notice of order described in subsection 2, the Director may:

(a) Issue a criminal citation to the person who violates this section; or

(b) Refer the matter to the District Attorney for a determination of whether to institute proceedings.

4. A person who violates subsection 1 is guilty of a misdemeanor.

5. The conviction or entry of the plea of guilty, guilty but mentally ill or nolo contendere under this section does not relieve a person from any duty to correct a violation.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0091 (Jurisdiction and application) as follows:

18.02.0091 – Jurisdiction and application. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

Commented [JDY12]: This new section replaces CCMC 18.02.025 for reorganization purposes.

This new CCMC 18.02.0091 makes significant changes and omits unnecessary provisions such as rules of statutory construction (which are established by case law) and other technical rules such as the significance of headings and the use of mandatory versus permissive terms, which are explained in the newly created chapter 1.02 of title 1 (Bill No. 104) adopted in 2022.

New CCMC 18.02.0091 also omits a provision that operates as a grandfather clause by providing that applications and permits in the process of review are "are approved under the terms of the previous Title 18 in effect at the time of application." However, that language causes confusion. For clarity, provisions that exempt application of a new ordinance to any subject should be specified in the ordinance that is being adopted.

1. Except as otherwise specifically provided by statute, the provisions of this title establish the minimum standards for compliance with permitted uses and shall not be construed as a limit on the power of the Board of Supervisors to establish additional restrictions on the use of real property or to withhold or revoke the issuance of any permit

for the protection of the public health, welfare and safety pursuant to authority of this title, the Carson City Charter and state law.

2. If a provision of this title imposes a restriction on the use of real property that is greater than a restriction imposed by a private covenant or similar writing, including, without limitation, a deed restriction, the provision of this title shall be deemed to prevail. The provisions of this title shall not be deemed to interfere with any right or obligation that is created by a private covenant or similar writing that imposes a restriction on the use of real property that is greater than a restriction imposed by this title.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0092 (Computation of time) as follows:

18.02.0092 – Computation of time. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

Commented [JDY13]: This new section is intended to help clarify the computation of time. The language mimics similar NRS provisions and helps to avoid ambiguity.

For the purpose of computing any period of time prescribed in this title, the first day of the designated action or time must be excluded and the last day of the designated action or time must be included.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.010 (Planning Commission: Creation; duties; appointment, terms and removal of members; compensation) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.010 - Planning Commission: [~~Creation;~~] creation; duties; [~~appointment, terms and removal of members;~~] appointment; terms; removal; compensation. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020, 278.030 and 278.060)

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,~~] **chapter 278 of NRS, as may be amended,** 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, **to be** 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,~~] **Board of Supervisors,** 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 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,~~] **Board of Supervisors,** as may be amended, each term of Chair and Vice Chair is [~~one~~] **1** 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 **of Supervisors** 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,~~] **Board of Supervisors,** as may be amended.

8. The members of the Commission shall serve without compensation.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.011 (Meetings; records) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.011 - Meetings; records. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020, 278.030 and 278.050)

The Commission shall:

1. Hold at least one regular meeting in each [~~month;~~] **quarter as required by NRS 278.050;**

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.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.012 (Commission actions; appeal to Board; attendance of Director) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.012 - Commission actions; appeal to [~~Board;~~] Board of Supervisors; attendance of Director. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020, 278.030 and 278.040)

1. On any matter properly before the Commission and on which the Commission has:

(a) Taken final action, the action may be appealed to the Board **of Supervisors** by the proponent of the action, any party aggrieved by the action [~~and~~] **or** any member of the Board **of Supervisors** pursuant to CCMC 18.02.060.

(b) Made a recommendation for action to the [~~Board,~~] **Board of Supervisors,** the approval or denial of the matter by majority vote of the Board **of Supervisors** shall be deemed to be the final action, unless the matter is remanded to the Commission by the Board **of Supervisors** for further consideration.

2. The Director or his or her designee shall attend each meeting of the Commission.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.020 (Purpose) is hereby repealed (**bold, underlined text** is added, [~~stricken~~] text is deleted) as follows:

18.02.015 [~~- Purpose.~~] Replaced in revision by CCMC 18.01.020.

Commented [JDY14]: Replaced by new CCMC 18.01.020 for reorganization purposes.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.020 (Administration of Title 18) is hereby repealed (**bold, underlined text** is added, [~~stricken~~] text is deleted) as follows:

18.02.020 [~~- Administration of Title 18.~~] Replaced in revision by CCMC 18.02.008.

Commented [JDY15]: Replaced by new CCMC 18.02.008 for reorganization purposes.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.025 (Jurisdiction, interpretation and application) is hereby repealed (**bold, underlined text** is added, [~~stricken~~] text is deleted) as follows:

18.02.025 [~~**Jurisdiction, interpretation and application.**~~] **Replaced in revision by CCMC 18.02.0091.**

Commented [JDY16]: Replaced by new CCMC 18.02.0091 for reorganization purposes. New CCMC 18.02.0091 makes significant changes and omits unnecessary provisions such as rules of statutory construction (which are established by case law) and other technical rules such as the significance of headings and the use of mandatory versus permissive terms, which are explained in the newly created chapter 1.02 of title 1 (Bill No. 104) adopted in 2022.

New CCMC 18.02.0091 also omits a provision that operates as a grandfather clause by providing that applications and permits in the process of review are "are approved under the terms of the previous Title 18 in effect at the time of application." However, that language causes confusion. For clarity, provisions that exempt application of a new ordinance to any subject should be specified in the ordinance that is being adopted.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.030 (Enforcement) is hereby repealed (**bold, underlined text** is added, [~~stricken~~] text is deleted) as follows:

18.02.030 [~~**Enforcement.**~~] **Replaced in revision by CCMC 18.02.009.**

Commented [JDY17]: Replaced by new CCMC 18.02.009 for reorganization purposes.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.035 (Commission/board applications) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.035 – [~~Commission/board applications.~~] Planning and zoning applications; application review; continuances; withdrawal. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020, 278.050, 278.02327 and 278.350)

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 shall~~] **the following items must** be **submitted on a form prescribed by the Department and** filed with the [~~director no~~] **Director not** later than 12:00 p.m. on the Thursday of the sixth week [~~prior to the planning commission~~] **preceding the Commission** meeting at which the application [~~will be heard.~~

~~2. Determination of a Complete Application. Within three working~~] **is intended to be heard:**

(a) A variance.
(b) A special use permit.
(c) A zoning map amendment.
(d) A zoning code amendment.
(e) A master plan amendment.
(f) A tentative subdivision map.

(g) A tentative planned unit development.

(h) An abandonment of a right-of-way or easement.

2. Not more than 3 business days after the [~~commission or board application deadline, the director~~] **receipt of an application pursuant to subsection 1, the Director or his or her designee** shall determine whether the application is complete and [~~forward~~] **provide to the applicant** written notice [~~to the applicant~~] of the determination. If [~~it is determined that the~~] **a determination is made that the** application is not complete, the written notice [~~shall specify the application's deficiencies~~] **must specifically identify any deficiency** and describe the additional information [~~required. The director shall~~] **that is required to be submitted to complete the application. The Director or his or her designee may** take no further action on [~~the~~] **an incomplete** application [~~unless the deficiencies are remedied. An incomplete application shall only be scheduled for commission or board review upon the submittal of a complete application pursuant to the provisions of this section.~~] **, including, without limitation, the scheduling of any hearing before the Commission or Board of Supervisors.** An application may only be scheduled for [~~planning commission review~~] **a hearing at the next meeting of the Commission or Board of Supervisors, as applicable,** if the [~~director deems the application complete no~~] **Director or his or her designee determines that time is of the essence and the application was complete and received not** later than 12:00 p.m. [~~33 days prior to the planning commission meeting. If the director fails to make a determination of completeness within three working days after the commission or board application deadline without the written concurrence of the applicant, the application is deemed complete.~~] **on the thirty-third day preceding the meeting.**

3. Except as otherwise provided in this subsection, if the Director or his or her designee does not issue a written notice determining whether an application is complete in accordance with subsection 2, the application shall be deemed complete. This subsection does not apply to an application for which the Director or his or her designee obtains a written statement from the applicant which waives the time in which the written notice must be issued.

4. A determination of completeness [~~shall not constitute~~] **must not be construed as** a determination of compliance with **any** other [~~requirements~~] **requirement** 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. The director shall review the application and prepare a report for the commission or board, as applicable, recommending approval, conditional approval, denial, or continuance for re-design. The 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 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 determination that the modified application is complete.~~]

5. After an application is deemed complete pursuant to this section:

(a) The applicable fee required by CCMC 18.02.055 must be remitted immediately by the applicant.

(b) The Director or his or her designee must prepare a report concerning the application for consideration by the Commission or Board of Supervisors, as applicable, and include with the report a recommendation for approval, conditional approval, denial or continuance of the application.

Commented [JDY18]: This provision is confusing, redundant and rendered superfluous by the other provisions in this section.

(c) The Director or his or her designee must schedule the application for a public hearing in the time required by NRS and this title.

6. Any material modification that is made to an application after the application has been submitted restarts the time for review required by this section.

7. Except as otherwise provided in NRS or this title, action on an application by the Commission or the Board of Supervisors, as applicable, may be continued for a period not to exceed 180 days from the date of the continuance:

(a) By the Chair of the Commission or the Mayor, as applicable;

(b) Upon its own motion, by the Commission or the Board of Supervisors, as applicable; or

(c) Upon request of the applicant.

8. An applicant may withdraw an application from further review at any time by notifying the Director or his or her designee in writing. If an application is withdrawn before publication of the notice of public hearing, the Director may, but is not required to, refund all or a portion of the fees remitted, if any, based on an assessment of time spent and work performed by Department staff.

9. This section does not apply to a request for any zoning regulation, restriction or boundary, or an amendment thereto, that is made by the Commission or Board of Supervisors.

Commented [JDY19]: There are different statutory requirements that establish limitations on continuances; this CCMC provision authorizes a continuance via this ordinance unless limited by NRS.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.040 (Application limitations) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.040 – [~~Application limitations.~~] Subsequent planning and zoning applications. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.02327)

[~~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 shall not be submitted for review within one year of the first application's denial by the 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 determines that the subsequent application is substantially different such that the facts supporting the previous denial from the commission or board no longer exists.~~

~~Where the holder of an application for a development approval wishes to file a subsequent application for a project which is~~] **1. Except as otherwise provided in this subsection, if the approval of an application that was submitted pursuant to CCMC 18.02.035 has been denied, a subsequent application for the same parcel or any portion of the parcel may not be submitted for a period of 1 year from the date of denial. This limitation does not apply to a subsequent application that is** substantially different from the [~~first project, the new development application shall supersede the previous development application, and the applicant~~

~~shall state on his application that, upon approval by the commission of the subsequent application, he requests review and action to approve the withdrawal of the first development approval.~~]
previous application, as determined at the sole discretion of the Director or his or her designee.

2. If approval of a subsequent application that is submitted pursuant to this section is granted, the previous application that was denied shall be deemed withdrawn.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.045 (Notice of commission hearings) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.045 – Notice of [~~commission~~] public hearings. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.260 and 278.480)

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

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;~~

~~(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.~~] **Except as otherwise provided in this section, notice of the time and place for a public hearing relating to a zoning regulation, restriction or boundary, or an amendment thereto, must be made in the manner prescribed by NRS 278.260.**

2. In addition to the requirements set forth in NRS 278.260, notice of a hearing must also:

(a) Identify the type of application which is the subject of the public hearing.

(b) Describe the nature and scope of the request contained in the application.

(c) Contain the telephone number and an electronic mail address of the Department from which any interested person may request information relating to the public hearing.

3. If the public hearing concerns a property that is:

(a) One acre or less in size, notice must be sent to each owner of property and tenant of a mobile home park that is located within 300 feet of the property in question.

(b) Larger than 1 acre and less than 40 acres in size, notice must be sent to each owner of property and tenant of a mobile home park that is located within 600 feet of the property in question.

(c) 40 acres or larger size, notice must be sent to each owner of property and tenant of a mobile home park that is located within 900 feet of the property in question.

4. If the persons described in paragraphs (a), (b) and (c) of subsection 3 comprise less than 30 unique owners of property, notice must be sent to owners of property at an additional distance from the property in question to the extent that not less than 30 unique owners of property receive notice.

5. A notice of public hearing for the vacation or abandonment of a right-of-way must be made in the manner prescribed by NRS 278.480.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0451 (Zoning map and zoning code amendments) as follows:

18.02.0451 – Zoning map and zoning code amendments. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.315)

1. A zoning map or zoning code amendment may be requested by:

(a) The Director or his or her designee upon direction by the Commission or the Board of Supervisors, as applicable, by majority vote; or

(b) The owner, or his or her authorized representative, of real property located in Carson City by filing a completed application pursuant to CCMC 18.02.035.

2. In addition to the duties set forth in CCMC 18.02.035, the Director or his or her designee shall review all requests for a zoning map amendment or zoning code amendment for compliance with the requirements of this title and NRS.

3. Except as otherwise provided in CCMC 18.02.035, the Commission must hold a public hearing on a request for a zoning map or zoning code amendment not later than 65 days after the request is submitted pursuant to subsection 1.

4. Except as otherwise provided in this subsection, the Commission must, after the hearing, recommend that the Board of Supervisors approve, modify or deny the request. Before the Commission may issue a recommendation to the Board of Supervisors for the approval of a request, the Commission must determine that a preponderance of the evidence in the record support as findings of fact that the proposed zoning map or zoning code amendment:

(a) Is in substantial compliance and in furtherance of the objectives and policies of the Carson City master plan as set forth in this chapter;

(b) Will result in the use of land that is compatible with the existing use of land in adjacent properties;

(c) Will not result in a detrimental impact to other properties located within the same vicinity of the property that is the subject of the amendment;

(c) Will not result in a detrimental impact to existing or planned public services or facilities; and

(d) Will not adversely affect the health, safety and welfare of the public.

5. The Director or his or her designee must provide to the Board of Supervisors a written copy of the recommendation issued by the Commission pursuant to subsection 4.

6. Except as otherwise provided in this subsection, a request that has been considered at a public hearing pursuant to subsection 3 shall be deemed approved by the Commission unless the requirements of subsections 4 and 5 are satisfied not later than 30 days after the date of the hearing. This subsection does not apply to a request that has been continued in accordance with CCMC 18.02.035.

7. The Board of Supervisors will consider all relevant evidence from the record of the public hearing that is held pursuant to subsection 3 before issuing its decision on the recommendation of the Commission to approve, modify or deny the request for a zoning code or zoning map amendment.

8. In considering a request for a zoning map amendment, the Commission or the Board of Supervisors, as applicable, may determine that other property not included in the

Commented [JDY20]: This new section replaces CCMC 18.02.075 for reorganization purposes.

This section also incorporates substantive changes in addition to formatting, subsection reorganization and textual updates, but omits the former Director's proposal to include a new provision authorizing decisions of the Board to be made by "a simple majority of the Board members in attendance" because that is precluded by NRS 241.0355 which requires a vote to be taken by a majority of the entire membership of the Board unless abstention reduces the quorum pursuant to NRS 281A.420(5).

Commented [JDY21]: Existing language provides that there must be "adequate evidence" to support the findings. This has been changed to "preponderance of the evidence" for consistency with the standard of review for special use permits. "Preponderance of the evidence" is a widely accepted standard and has been analyzed by courts, whereas "adequate evidence" tends to be ambiguous.

request is appropriate for inclusion in the zoning map amendment and require the Director or his or designee to submit a separate request for an amendment to that effect.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0452 (Special use permits) as follows:

18.02.0452 – Special use permits. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.315)

1. A special use permit may be requested by the owner, or his or her authorized representative, of real property located in Carson City by filing a completed application pursuant to CCMC 18.02.035. The Director or his or designee may, at his or her discretion, also require the submission of site plans and other materials as deemed necessary.

2. The proposed use for the property must be:

(a) Listed as a conditional use in the zoning district as set forth in chapter 18.04 of CCMC; or

(b) Determined to be a use that is similar to a listed conditional use in the zoning district, as determined by the Director or his or her designee in accordance with CCMC 18.04.020.

3. In addition to the duties set forth in CCMC 18.02.035, the Director or his or her designee shall review all requests for a special use permit for compliance with the requirements of this title and NRS.

4. Except as otherwise provided in CCMC 18.02.035, the Commission must hold a public hearing on a request for a special use permit not later than 65 days after a completed application is submitted pursuant to subsection 1.

5. Except as otherwise provided in this subsection, the Commission must, after the hearing, approve, modify or deny the request, and such a decision is at the sole discretionary authority of the Commission. Before the Commission may approve a request, the Commission must determine that a preponderance of the evidence in the record support as findings of fact that the proposed use:

(a) Is in substantial compliance and in furtherance of the objectives and policies of the Carson City master plan as set forth in this chapter;

(b) Is compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare;

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

(d) Will not result in a detrimental impact to the use, peaceful enjoyment, economic value or development of adjacent properties or the neighborhood in general;

Commented [JDY22]: This new section replaces CCMC 18.02.080 for reorganization purposes.

This new section also incorporates proposed amendatory language from the former Director. This section omits redundant provisions – for example, language requiring the Commission to allow members of the public to speak on a matter is unnecessary because the right of the public to speak is already established under the Open Meeting Law. Further, existing language in that respect seems to conflate two issues: the right to speak during designated public comment periods and the right to participate as a party to a proceeding. Language stating that a SUP which is granted but where the use is not made/initiated on the property within 12 months of the approval renders the SUP null and void is redundant with CCMC 18.02.105 and is therefore omitted. Same with the provisions concerning extensions of time and the imposition of additional conditions, as well as the authority of the Commission to revoke or amend a SUP which is established in a different section of CCMC. However, this new section incorporates non-redundant provisions from CCMC 18.02.105 which establish standard conditions of approval. CCMC 18.02.105 sets forth standard conditions of approval for SUPs, variances, administrative permits, temporary use permits, tentative maps, the Historic Resources Commission and abandonments, but those standards should be housed more appropriately with the sections concerning those requests for clarity, ease of reference and organizational purposes.

(e) Will not overburden existing public services or facilities including, without limitation, schools, police or fire protection, water service, sewer service, public roads, storm drainage or other public improvements; and

(f) Will not adversely affect the health, safety and welfare of the public.

6. As standard conditions of approval, any improvement made under a special use permit that is approved pursuant to this section must:

(a) Be constructed or developed substantially in accordance with any site plans that are approved by the Commission, including any modification that is made by the imposition of an additional condition described in subsection 7; and

(b) Conform to any other applicable provision of NRS or CCMC.

7. The Commission may, in approving a request for a special use permit, impose additional conditions on the use or the property on which the use will be permitted if the Commission determines that such conditions are necessary to satisfy the findings set forth in subsection 5.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0453 (Variances) as follows:

18.02.0453 – Variances. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020, 278.315 and 278.319)

Commented [JDY23]: This new section replaces CCMC 18.02.085 for reorganization purposes.

This section incorporates various provisions proposed by the former Director and omits redundant provisions established in other sections of CCMC. This section also incorporates standard conditions of approval from CCMC 18.02.105 for clarity and reorganization.

1. A variance may be requested by the owner of real property located in Carson City by filing a completed application pursuant to CCMC 18.02.035. The Director or his or designee may, at his or her discretion, also require the submission of site plans and other materials as deemed necessary.

2. In addition to the duties set forth in CCMC 18.02.035, the Director or his or her designee shall review all requests for a variance for compliance with the requirements of this title and NRS.

3. Except as otherwise provided in CCMC 18.02.035 and subsection 8, the Commission must hold a public hearing on a request for a variance not later than 65 days after a completed application is submitted pursuant to subsection 1.

4. Except as otherwise provided in this subsection, the Commission must, after the hearing, approve, modify or deny the request, and such a decision is at the sole discretionary authority of the Commission. Before the Commission may approve a request, the Commission must determine that a preponderance of the evidence in the record support the following finding of fact:

(a) Due to circumstances that are unique to the property which is the subject of the requested variance, including, without limitation, the shape, size or topography of the property, the strict application of zoning requirements set forth in this title would deprive the owner of the property the privileges enjoyed by owners of other property located within the same vicinity;

(b) The strict application of zoning requirements set forth in this title would result in peculiar, exceptional or impractical difficulties or undue hardship on the owner of the property; and

(c) The approval of the request for the variance would not be materially detrimental to the public health, safety or welfare, and would not result in injury to other property or improvements located within the same vicinity.

5. As standard conditions of approval, any improvement made under a variance that is approved pursuant to this section must:

(a) Be constructed or developed substantially in accordance with any site plans that are approved by the Commission, including any modification that is made by the imposition of an additional condition described in subsection 6;

(b) Conform to any other applicable provision of NRS or CCMC.

6. The Commission may, in approving a request for a variance, impose additional conditions if the Commission determines that such conditions are necessary to satisfy the findings set forth in subsection 4.

7. Notwithstanding any other provision of this section, a request for a variance may not be approved if approval results in:

(a) Land use that is prohibited in the zoning district in which the variance is located;

(b) The creation of a lot that does not meet the minimum lot size required in the zoning district in which the variance is located;

(c) A change in any boundary of the zoning district in which the variance is located; or

(d) A change in the permitted residential density of the zoning district in which the variance is located.

8. In lieu of a public hearing pursuant to subsection 3, a person may request approval from the Director for a minor variance that is a deviation of less than 10 percent from the requirements of the applicable zoning district as established by the provisions of this title. To request approval for a minor variance pursuant to this subsection, a person must:

(a) Submit to the Director, in the manner prescribed by the Department, the request identifying the provision of the zoning requirement that is proposed to be modified, including a description of the extent of the deviation from the zoning requirement. The request must be in made in writing and include a site map which depicts the relation of the property and deviation to surrounding properties, relevant evidence to support the required findings of fact set forth in subsection 4 and any other material that the Director deems necessary.

(b) Submit, along with the request required by paragraph (a) of this subsection, the written consent of the owners of any property adjacent to the property which is the subject of the variance whose property may be affected by the requested variance. If such written consent is not submitted to the satisfaction of the Director, the Director may deny the request and the person may submit a new application in accordance with subsection 1.

9. After a request for a minor variation is submitted pursuant to subsection 8, the Director:

(a) May impose any additional condition of approval the Director deems necessary to satisfy the required findings of fact set forth in subsection 4;

(b) Must, before approving the request, determine that the variance will not impair the general purpose of the zoning district in which the variance is located or the zoning

requirement from which the deviation is sought, and that the required findings of fact set forth in subsection 4 can be satisfied; and

(c) Must issue a written decision on the request not more than 30 days after the request is received by the Department.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0454 (Revocation or reexamination of special use permit or variance; extensions of time) as follows:

18.02.0454 – Revocation or reexamination of special use permit or variance; extensions of time. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.315)

Commented [JDY24]: This new section replaces CCMC 18.02.090 for reorganization purposes.

This section also incorporates the time extension provisions that were previously in the standard conditions of approval set forth in CCMC 18.02.105 for clarity and reorganization/proper correlation of related provisions.

1. Except as otherwise provided in this section, a special use permit that is approved pursuant to CCMC 18.02.0452 or a variance that is approved pursuant to CCMC 18.02.0453 expires by limitation and shall be deemed null and void unless construction to establish the use under the special use permit or variance, as applicable, is initiated not more than 12 months after the date on which the special use permit or variance was approved.

2. A person who has been issued a special use permit or a variance may request from the Director an extension of time to initiate construction if circumstances beyond the control of the property owner prevented commencement of any construction. A request for an extension of time must:

(a) Include a detailed explanation of the reasons why the extension is requested;

(b) Be made in writing and submitted to the Director in the manner prescribed by the Department; and

(c) Be received by the Director not less than 30 days before the date on which the special use permit or variance expires by limitation.

3. The Director may grant an extension of time that is requested pursuant to subsection 2 for a period not greater than 12 months from the date on which the special use permit or variance expires by limitation.

4. A person who receives an extension of time pursuant to subsection 3 may request from the Commission an additional extension of time. The Commission may:

(a) Approve one or more additional extensions of time if the Commission determines such an extension is appropriate under the circumstances; and

(b) Impose any additional condition as a requirement for the extension to ensure continued satisfaction of the required findings of fact set forth in CCMC 18.02.0452 or 18.02.0453, as applicable.

5. Notwithstanding any other provision of this section, a special use permit shall be deemed null and void if the use for which the special use permit was approved is discontinued for 12 months.

6. The approval of a special use permit or variance may be revoked or reexamined in accordance with a show cause proceeding pursuant to CCMC 18.02.0455 for any of the following reasons:

(a) The failure or refusal of the property owner to comply with any term or condition of the approval, including, without limitation, the failure or refusal of the property owner to return the notice of decision as required by CCMC 18.02.050.

(b) Any misrepresentation of the property owner concerning the special use permit or variance, including, without limitation, any misrepresentation that was made in the application requesting approval.

(c) Any act or failure to act by the property owner, his or her agents, employees or representatives, that creates or tends to create a public nuisance or causes a detriment to the public health, safety and welfare.

(d) Any act or failure to act by the property owner, his or her agents, employees or representatives, that is a violation of any provision of state or federal law or CCMC.

7. A person who has been issued a special use permit or variance and proposes a new site plan that deviates from the plan that was approved by the Commission or Director must submit a renewed request as an amended application for a special use permit or variance in accordance with CCMC 18.02.0452 or 18.02.0453, as applicable.

8. The continued use of a special use permit or variance that has expired by limitation or which is suspended or revoked pursuant to this section is a violation of this chapter.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0455 (Show cause proceeding for special use permit or variance) as follows:

18.02.0455 – Show cause proceeding for special use permit or variance. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.315)

1. The Commission may, upon its own motion, or after the receipt of a sworn complaint from any person or information from the Director, require the Director to investigate whether grounds exist for the reexamination, suspension or revocation of a special use permit or variance. The Director must, upon direction from the Commission to

Commented [JDY25]: This new section replaces CCMC 18.02.095 for reorganization purposes. It incorporates changes proposed by the former Director with the exception of a proposed amendment to require the appeal of a Commission show cause decision to be heard by the Board of Supervisors within 45 days. The appeal provisions were amended subsequent to the Director's previous proposed amendment, and the 45-day period would be inconsistent with the appeal process that was adopted by the Board. Additionally, 45 days is the period that is required for a county whose population is greater than 700,000. For a county whose population is less than 700,000, including Carson City, the required period by which the Board of Supervisors must render a decision on appeal is 60 days, pursuant to NRS 278.3195.

investigate, notify in writing the owner of the property which is the subject of the investigation that an investigation has been initiated.

2. If, after an investigation is initiated by the Director pursuant to subsection 1, the Commission determines that grounds exist for the reexamination, suspension or revocation of a special use permit or variance, the Commission may direct the Department to issue to the owner of the property which is the subject of the investigation an order to show cause why the special use permit or variance should not be reexamined, suspended or revoked. An order that is issued pursuant to this subsection must be made in writing and contain:

(a) A statement directing the owner of the property or his or her representative to appear before the Commission for a hearing during a public meeting at a specified time and location;

(b) A statement explaining the grounds for reexamination, suspension or revocation; and

(c) A statement explaining that the owner of the property or his or her representative may be heard during the public meeting, present any witness and respond to any witness testifying against the owner or his or representative.

3. The notice described in subsection 2 must be served on the owner of the property which is the subject of the investigation not less than 10 days before the date of the hearing to show cause. Service must be made by personal delivery to a person whose name appears on the most recent tax roll of the Assessor as the owner of the property, or by certified mail, return receipt requested, to the last known address of the owner.

4. A person who submits a complaint which caused an investigation to be initiated pursuant to subsection 1 must attend the hearing that is held to show cause. The owner of the property which is the subject of the investigation may, during the hearing, be represented by an attorney or other representative, present testimony and question any adverse witness.

5. The Commission may, after a hearing to show cause has concluded and upon majority vote of the members present, decide to take one or more of the following actions:

(a) Make no change to the special use permit or variance;

(b) Modify the applicable conditions of approval associated with the special use permit or variance;

(c) Suspend the special use permit or variance for a fixed period; or

(d) Revoke the special use permit or variance.

6. A decision of the Commission that is issued pursuant to subsection 5:

(a) Must be made in writing.

(b) Must be issued not more than 20 days after the date of the hearing to show cause.

(c) Must be provided to the owner of the property which was subject of the investigation.

(d) May be appealed to the Board of Supervisors in accordance with CCMC 18.02.060.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0456 (Administrative abandonment of public utility easement) as follows:

18.02.0456 – Administrative abandonment of public utility easement. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.480)

1. The owner of property may petition the Director for the vacation or abandonment of a public utility easement that burdens his or her property without a public hearing by submitting the petition on a form prescribed by the Department. The petition must contain, at a minimum:

(a) Except as otherwise provided in this paragraph, a legal description and exhibit prepared and signed by a surveyor who is licensed in this state. The City engineer may, at his or her discretion, waive the requirement that the surveyor be licensed in this state.

(b) The notarized signature of each owner of property abutting or underlying the public utility easement.

2. The Director may issue a written order of approval for the vacation or abandonment of a public utility easement after a petition is submitted pursuant to subsection 1 if the Director:

(a) Determines that the public utility easement has been superseded by relocation or is no longer needed by the City;

(b) Determines that the vacation or abandonment will not substantially, unduly or unreasonably impair the access of any owner of property;

(c) Obtains the written approval of the City engineer or his or her designee; and

(d) Obtains the written approval of an authorized representative of the public utility.

3. A written order of approval for the vacation or abandonment of a public utility easement that is issued pursuant to this section:

(a) Does not affect an easement that is held by a private utility company, even if the easement was created by the same instrument or the easement has the same legal description.

(b) Does not affect an easement that is held by the public, as distinguished from an easement that is held by the City or a public utility that is owned or controlled by the City.

(c) Is not effective until the order of approval is recorded in the office of the Clerk-Recorder.

4. A decision of the Director that is made pursuant to this section may be appealed to the Board of Supervisors in accordance with CCMC 18.02.057.

Commented [JDY26]: This new section replaces CCMC 18.02.065 for reorganization purposes.

This section also makes substantive changes by including various provisions describing what is required for the Director to issue an order of approval, as established by NRS 278.480 but which were missing from this section.

HOWEVER, this section should be placed in title 17 of CCMC, either as a standalone chapter or under chapter 17.16 which governs the administrative abandonment of easements. This ordinance only revises title 18 provisions and the Commission and the Board of Supervisors have not provided direction on title 17 provisions as of yet, and therefore these provisions are currently proposed to remain in title 18 unless deemed appropriate to move to title 17 after title 17 revisions are considered.

5. For the purposes of this section, a "public utility easement" is an easement that was obtained by the City or a public utility that is owned or controlled by the City, and which runs in favor of the City.

6. As used in this section, "public utility" has the meaning ascribed to it in NRS 360.815 and means any privately, publicly or cooperatively owned system for providing a utility service to the public or a segment of the public.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0457 (Hearing examiners; powers and duties) as follows:

18.02.0457 – Hearing examiners; powers and duties. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.262 to 278.265)

1. It is the purpose of this section to provide for a process of reviewing proposed land uses that possess characteristics which have the potential to adversely affect other land uses, transportation or facilities within the same vicinity as the proposed use.

2. The Board of Supervisors may appoint one or more hearing examiners who meet the requirements set forth in NRS 278.263 to issue decisions on any application for an administrative permit that is submitted in accordance with this title. A person who is appointed as a hearing examiner is not entitled to compensation for carrying out his or her duties under this section.

3. A hearing examiner shall have the power to study, review, approve, conditionally approve or deny an application submitted to the hearing examiner and shall hold a hearing on each application before the issuance of a decision.

Commented [JDY27]: This new section replaces CCMC 18.02.052 for reorganization purposes.

This section also provides that the Board may appoint more than one hearing examiner which is consistent with NRS and may be more practical; omits references to the requirement of Open Meeting Law application for public hearings which is already required by statute; replaces redundancy in language providing that audio recordings must be made available to the public as that is already required by the Public Records Act; and references NRS 278.265 to prohibit final action on those matters that are precluded by statute.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0458 (Administrative permits) as follows:

18.02.0458 – Administrative permits. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020, 278.262 to 278.265, inclusive, and 278.315)

Commented [JDY28]: This new section replaces CCMC 18.02.110 for reorganization purposes. There are significant changes made such as: including provisions from CCMC 18.02.052 to reorganize certain powers of hearings officers; including changes proposed by the former Director; including omissions proposed by the former Director; incorporating standard conditions of approval from existing CCMC 18.02.105 for better sequencing and reorganization; and including procedural safeguards such as hearing and notice requirements, repeated from new CCMC 18.02.0454, instead of only using a CCMC internal reference as proposed by the former Director to achieve clarity in section breaks.

1. An administrative permit for a proposed use may be requested by the owner of real property located in Carson City by submitting to the Director a completed application on a form prescribed by the Department. The Director or his or her designee may, at his or her discretion, also require the submission of site plans and other materials as deemed necessary.

2. Except as otherwise provided in this subsection, a hearing examiner must hold a hearing on a request for an administrative permit not later than 65 days after the request the is submitted pursuant to subsection 1. The hearing examiner or the Director may, at his or her discretion, refer a request to the Commission in lieu of a decision by the hearing examiner.

3. Notice of a hearing must be made in accordance with CCMC 18.02.045.

4. Except as otherwise provided in this subsection, the hearing examiner must, after the hearing, approve, modify or deny the request, and such a decision is at the sole discretionary authority of the hearing examiner. Before the hearing examiner may approve a request, the hearing examiner must determine that a preponderance of the evidence in the record support as findings of fact that the proposed use:

(a) Is in substantial compliance and in furtherance of the objectives and policies of the Carson City master plan as set forth in this chapter;

(b) Is compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare;

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

(d) Will not result in a detrimental impact to the use, peaceful enjoyment, economic value or development of adjacent properties or the neighborhood in general;

(e) Will not overburden existing public services or facilities including, without limitation, schools, police or fire protection, water service, sewer service, public roads, storm drainage or other public improvements; and

(f) Will not adversely affect the health, safety and welfare of the public.

5. As standard conditions of approval, any improvement made under an administrative permit that is approved pursuant to this section must:

(a) Be constructed or developed substantially in accordance with any site plans that are approved by the hearing examiner, including any modification that is made by the imposition of an additional condition described in subsection 6; and

(b) Conform to any other applicable provision of NRS or CCMC.

6. The hearing examiner may, in approving a request for as administrative permit, impose additional conditions on the use or the property on which the use will be permitted if the hearing examiner determines that such conditions are necessary to satisfy the findings set forth in subsection 4.

7. An audio recording must be made and preserved as a public record for each hearing that is held pursuant to this section.

Commented [JDY29]: Records of public meetings are required by the Open Meeting Law. However, a hearing that is held by only one hearing examiner is not a "public body" under the Open Meeting Law; therefore, this provision is not redundant and facilitates more transparency in government than what would otherwise be required by statute.

8. The hearing examiner must, not later than 10 days after the date on which a hearing is held pursuant to this section, issue his or her decision on the application that was the subject of the hearing.

9. Except as otherwise specifically prohibited by NRS 278.265 or this title, the decision of a hearing examiner:

(a) Is final; and

(b) May be appealed in accordance with CCMC 18.02.060.

10. Except as otherwise provided in this section, an administrative permit that is approved expires by limitation and shall be deemed null and void unless construction to establish the use under the administrative permit is initiated not more than 12 months after the date on which the administrative permit was approved.

11. A person who has been issued an administrative permit may request from the Director an extension of time to initiate construction if circumstances beyond the control of the property owner prevented commencement of the construction. A request for an extension of time must:

(a) Include a detailed explanation of the reasons why the extension is requested;

(b) Be made in writing and submitted to the Director in the manner prescribed by the Department; and

(c) Be received by the Director not less than 30 days before the date on which the administrative permit expires by limitation.

12. The Director may grant an extension of time that is requested pursuant to subsection 11 for a period not greater than 12 months from the date on which the administrative permit expires by limitation.

13. Notwithstanding any other provision of this section, an administrative permit shall be deemed null and void if the use for which the administrative use permit was approved is discontinued for 12 months.

14. The approval of an administrative permit may be revoked or reexamined by the hearing examiner in substantially the same manner as provided for the revocation or reexamination of a special use permit or variance as set forth in subsection 6 of CCMC 18.02.0454.

15. A person who has been issued an administrative permit and proposes a new site plan that deviates from the plan that was approved by the hearing examiner must submit a renewed request as an amended application for an administrative permit pursuant to this section.

16. The continued use of an administrative permit that has expired by limitation or which is suspended or revoked pursuant to this section is a violation of this chapter.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0459 (Temporary use permits) as follows:

18.02.0459 – Temporary use permits. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. It is hereby declared as a matter of legislative determination by the Board of Supervisors that:

(a) Carson City has an economy that is partly dependent on tourism and retail sales, and therefore the economy is in part dependent on the appearance of the City.

(b) Outdoor sales, display preparation services and storage may adversely affect the appearance and public image of Carson City.

(c) It furthers the public interest and contributes to the general welfare of the public by projecting an attractive community image and promoting retail sales.

2. The Board of Supervisors recognizes the need for a process of granting temporary permits for uses associated with short-term commercial activities that may not satisfy regular development or land use standards of the applicable zoning districts but are otherwise acceptable due to the temporary nature of the uses. It is therefore within the public interest that the Board of Supervisors adopt provisions for the review and consideration by the Director of proposed temporary uses that ensure the health, safety and welfare of the public and to limit approval of such temporary uses that are suitable pursuant to necessary conditions and restrictions which are consistent with the nature of the temporary uses.

3. A person may request a temporary use permit by filing a completed application on a form and in the manner prescribed by the Department.

4. An application for a temporary use permit for an outdoor sales activity or event must contain:

(a) A concise statement describing:

(1) The purpose of the activity or event.

(2) The type of merchandise to be sold.

(3) The proposed dates and times of outdoor operations.

(4) The number of employees to be present during the outdoor operations.

(5) Plans for onsite security.

(6) Plans for onsite parking.

(b) An accurate plot plan of the property on which the temporary use is located, consisting of an accurate representation of existing conditions on the site, including, without limitation, entrances and exits and parking and driving areas.

(c) An accurate floor plan of the property on which the temporary use is located if, at the discretion of the Director or his or designee, the floor plan is needed to properly evaluate the location of the temporary use and the location of building entrances and exits.

Commented [JDY30]: This new section replaces CCMC 18.02.115 for reorganization purposes.

This section incorporates significant changes proposed by the former Director, but also completely restructures/reformats the existing section by reordering nearly all subsections for proper sequencing and clarity; removes redundant provisions; and heavily rewords language to clarify requirements without affecting intent. This section also incorporates the standard conditions of approval from CCMC 18.02.105(4) for clarity and proper sequencing.

(d) An accurate description of any proposed temporary structures, including, without limitation, tents, stands, traffic barriers, fences, screening devices and signs.

(e) A written schedule identifying the number of days each month that outdoor displays or sales will occur.

(f) Any other information that is deemed necessary to evaluate the application, as determined by the Director or his or her designee.

5. An outdoor sales activity or event under a temporary use permit:

(a) Must be designed to primarily promote an existing business licensed in Carson City.

(b) Except as otherwise authorized by the Director or his or her designee on a case-by-case basis, must be limited to the display and sale of items related to the ordinary, year-round activity of the existing business licensed in Carson City, or as a portion of primary inventory carried by the business.

(c) Must be limited to the Retail Commercial, General Commercial and Industrial zoning districts.

(d) Must not occur until such time the Director has been notified in writing.

6. Except as otherwise provided in this subsection, the Director must, not later than 30 days after the date on which an application is received, approve, modify or deny the request, and such a decision is at the sole discretionary authority of the Director. Before the Director may approve a request, the Director must determine that a preponderance of the evidence in the record support the following findings of fact:

(a) Adequate parking will be available in areas not located within the public right-of-way and adequate parking and space for pedestrian circulation will be available for any existing uses on the site for the temporary use;

(b) The temporary use satisfies all applicable local, state and federal laws and regulations;

(c) The Carson City Fire Chief has determined that the temporary will not create a fire safety hazard;

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

(e) If the temporary use will occur on property that is owned by the City, authorization has been obtained from the City Manager or his or her designee;

(f) The temporary use will not result in adverse traffic safety impacts or impacts that are detrimental to the health, safety and welfare of the public or to any person who resides or is employed in the neighborhood where the temporary use will occur; and

(g) A plan for the removal of the temporary use and site restoration has been approved to ensure that any change to the site will not limit the range of potential future land uses in the location as allowed by this title.

7. As standard conditions of approval, any improvement made under a temporary use permit that is approved pursuant to this section must:

(a) Be constructed or developed substantially in accordance with any site plans that are approved by the Director, including and modification that is made by the imposition of an additional condition described in subsection 8; and

(b) Conform to any other applicable provision of NRS or CCMC.

8. The Director may, in approving a request for a temporary use permit, impose additional conditions on the use or the property on which the use will be permitted if the Director determines that such conditions are necessary to satisfy the findings set forth in subsection 6. The conditions may include, without limitation:

(a) The requirement of a cash surety to ensure site restoration and adequate removal of debris and litter upon the completion or termination of the temporary use; and

(b) Any other condition that is recommended by the Department or other department of the City.

9. Except as otherwise provided in this subsection, development standards for floor areas, height, landscaping areas, off-street parking, setbacks and other standards relating to structure and property development that are required for the category of use or zoning district of the site of the temporary use must be applied as general guidance for the purpose of determining the appropriate development conditions. The Director may exempt from application such a development standard if the Director determines, at his or her discretion, that the exemption is necessary or desirable under the circumstances.

10. In addition to the imposition of any other condition or standard required or authorized by this section, the Director must, when issuing a temporary use permit:

(a) Strictly limit outdoor displays to the areas expressly designated by the temporary use permit.

(b) Require any plan that is submitted to clearly depict that adequate off-street parking for the temporary use will be facilitated without exceeding parking capacity or impeding emergency access and the safe and efficient accommodation of pedestrian and vehicular movement.

(c) Give adequate consideration to the parking needs of other businesses or occupants in or near the site of the temporary use.

(d) Give adequate consideration to the need for temporary sanitation facilities if permanent facilities are unavailable or inaccessible at the site of the temporary use.

(e) Give adequate consideration to the maximum height of merchandise stacks in outdoor displays, with a presumption that such stacks must not ordinarily exceed 6 feet in height.

(f) Ensure strict compliance with all signage criteria set forth in this title for the use of temporary signs.

(g) Ensure that any facility which is used for preparing or dispensing food is approved by the Carson City Department of Health and Human Services.

(h) Ensure that the inclusion of any live animal in the temporary use complies with all requirements of the Carson City Department of Health and Human Services and any

other person or governmental entity authorized to enforce laws and regulations relating to such use.

(i) Ensure that the layout of the site of the temporary use and any temporary appurtenance is approved by the Carson City Fire Department.

11. A temporary use permit that is issued pursuant to this section:

(a) Expires automatically by limitation 2 years after the date on which the permit is issued.

(b) Authorizes the temporary use for not more than 120 days each year.

(c) Authorizes the temporary use for not more than 30 consecutive days.

12. During and upon the completion or termination of a temporary use, the site of a temporary use must be cleaned of debris, litter and any other evidence of the use, and revert to the ordinary use of the property as authorized or required by the provisions of this title.

13. The Director may immediately suspend or revoke a temporary use permit that is issued pursuant to this section, or deny the issuance or renewal of a temporary use permit, if:

(a) The applicant or holder of the temporary use permit has violated or failed to satisfy any requirement of this section or title.

(b) The Director determines that the temporary use is detrimental to the public or to any other business located within the vicinity of the use. For the purpose of this paragraph, a temporary use may be deemed detrimental to the public or to a business if the use causes an adverse effect on the City, including, without limitation, a negative impact on the appearance or safety of the City.

(c) Any required license or certification of the applicant or holder of the temporary use permit has terminated without proper renewal, or has otherwise been suspended or revoked.

14. A decision of the Director to suspend, revoke or deny the issuance or renewal of a temporary use permit must be provided to the applicant or holder of the temporary use permit as soon as reasonably practicable. The notice must be made in writing and contain an explanation for the decision.

15. A violation of any provision of this section may be cause to disqualify a person in any future application for a temporary use permit.

16. A decision of the Director may be appealed to the Commission in accordance with CCMC 18.02.057.

Commented [JDY31]: Former Director proposed "animal control department" but the City has no such department.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto

a new Section 18.02.0460 (Vacation or abandonment of public right-of-way; standard condition of approval) as follows:

18.02.0460 – Vacation or abandonment of public right-of-way; standard condition of approval. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.480)

In addition to any other requirement set forth in chapter 17.15 of CCMC, an application for the vacation or abandonment of a public-right-of-way that is submitted pursuant to chapter 17.15 of CCMC is subject to the standard condition of approval described in this section. As a standard condition of approval, a person who requests the vacation or abandonment of a public right-of-way shall submit all necessary legal documentation and title search materials before the vacation or abandonment is recorded.

Commented [JDY32]: This new section replaces CCMC 18.02.105(9) which only sets forth the standard condition of approval. There are no other provisions in CCMC chapter 18.02 which establish a different process for the vacation or abandonment of a public right-of-way, and so this new section references NRS.

HOWEVER, this section should be placed in title 17 of CCMC under chapter 17.15 which governs the application process for the abandonment of a public right-of-way. This ordinance only revises title 18 provisions and the Commission and the Board of Supervisors have not provided direction on title 17 provisions as of yet, and therefore these provisions are currently proposed to remain in title 18 unless deemed appropriate to move to title 17 after title 17 revisions are considered.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0461 (Tentative maps; standard conditions of approval) as follows:

18.02.0461– Tentative and final maps; standard conditions of approval. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.320 to 278.450)

In addition to any other requirement set forth in chapter 17.05 and 17.06 of CCMC, an application for a tentative or final map that is submitted pursuant to chapter 17.05 or 17.06 of CCMC is subject to the following standard conditions of approval:

1. A final map must be substantially the same as the previously approved tentative map.

2. Before a final map may be submitted for approval, the applicant must submit all construction plans to the Development Engineering Division of the Department for the review and approval of proposed onsite and offsite improvements. The construction plans must be in compliance with any recommendations contained in the applicable soils and geotechnical report and any other applicable condition of approval.

3. Any lot that is not planned for immediate development must be left undisturbed with no grading or clearing of natural vegetation. Any grading that is authorized by the Department must comply with City standards. A violation of this subsection shall be grounds for the immediate issuance of an order to cease and desist any further grading and any other remedy available under CCMC.

4. The area and width of any lot must satisfy the applicable zoning requirements that are approved as part of the tentative map.

5. The submittal of a final map must include:

Commented [JDY33]: This new section replaces the standard conditions of approval for tentative and final maps from CCMC 18.02.105(5), which intermingles standards for tentative maps and final maps. This replacement is for reorganization, proper sequencing and clarity.

HOWEVER, this section should probably be placed in title 17 of CCMC under chapter 17.05 and/or 17.06 which govern the application process for tentative maps and final maps. This ordinance only revises title 18 provisions and the Commission and the Board of Supervisors have not provided direction on title 17 provisions as of yet, and therefore these provisions are currently proposed to remain in title 18 unless deemed appropriate to move to title 17 after title 17 revisions are considered.

(a) Written verification from the Department of Health and Human Services and the Fire Department that all applicable department requirements have been satisfied. Written verification from the Fire Department must contain approval of all fire hydrant locations.

(b) Written conditions of approval required by any other department of the City.

6. All final maps must contain the following statement:

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

7. The placement of all utilities within a subdivision must be made underground and any existing overhead facility must be relocated before the submittal of a final map.

8. Hours of construction must be limited to the periods of 7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on weekends. The Department may, in addition to any other remedy available under NRS or CCMC:

(a) For a first violation of this subsection, issue a written notice of warning.

(b) For a second violation of this subsection, order the immediate discontinuation of all work on the site.

9. All water and sewer systems, grading and drainage and street improvements must comply with applicable City standards.

10. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection of the Department of Conservation and Natural Resources for site grading. Any site grading must incorporate the applicable dust and erosion control measures.

11. A detailed storm drainage analysis, water system analysis and sewer system analysis must be submitted to and approved by the Development Engineering Division of the Department before approval of any final map.

12. Before the recordation of the final map for any phase of a project, the improvements associated with each phase must be fully constructed and approved by the City or secured by providing the City with a proper surety in the amount of 150 percent of the engineer's cost estimate for the improvements. Upon acceptance, the developer must provide the City with a proper surety in the amount of 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 not more than 1 year after the date of acceptance by the City.

13. Before the approval of a final map, an applicant must provide a "will serve" letter from the water and wastewater utilities to the required state governmental entities.

14. Unless a longer period is established by a development agreement or by an action of the Board of Supervisors before the expiration of a tentative map approval:

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

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

->-> The applicant shall be responsible for ensuring that plans are submitted to the City with adequate time for review and recordation before the expiration of any tentative map.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.04615 (Planned unit developments; standard conditions of approval) as follows:

18.02.04615 – Planned unit developments; standard conditions of approval. (Art. 2, § 2.220 of the Carson City Charter; NRS chapter 278A)

In addition to any other requirement set forth in chapter 17.09 of CCMC, an application for a planned unit development that is submitted pursuant to chapter 17.09 of CCMC is subject to the following standard conditions of approval:

1. The area and width of any lot must satisfy the applicable zoning requirements that are approved as part of the planned unit development.

2. The applicant shall preserve, to the greatest extent possible, existing trees located within areas designated as common open space. Any tree that is damaged by fire or disease, or is otherwise determined to be in poor health or condition, may be removed only after approval from the Planning Division of the Department.

3. The homeowners' association shall maintain all areas designated as common open space, including, without limitation, any area that is devoted to guest parking.

Commented [JDY34]: This new section replaces CCMC 18.02.105(6), which establishes but also intermingles different standards of approval for different application types. This new section is for reorganization, sequencing and clarity.

HOWEVER, this section should be placed in title 17 of CCMC under chapter 17.09 which governs the application process for planned unit developments. This ordinance only revises title 18 provisions and the Commission and the Board of Supervisors have not provided direction on title 17 provisions as of yet, and therefore these provisions are currently proposed to remain in title 18 unless deemed appropriate to move to title 17 after title 17 revisions are considered.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0462 (Parcel maps; standard conditions of approval) as follows:

18.02.0462– Parcel maps; standard conditions of approval. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.461 to 278.469)

In addition to any other requirement set forth in chapter 17.03 of CCMC, an application for a parcel map that is submitted pursuant to chapter 17.03 of CCMC is subject to the following standard conditions of approval:

1. All parcel maps must contain the following statement:

Commented [JDY35]: This new section replaces the standard conditions of approval for parcel maps from CCMC 18.02.105(7), which intermingles standards for tentative maps and final maps. This replacement is for reorganization, proper sequencing and clarity.

HOWEVER, this section should be placed in title 17 of CCMC under chapter 17.03 which governs the application process for parcel maps. This ordinance only revises title 18 provisions and the Commission and the Board of Supervisors has not provided direction on title 17 provisions as of yet, and therefore these provisions are currently proposed to remain in title 18 unless deemed appropriate to move to title 17 after title 17 revisions are considered.

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

2. In addition to the statement required by subsection 1, all parcel maps must contain the following information:

(a) The zoning district designation for the parcel.

(b) Assessor's parcel numbers for adjacent parcels and ownership identification of those parcels.

3. Parcels that are created by a parcel map may not be subdivided by a subsequent parcel map until 1 year after the date on which the initial parcel map is recorded unless a tentative map is approved.

4. If a map correction is required after a second "redline" review conducted by staff, the City may hire a third-party surveyor to review the corrected map and any costs or fees incurred by the City for the review must be paid by the applicant.

5. The Assessor's parcel number must be notated on the Treasurer's certificate.

6. An electronic copy of the map and proof that all taxes owed on the parcel have been paid for the fiscal year must be submitted to the Planning Division of the Department.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0463 (Historic place and district improvements; standard conditions of approval) as follows:

18.02.0463 – Historic place and historic district improvements; standard conditions of approval. (Art. 2, § 2.220 of the Carson City Charter; NRS 384.005)

Commented [JDY36]: This new section replaces CCMC 18.02.105(8) which establishes the standard conditions of approval for projects in the historic district, for reorganization purposes. A new standalone section is more logical, as above, because CCMC 18.02.105 clumps several standards together in one section that don't really belong together.

1. As standard conditions of approval, any improvement made under a permit that is approved pursuant to chapter 18.06 of CCMC must:

(a) Be constructed or developed substantially in accordance with any site plans that are approved by the Historic Resources Commission, including any modification that is made by the imposition of an additional condition; and

(b) Conform to any other applicable provision of NRS or CCMC.

2. Except as otherwise provided in this section, an approved permit expires by limitation and shall be deemed null and void unless work under the permit is initiated not more than 12 months after the date on which the permit was approved.

3. A person who has been issued a permit pursuant to chapter 18.06 of CCMC may request from the Director an extension of time to initiate work if circumstances beyond the control of the property owner prevented commencement of the work. A request for an extension of time must:

(a) Include a detailed explanation of the reasons why the extension is requested;

(b) Be made in writing and submitted to the Director in the manner prescribed by the Department; and

(c) Be received by the Director not less than 30 days before the date on which the administrative permit expires by limitation.

4. The Director may grant an extension of time that is requested pursuant to subsection 3 for a period not greater than 12 months from the date on which the permit expires by limitation.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0464 (Major project review (MPR)) as follows:

18.02.0464 – Major project review (MPR). (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278A.080))

Commented [JDY37]: This new section replaces CCMC 18.02.100 for reorganization purposes and incorporates changes proposed by the former Director.

1. It is the purpose of this section to establish a major project or "MPR" review process pursuant to which the preliminary review of proposed development plans for projects may be undertaken to:

(a) Reduce the need for a person to communicate with City departments individually to obtain relevant information relating to a development plan;

(b) Facilitate the ability of a person to ascertain City requirements for the approval of a development plan; and

(c) Facilitate a coordinated and comprehensive method of gathering recommendations and specific requirements of City departments that apply to development plan.

2. The completion of a major project review as verified by the issuance of the notice described in subsection 6 is required for the following projects before a person may apply for any permit authorized by this title:

(a) Mobile home and manufactured home parks.

(b) Recreational vehicle or "RV" parks.

(c) Campgrounds.

(d) Multi-family residential developments.

(e) Commercial, industrial, institutional and public developments with a building area greater than 50,000 square feet.

(f) Any project proposing a 10 percent or greater increase to the existing floor area or number of units in a project described in paragraphs (a) to (e).

3. A major project review is elective for any project not described in subsection 2 and may be requested in accordance with subsection 4.

4. A an application for a major project review as required by subsection 2 or permitted by subsection 3 must be made on a form prescribed by the Department and filed with the Director. Upon receipt of a completed application, the Director shall:

(a) As soon as reasonably practicable, circulate the application and any supporting materials to City departments for review; and

(b) Hold one or more meetings with all City staff who are involved in the review process not more than 30 days after the date the application is received.

5. City staff who are required to attend a major project review meeting pursuant to subsection 4 shall, in consultation with the applicant if necessary, identify any deficiencies or other concerns relating to the project that is the subject of the application, provide alternative design considerations whenever appropriate and make other determinations or recommendations as applicable.

6. The Department shall provide a written notice to the applicant upon completion of a major project review. The written notice must contain, if applicable, the information described in subsection 5.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0465 (Master plan: adoption; elements; implementation; amendments) as follows:

18.02.0465 – Master plan: adoption; elements; implementation; amendments. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.150 to 278.246)

Commented [JDY38]: This new section replaces subsections 1 to 14 of CCMC 18.02.070 for reorganization purposes.

1. The Commission shall prepare and adopt a comprehensive, long-term general plan for the physical development of Carson City as required by NRS 278.150 and in a manner that all or portions thereof may be adopted by the Board of Supervisors as the basis for the development of the City for a fixed, reasonable period of time.

2. Elements of the master plan may include the elements described in NRS 278.160, as may be appropriate to Carson City and in compliance with NRS 278.170. The master plan must be prepared to:

(a) Serve as a pattern and guide for the orderly physical growth and development of Carson City in a manner that minimizes to the greatest extent possible any impairment to natural resources;

(b) Provide a basis for the efficient expenditure of funds relating to the implementation of elements; and

(c) Conform to the growth management plan of Carson City.

3. Whenever the Board of Supervisors approves the master plan adopted by the Commission, or a portion thereof, the Board of Supervisors will consider the recommendation of the Commission in determining a reasonable and practical means for the implementation of the master plan or portion thereof, including, without limitation, the adoption of any rules or regulations.

4. A master plan amendment may be initiated by:

(a) The Commission pursuant to a resolution.

(b) The Board of Supervisors pursuant to a resolution.

(c) The owner of real property located in Carson City by filing an application with the Director in the manner and on a form prescribed by the Department.

5. A master plan amendment may be initiated to:

(a) Revise the land use map of a land use element;

(b) Revise the text of an element; and

(c) Adopt a new element.

6. Except as otherwise provided in subsection 7, the Commission may only amend the master plan four times in a calendar year. A proposal from the Commission or Board of Supervisors to amend the master plan may be initiated at any time. An application from the owner of real property in Carson City to amend the master plan may only be filed during the period for Commission application submittals in the months of January, April, July and October for review by the Commission at a regular meeting in the second month following the date of submittal.

7. The Commission may amend the master plan more than 4 times in a calendar year if the amendment is:

(a) For a change in the land use designated for a particular area and the change would not affect more than 25 percent of the area; or

(b) A minor amendment, as the term is defined in NRS 278.255.

8. A proposal or application for a master plan amendment may not be considered by the Commission or the Board of Supervisors unless all information or materials necessary to fully consider the proposal or application is made available, as determined by the Director.

9. A specific plan may be submitted as part of a proposal for a master plan amendment for the purpose of facilitating a more precise implementation of the master plan by requiring or authorizing the review of large-scale planning considerations to protect the natural environment of the City, ensure compatible uses, conserve energy, attain coherent and diverse development patterns and provide for the adequate infrastructure of facilities

and roadways sufficient to accommodate new development. A specific plan must include, at a minimum:

(a) A land use map plan describing and identifying the distribution, location and extent, density and general intensity of land uses, including open space;

(b) A description of the distribution, location and extent of major infrastructure systems that address the provision of transportation, sewage, drainage, solid waste and other essential services;

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

(d) A financing plan for proposed infrastructure;

(e) A handbook containing guidelines, performance standards and other criteria, including, without limitation, zoning standards and any covenants, conditions and restrictions, if applicable, pursuant to which an area will be developed;

(f) Performance standards pursuant to which the existing goals and objectives of the master plan will be satisfied;

(g) If adjacent land uses are incompatible, appropriate performance standards for the creation of buffering, screening and open space to protect the adjacent land uses; and

(h) Any other information or material, including, without limitation, a development agreement, as deemed necessary by the Director.

10. An application that is required to be filed under any other provision of this title in addition to an application that is filed pursuant to this section may be filed for concurrent review.

11. The Commission shall hold at least one public hearing to consider a master plan amendment or element. The hearing must be held not later than 65 days after the date on which a resolution to initiate a master plan amendment is adopted by the Commission or the Board of Supervisors or a completed application is filed by the owner of property. A master plan amendment or element shall be deemed approved by the Commission for recommendation to the Board of Supervisors if a hearing is not held in the time required by this subsection.

12. Notice of a Commission hearing required by subsection 11 must be given in the manner required by NRS 278.210. If a proposed master plan amendment includes any change to the master plan land use map, notice must also be given in accordance with CCMC 18.02.045.

13. The adoption of a master plan amendment or element by the Commission must be made by a vote of two-thirds of the Commission. The resolution must specifically reference the map, descriptive matter, text or other data intended by the Commission to comprise the amendment or element. The Commission shall receive and consider evidence in submitted for or against the proposed master plan amendment or element during a hearing and approve, approve with modifications or deny the application.

14. In approving a proposed master plan amendment for recommendation to the Board of Supervisors, the Commission shall, at a minimum, make the following findings of fact:

(a) The proposed amendment is in substantial compliance with the objectives, policies and action programs of the master plan;

(b) The proposed amendment will provide for land uses that are compatible with existing adjacent land uses and will not have an adverse effect on the health, safety and welfare of the public;

(c) The proposed amendment identifies or addresses changes in conditions that have occurred since the master plan was adopted by the Board of Supervisors and the amendment will represent a more desirable use of land;

(d) The proposed amendment will promote the desired pattern for the orderly physical growth and development of the City, will guide development of the City based on projected population growth in a manner that minimizes to the greatest extent possible any impairment to natural resources and will provide a basis for the efficient expenditure of funds to facilitate public services; and

(e) The proposed amendment does not violate any provision of NRS or CCMC.

15. In approving a proposed master plan element for recommendation to the Board of Supervisors, the Commission shall, at a minimum, make the following findings of fact:

(a) The proposed element is consistent with the existing elements of the master plan;

(b) The proposed element will complement the existing elements of the master plan;

(c) The proposed element will promote the desired pattern for the orderly physical growth and development of the City, will guide development of the City based on projected population growth in a manner that minimizes to the greatest extent possible any impairment to natural resources and provides a basis for the efficient expenditure of funds to facilitate public services; and

(d) The proposed element does not violate any provision of NRS or CCMC.

16. The Commission shall refer a report to the Board of Supervisors not more than 40 days after a determination is made on a proposed master plan amendment or element. The report must contain:

(a) A description of the amendment or element;

(b) A summary of the discussion at the Commission hearing, including any testimony;

(c) The votes of the Commission members;

(d) If the Commission did not adopt the amendment or element, an explanation describing the reasons why the amendment or element was not adopted; and

(e) A certified copy of the amendment or element.

17. A proposed master plan amendment or element shall be deemed approved by the Commission if the report required by subsection 16 is not referred to the Board of Supervisors in the prescribed time.

18. Upon referral of the report required by subsection 16, the Director shall schedule a public hearing before the Board of Supervisors to consider the recommendation of the Commission. The hearing must be held not more than 45 days after the date on which the Commission refers the report.

19. Notice of a Board of Supervisors hearing required by subsection 18 must be given in the manner required by NRS 278.220.

20. In making its determination on a Commission recommendation for a master plan amendment or element, the Board of Supervisors will consider the record and the evidence that was submitted to the Commission. The Board of Supervisors may approve, approve with modifications or deny a recommendation of the Commission by majority vote. If the Board modifies a recommendation from the Commission, the Board of Supervisors will refer the matter back to the Commission for reconsideration and the Commission shall:

(a) Hold a public hearing pursuant to subsection 11; and

(b) Refer a report to the Board of Supervisors containing the information described in subsection 16 not later than 90 days after the date on which the matter was referred to the Commission for reconsideration.

Commented [JDY39]: Existing CCMC only requires majority vote of members in attendance, but because the Board is comprised entirely of elected officials, there must be a majority vote of the entire membership unless there is a valid abstention.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0466 (Master plan amendments and elements; effect of denial) as follows:

18.02.0466 – Master plan amendments and elements; effect of denial. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.150 to 278.246)

Commented [JDY40]: This new section replaces subsection 15 of CCMC 18.02.070 for reorganization purposes.

If a proposed master plan amendment or element is not adopted by the Board of Supervisors pursuant to CCMC 18.02.0455, the same or similar proposal may not be considered for a period of 1 year after the date on which the Board of Supervisors did not adopt the amendment or element.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.050 (Review) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.050 – [~~Review.~~] Notice of decisions. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. [~~The board and the commission 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 abandonment shall find that the regulations and standards in this title or state law are met.~~

~~2. The commission and the board, after reviewing a proposal and taking public testimony,~~] **The Commission and the Board of Supervisors** shall reduce [~~their respective recommendations and decisions~~] to writing **each determination that is made on a proposal or application that is considered in a public hearing pursuant to this title** and [~~shall~~] include therein [~~the recommendation or decision in a concise and explicit~~] **a clear** statement of [~~the evidence.~~] **any evidence in support of the determination.**

2. A copy of the [~~commission's and board recommendation and decision~~] **notice of decision described in subsection 1** must be mailed by certified mail 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 within 21 working days of receipt.~~] **it to the Department not later than 21 days after the date of receipt.** A copy of [~~this recommendation and decision shall be forthwith placed in the planning and community development department files as a record of the commission's and board decisions. Failure of the~~] **the notice of decision must also be kept in the Department as a record of all Commission and Board of Supervisors decisions. The failure of an** applicant to return [~~the~~] **a** notice of decision within the [~~required timeframe~~] **prescribed time** may be cause to place the [~~application on the next commission~~] **matter on the next meeting** agenda **of the Commission** for further review.

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

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.052 (Hearing examiners) is hereby repealed (**bold, underlined text** is added, [~~stricken~~] text is deleted) as follows:

18.02.052 [~~**Hearing examiners.**~~] **Replaced in revision by CCMC 18.02.0457.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.055 (Fees and service charges) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.055 – Fees and service charges. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

Commented [JDY41]: This subsection is redundant with the new CCMC sections governing application review which require state and local laws to be satisfied before approval.

Commented [JDY42]: This subsection is redundant with the appeal process.

Commented [JDY43]: The former Director also proposed new language establishing "preponderance of the evidence" as the burden of proof or "burden of persuasion" in the application process. That proposed language is omitted because each application process requires certain findings to be made and a burden of proof is generally more appropriate for adversarial proceedings.

Commented [JDY44]: Replaced by new CCMC 18.02.0457 for reorganization purposes.

Commented [JDY45]: The former Director suggested removing the fee schedule from CCMC and placing it in a resolution of the Board, but it is the opinion of the drafter and the current Director that the fee schedule should remain in CCMC for ease of reference.

[~~Before accepting any application required by this title, fees adopted by the board, including service charges, shall be charged, collected and deposited [with the 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.~~] **1. Except as otherwise provided in this subsection, the following fees and service charges apply to all applications, reviews and other processing functions as set forth below, and must be charged against and collected in full from an applicant and made payable to Carson City for deposit with the Department before staff may commence any work. The fees and service charges do not apply to any matter that is requested or initiated by the Commission or Board of Supervisors. A hard copy of the following fees and service charges must be maintained at the Department.**

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
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.~~] **:**

Development Agreement	$1,800.00
Development Agreement Amendment	$800.00
Land Division Map	$750.00
[~~Land Division Map Recording~~]	[~~$50.00 for the 1st sheet + $10.00 for each additional sheet (NRS 278.4725)~~]
Lot Line Adjustment or Deletion	$500.00 + $60.00/hr over 4 hours
Parcel Maps	$2,750.00
[~~Parcel Map Recording~~]	[~~$17.00 for the 1st sheet + $10.00 for each additional sheet (NRS 278.468)~~]
Plat Amendment	$2,550.00
Planned Unit Development—Tentative	$3,450.00
Planned Unit Development—Final Map	$3,550.00 per Phase
[~~Planned Unit Development—Final Map Recording~~]	[~~$50.00 for the 1st sheet + $10.00 for each additional sheet (NRS 278A.570)~~]
Subdivision—Tentative	$3,500.00

Subdivision—Final	$1,800.00 per Phase
~~Subdivision Map Recording~~	[~~$50.00 for the 1st sheet + $10.00 for each additional sheet (NRS 278.450)~~]
[~~Merger and Re-subdivision – Same as applicable Parcel Map, Subdivision Map or Planned Unit Development~~]	[~~See fees above~~]

[~~3.~~] General Planning Division [~~Fees.~~] **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*~~] **Director***	$100.00
Time Extension, [~~Public Hearing*~~] **Commission***	$600.00

*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.~~

~~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.~~]

2. Except as otherwise provided in subsection 8 of CCMC 18.02.035, no portion of any fee or service charge collected pursuant to subsection 1 is refundable to an applicant after deposit with the Department. The Department shall not charge an applicant any fee for a continuance on a matter if the continuance is requested by the Commission or the Board of Supervisors.

Commented [JDY46]: Per recommended changes from the former Director, the provision requiring a copy of the fee schedule be made available at the Department has been removed. This provision can be reincorporated at the Board's direction if it is determined as a matter of policy that it would be preferable to maintain hardcopies at the Department.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.057 (Appeals to Commission; procedure; standing) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.057 - Appeals to Commission; procedure; standing. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.3195)

Commented [JDY47]: This section was recently adopted by the Board of Supervisors on May 19, 2022 as Bill No. 106, Ordinance No. 2022-7. In reviewing Title 18, it was discovered that when the City's vendor – MuniCode – codified and published this the ordinance online, it made a number of editorial changes that deviate from the original language submitted by the DA's Office, adopted by the Board of Supervisors and provided to MuniCode. After contacting MuniCode to inquire about the deviations, the DA's Office was informed that MuniCode makes discretionary editorial changes during its codification process. MuniCode also refused to revert the published language to reflect – verbatim - what had been adopted by the Board of Supervisors. MuniCode did, however, assure that it will publish all future ordinances with language identical to what is submitted.

Therefore, the drafter is taking the opportunity to conform the codified version of this section to what was originally adopted and to add two minor additional clerical changes. There are NO SUBSTANTIVE CHANGES TO THIS SECTION except for the following:

(1) addition of legal citations to the City Charter and another NRS section in the heading/leadline of the CCMC section as source authority (NEW change); and
(2) capitalization of the terms "Department", "Director", "Board of Supervisors" and "Clerk-Recorder" as proper nouns because they are defined terms for this title and could cause ambiguity if "Department" and City "department" or "Director" and other department "directors" are not distinguished (reverting changes to original language.

1. Except as otherwise provided in CCMC 18.12.090 for the transfer of an entitlement certificate, a person who is aggrieved by an administrative decision of the [~~director~~]**Director** may, not later than before the close of business on the tenth day after the date on which the written notice of decision is filed with the [~~clerk-recorder,~~] **Clerk-Recorder,** file an appeal to the [~~commission~~] **Commission** in the same manner as is prescribed by CCMC 18.02.060 for the filing of an appeal to the [~~board of supervisors.~~] **Board of Supervisors.**

2. In computing the period prescribed in subsection 1:

(a) The day on which the written notice of decision is filed with the [~~clerk-recorder~~] **Clerk-Recorder** is excluded from the computation; and

(b) The last day of the period is included in the computation, except that if the last day falls on a Saturday, Sunday, legal holiday or holiday proclaimed by the governor or on a day on which the [~~department~~] **Department** is not open for the conduct of business, the period is extended to the close of business on the next business day.

3. For purposes of this section, a person is deemed to be aggrieved by a decision if the person:

(a) Submitted an application for a property pursuant to the provisions of this title which was denied by the decision; or

(b) Appeared, in person, through an authorized representative or in writing, before the [~~department or director~~] **Department or Director** and who satisfies one of the following conditions:

(1) Received, or should have received, a notice of public hearing required by CCMC 18.02.045; or

(2) Resides in Carson City or possesses a right in real property or a lawful business located in Carson City.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.060 (Appeals to Board of Supervisors: procedure; standard of review; standing) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.060 - Appeals to Board of Supervisors: procedure; standard of review; standing. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.3195)

Commented [JDY48]: Same comment as above. There are NO SUBSTANTIVE CHANGES TO THIS SECTION except for the following:

(1) addition of legal citations to the City Charter and another NRS section in the heading/leadline of the CCMC section as source authority (NEW change);
(2) change from "the" to "a" in subsection 1 because the new revisions in this title authorize the appointment of more than one hearing examiner (NEW change);
(3) capitalization of the terms "Department", "Director", "Board of Supervisors" and "Clerk-Recorder" as proper nouns because they are defined terms for this title and could cause ambiguity if "Department" and City "department" or "Director" and other department "directors" are not distinguished (reverting changes to original language); and
(4) change from "sixty (60) days" to "60 days" for consistency with drafting style and convention throughout revisions in CCMC (reverting change to original language).

1. A person who is aggrieved by a decision of [~~the~~] **a** hearing examiner, the HRC, the Growth Management Commission or the [~~commission~~] **Commission** may, not later than before the close of business on the tenth day after the date on which the written notice of decision is filed with the [~~clerk-recorder,~~] **Clerk-Recorder,** file an appeal to the [~~board of supervisors.~~] **Board of Supervisors.**

2. In computing the time prescribed in subsection 1:

(a) The day on which the written notice of decision is filed with the [~~clerk-recorder~~] **Clerk-Recorder** is excluded from the computation; and

(b) The last day of the period is included in the computation, except that if the last day falls on a Saturday, Sunday, legal holiday or holiday proclaimed by the governor or on a day on which the [~~department~~] **Department** is not open for the conduct of business, the period is extended to the close of business on the next business day.

3. An appeal must be submitted on a form prescribed by the [~~department~~] **Department** and be accompanied by the required fee for filing an appeal as set forth in CCMC 18.02.055. The form must include, without limitation:

(a) The name and signature of the person who is aggrieved.

(b) The mailing address, electronic mail address and telephone number of the person who is aggrieved.

(c) If the form is submitted through an authorized representative of the person who is aggrieved, the mailing address, electronic mail address and telephone number of the authorized representative.

(d) The complete street address of the property that is the subject of the appeal.

(e) A complete description of the project that is the subject of the appeal.

(f) The date on which the written notice of decision which is the basis of the appeal was filed with the [~~clerk-recorder.~~] **Clerk-Recorder.**

(g) A clear and concise statement of the specific issue of fact or law raised on appeal.

4. If a form that is submitted pursuant to subsection 3 is deemed incomplete or deficient in any material respect by the director, the [~~director~~] **Director** must make a reasonable attempt to notify the person who submitted the form of the incompleteness or deficiency. A person may submit an amended form without incurring an additional fee for filing an appeal. The failure of a person to submit a completed form in the time prescribed shall constitute a forfeiture of any right to appeal under this section. The time to complete or otherwise amend a submitted form:

(a) Tolls any limitation in which a public hearing on the appeal must be heard until such time a completed form is submitted.

(b) Does not toll any limitation in which a completed form must be submitted.

5. A form that is submitted pursuant to subsection 3 may be accompanied by supporting material as evidence for the appeal. Except as otherwise provided in subsection 6, supporting material must be substantially related to an issue of fact or law that was previously considered in the issuance of the decision that is the basis of the appeal.

6. A new issue of fact or law that is raised on appeal and which was not previously considered in the issuance of the decision that is the basis of the appeal may be introduced if the person who is aggrieved submits with the form:

(a) Supporting material substantially relevant to the new issue of fact or law; and

(b) Proof that the supporting material was not available at the time the decision which is the basis of the appeal was issued.

7. If a new issue of fact or law is properly introduced during an appeal in accordance with subsection 6, the [~~board of supervisors~~] **Board of Supervisors** may remand the matter of the appeal to the person or entity from which the notice of decision was issued for further consideration.

8. If more than one appeal concerning the same decision is filed pursuant to this section, the appeals may be consolidated. A decision to consolidate appeals is at the sole discretion of:

(a) The mayor, if the appeal is before the [~~board of supervisors.~~] **Board of Supervisors.**

(b) The hearing examiner or the chair of the entity, as applicable, if the matter of the appeal has been remanded for further consideration pursuant to subsection 7.

9. Unless a different period is required by statute, the person or entity before which an appeal must be heard pursuant to this section shall hold a public hearing and issue a decision on the appeal not more than [~~sixty (60)~~] **60** days after the date on which a completed form is submitted pursuant to subsection 3.

10. The standard of review for an appeal before the [~~board of supervisors~~] **Board of Supervisors** is an abuse of discretion standard. In issuing a decision, the [~~board of supervisors:~~] **Board of Supervisors:**

(a) May affirm, modify or reverse the decision which is the basis of the appeal; and

(b) Will be guided by the statement of purpose underlying the regulation of the improvement of land expressed in NRS 278.020.

11. A decision of the [~~board of supervisors~~] **Board of Supervisors** is a final decision for the purpose of judicial review.

12. Notice of an appeal that is filed pursuant to this section must be provided in accordance with CCMC 18.02.045.

13. For purposes of this section, a person is deemed to be aggrieved by a decision if the person:

(a) Submitted an application for a property pursuant to the provisions of this title which was denied by the decision; or

(b) Appeared, in person, through an authorized representative or in writing, before the person or entity from whom the decision which is the basis of the appeal was issued and who satisfies one of the following conditions:

(1) Received, or should have received, a notice of public hearing required by CCMC 18.02.045; or

(2) Resides in Carson City or possesses a right in real property or a lawful business located in Carson City.

14. As used in this section, "abuse of discretion" means, in relation to the issuance of a notice of decision, a decision that is:

(a) Arbitrary;
(b) Capricious; or
(c) Based on a conclusion that is not supported by substantial evidence.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.065 (Administrative abandonment of public utility, easements.) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.065 [~~**Administrative abandonment of public utility easements.**~~] **Replaced in revision by CCMC 18.02.0456.**

Commented [JDY49]: Replaced by new CCMC 18.02.0456 for reorganization purposes.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.070 (Master plan) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.070 [~~**Master plan.**~~] **Replaced in revision by CCMC 18.02.0465 and 18.02.0466.**

Commented [JDY50]: Replaced by new CCMC 18.02.0465 and 18.02.0466 for reorganization purposes.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.075 (Zoning map amendments and zoning code amendments) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.075 [~~**Zoning map amendments and zoning code amendments.**~~] **Replaced in revision by CCMC 18.02.0451.**

Commented [JDY51]: Replaced by new CCMC 18.02.0451 for reorganization purposes.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.080 (Special use permit (conditional uses)) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.080 [~~**Special use permit (conditional uses).**~~] **Replaced in revision by CCMC 18.02.0452.**

Commented [JDY52]: Replaced by new CCMC 18.02.0452 for reorganization purposes.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.085 (Variances) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.085 [~~**Variances.**~~] **Replaced in revision by CCMC 18.02.0453.**

Commented [JDY53]: Replaced by new CCMC 18.02.0453 for reorganization purposes.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.090 (Revocation or reexamination of variance or special use permit) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.090 [~~**Revocation or reexamination of variance or special use permit.**~~] **Replaced in revision by CCMC 18.02.0454 and 18.02.0455.**

Commented [JDY54]: Replaced by new CCMC 18.02.0454 and 18.02.0455 for reorganization purposes.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.095 (Show cause procedure of variance or special use permit) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.095 [~~**Show cause procedure of variance or special use permit.**~~] **Replaced in revision by CCMC 18.02.0455.**

Commented [JDY55]: Replaced by new CCMC 18.02.0455 for reorganization purposes.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.100 (Major project review (MPR)) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.100 [~~**Major project review.**~~] **Replaced in revision by CCMC 18.02.0464.**

Commented [JDY56]: Replaced by new CCMC 18.02.0464 for reorganization purposes.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.105 (Standard conditions of approval) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.105 [~~**Standard conditions of approval.**~~] **Replaced in revision by CCMC 18.02.0452, 18.02.0453, 18.02.0454, 18.02.0458, 18.02.0459, 18.02.0460, 18.02.0461, 18.02.0462 and 18.02.0463.**

Commented [JDY57]: The subsections of this section replaced by the cited new sections for reorganization purposes. CCMC 18.02.105 establish several different standard conditions of approval that apply to different types of applications – special use permits, temporary permits, variances, etc. – and have now been incorporated directly into the new sections of CCMC that specifically address each type of application, for ease of reference, clarity and better organization of text.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.110 (Administrative permits) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.110 [~~**Administrative permits.**~~] **Replaced in revision by CCMC 18.02.0458.**

Commented [JDY58]: Replaced by new CCMC 18.02.0458 for reorganization purposes.

SECTION XXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.115 (Temporary use permits) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.115 [~~**Temporary use permits.**~~] **Replaced in revision by CCMC 18.02.0459.**

Commented [JDY59]: Replaced by new CCMC 18.02.0459 for reorganization purposes.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.120 (Moratorium) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.120 – [~~Moratorium.~~] Moratoriums. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

[~~The board may~~] **1. Except as otherwise specifically prohibited by state law, the Board of Supervisors may, upon its own motion, adopt a resolution to** declare a moratorium on the acceptance [~~and~~] **,** processing **and issuance** of [~~planning applications, or permits for a specific type of application or a specific~~] **any application or permit, or for any** geographical area [~~and for a specified length of time for the purposes of preparing city applications.~~

~~1. Initiation. Only the board through resolution may initiate the process for declaring a moratorium for this purpose. The commission may recommend a resolution to initiate the process for declaring a moratorium to the board.~~

~~2. Commission Hearing. Should the board initiate the process to declare a moratorium, prior to taking final action they shall~~] **in Carson City.**

2. Before the Board of Supervisors may act upon its own motion to declare a moratorium, the Board of Supervisors will [~~first refer the matter to the Commission for a recommendation. The commission shall then conduct a public hearing within forty-five (45) days from the date of referral by the board.~~

~~3. Notice of Commission Hearing.~~] **accept public comment.**

3. Notice of the date, time and place of [~~the public hearing shall~~] **the meeting at which the motion to declare the moratorium will be held must** be published in a newspaper of general circulation in Carson City not less than [~~ten (10) days prior to~~] **10 days before** the date of the [~~public hearing to be conducted by the commission. Such notice shall describe why~~] **meeting and contain the following information:**

(a) The reasons for the moratorium [~~is being proposed, what the proposed moratorium shall affect, the~~] **;**

(b) The geographical area that is **anticipated to be** affected by the [~~moratorium, the~~] **moratorium;**

(c) The anticipated [~~length of time~~] **duration** of the [~~moratorium,~~] **moratorium;** and

(d) Any 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, it may recommend that the 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 (⅔) vote of the total membership of the commission.~~

~~5. Findings. When~~] **to clearly identify the effects of the moratorium.**

4. In making [~~its recommendation for approval or modification, the commission, shall,~~] **a decision to declare a moratorium, the Board of Supervisors will,** at a minimum, make the following findings of fact:

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

~~b.~~] **public;**

Commented [JDY60]: Like all other sections in this ordinance, this section makes several clerical/technical revisions for style, grammar, formatting and organization. It also incorporates changes proposed by the former Director.

HOWEVER, the drafter notes for the Board of Supervisors' consideration the following issues with this section:

1. This section, in both existing and revised form, does not address the process by which a recommendation from the Commission must be made. The section only addresses the process for the Board's initiation of a moratorium. Also unaddressed is what the notice timing would be if the Commission makes a recommendation to the Board – would the Board have to post notice 10 days before the hearing or only pursuant to Open Meeting Law requirements?
2. The process seems counterintuitive and overly complicated by requiring the Board of Supervisors to refer a proposed moratorium to the Commission and then have the Commission refer the matter back to the Board when the Board has authority to make the final findings of fact.

The foregoing and other considerations are mostly questions of policy for the Board. Questions concerning how to address the process for Commission-recommended moratoriums are also for the Board's consideration because the drafter cannot substitute his judgment for the judgment of the Board in the absence of any existing text that could guide a logical interpretation.

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

~~c.~~] **plan or a provision of 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.~~

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

~~7. Board Hearing. The director shall schedule a public hearing before the board 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) days prior to the public hearing date. Such 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, it may declare a moratorium by a simple majority vote of the board members in attendance.~~

~~10. Affirmation of Findings. In declaring a moratorium, the board shall, at a minimum, affirm the findings of fact contained in the commission's recommendation or. if the 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~~] **in the absence of the moratorium could result in development that conflicts with a master plan or zoning code amendment.**

5. Except as otherwise provided in this subsection, a moratorium declared [~~by the board shall be~~] **in accordance with this section must remain** in effect for a period of [~~no~~] **not** less than [~~ninety (90)~~] **90** days and [~~no more than one hundred eighty (180)~~] **not greater than 180** days from the **effective** date of [~~effectuation. The board may only~~] **the moratorium. The Board of Supervisors may** extend [~~the~~] **a** moratorium **once** for an additional [~~sixty (60) day~~] period [~~before holding another public hearing~~] **of 60 days. Any additional extension of time may only be made after notice** pursuant to [~~the provisions of this section.~~] **subsection 3.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.130 (Reasonable accommodation) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.130 – Reasonable accommodation. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

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:~~] **18.02.057. The 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.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.03 (DEFINITIONS) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

Chapter 18.03 [~~- DEFINITIONS~~] **Replaced in revision by Chapter 18.01.**

Commented [JDY61]: This chapter is replaced by new chapter 18.01 for reorganization purposes.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

Chapter 18.04 – [~~USE~~] ZONING DISTRICTS

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.005 (Applicability) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.005 – Applicability. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The provisions of this chapter [~~are applicable~~] **apply** to all [~~lands~~] **land located** 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.~~] **City.**

Commented [JDY62]: This language is superfluous.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.010 (Districts established) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.010 – Districts established. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~In order~~] **1. It is the purpose of this section** to classify, regulate and restrict [~~the~~] **:**
(a) The use of [~~land; the~~] **land; and**
(b) The location, use, bulk and height of [~~structures; and to~~] **structures.**
2. To carry out the purposes of this title, [~~land use~~] **zoning** districts **in Carson City** are **hereby** established as follows:

[~~Overlay Zones are areas which may require additional review:~~]

	Abbreviated Designation
Overlay Zoning Districts	
Historic District	
Skyline Ordinance Area	
Planned-Unit Development	**PUD or -P**
Single-Family Residential Districts	**[~~Abbreviated Designation~~]**

Single-Family—5 Acre	SF5A
Single-Family—2 Acre	SF2A
Single-Family—1 Acre	SF1A
Single-Family—21,000 square feet	SF21
Single-Family—12,000 square feet	SF12
Single-Family—6,000 square feet	SF6
[~~Mobilehome~~] **Mobile Home**—6,000 square feet	MH6
[~~Mobilehome~~] **Mobile Home** —12,000 square feet	MH12
[~~Mobilehome~~] **Mobile Home** —1 Acre	MH1A
[~~Mobilehome~~] **Mobile Home** Park	MHP
Multi-Family Residential Districts	
Multi-Family Duplex	MFD
Multi-Family Apartments	MFA
Office Districts	
Residential Office	RO
General Office	GO
Commercial Districts	
Neighborhood Business	NB
Retail Commercial	RC
General Commercial	GC

Tourist Commercial	TC
Mixed Use Districts	
Downtown Mixed-Use	DT-MU
Industrial Districts	
Limited Industrial	LI
General Industrial	GI
General Industrial Airport	GIA
Air Industrial Park	AIP
Agricultural and Rural Districts	
Agricultural	A
Conservation Reserve	CR
[~~Planned Unit Development~~]	[~~PUD or P~~]
Public Districts	
Public	P
Public Neighborhood	PN
Public Community	PC
Public Regional	PR

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.015 (Adoption of districts) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.015 – Adoption of districts. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The [~~use~~] **zoning** districts and [~~their~~] **corresponding** boundaries **that** are established by this [~~title and are~~] **chapter shall be** illustrated on the official map [~~entitled~~] **titled** "zoning map of Carson City" [~~on file in the planning and community development department. This map is~~] **and is hereby** incorporated in this [~~title~~] **chapter** by reference. [~~The "zoning map of Carson City" shall~~] **A copy of the map must be made available in the Department and at all times** be stored, maintained and kept current by the [~~director.~~] **Director.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.020 (Determination of districts) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.020 – Determination of districts. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~When~~] **1. If** uncertainty exists as to the boundaries of any [~~use districts~~] **zoning district** shown on the official [~~map,~~] **map described in CCMC 18.04.015,** the following rules [~~shall~~] apply:

[~~1.~~] **(a)** Where district boundaries are indicated as approximately following the centerline of streets, [~~alleys,~~] **alleys** or highways, the actual centerline shall be [~~construed to be~~] **deemed** the boundary.

[~~2.~~] **(b)** Where district boundaries are indicated to run approximately parallel to the centerline of a street, the boundary line shall be [~~construed~~] **deemed** to be parallel to the centerline of the street.

[~~3.~~] **(c)** 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~~] **deemed** the boundary of [~~such use~~] **the zoning** districts.

[~~4. In a case of uncertainty which~~] **(d) Where district boundaries** cannot be determined by application of the [~~foregoing rules, the director~~] **rules set forth in paragraphs (a), (b) or (c), the Director** shall determine the location of [~~such use~~] **the** district boundaries. The [~~director's~~] determination **of the Director** may be appealed to the [~~commission for recommendation or conclusion before going to the board.~~] **Commission pursuant to CCMC 18.02.057.**

[~~5. Where,~~] **(e) Where** a public [~~street, alley or parcel of land~~] **right-of-way** is officially vacated or abandoned, the [~~regulations applicable to abutting property shall apply to such vacated or abandoned street or alley.~~] **applicable portion of the abandoned right-of-way shall be deemed to have the same zoning as the property to which the abandoned portion is transferred,**

[~~6.~~] **2.** Where a parcel of land is divided by a [~~zoning~~] district boundary, the following [~~shall~~] **rules** apply:

[~~a.~~] **(a)** The permitted uses for the property [~~shall~~] **must** be determined by the zoning district of the portion of the property on which the use is to be developed or [~~conducted;~~] **conducted.**

[~~b.~~] **(b)** Building setbacks [~~shall~~] **must** be determined by the zoning district of the portion of the property on which the building, or any portion thereof, is [~~located;~~] **located.**

[~~c.~~] **(c)** Where additional building setbacks are required [~~by this title~~] between the adjacent zoning [~~districts, the~~] **districts pursuant to the provisions of this title, each** setback [~~shall~~] **must** be measured from the zoning district boundary on the [~~parcel;~~] **parcel.**

[~~d.~~] To utilize the entire parcel with a use that is [~~only~~] allowed in [~~1~~] **only one** of the [~~2~~] **two** zoning districts, a zoning map amendment or special use permit [~~is required~~] **must be issued** for that portion of the property not zoned for the use.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.025 (Determination of uses) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.025 – Determination of uses. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The [~~director~~] **Director** shall review and make a determination on [~~all requests for~~] each **request for a** use **that is** not listed under permitted, accessory and conditional uses in [~~each land use~~] **the applicable zoning** district [~~in compliance~~] **. A determination of the Director must be consistent** with the purpose [~~statement in each land use district.~~] **of each zoning district as set forth in this chapter.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.030 (Nonconforming uses) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.030 – Nonconforming [~~uses.~~] **uses and buildings. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. [~~Continuation of Nonconforming Use. A~~] **Notwithstanding any other provision of this title and except as otherwise provided in this section or any other provision of NRS or CCMC, the** lawful use of land or [~~buildings~~] **a building** not **currently** in conformance with the [~~regulations herein prescribed legally existing~~] **requirements of this title but which was in lawful conformance** 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 Building.~~] **this title was adopted may continue to be in use.**

2. A nonconforming use of land [~~shall~~] **may** not be extended or expanded except **as authorized** by **a** special use [~~permit.~~] **permit issued in accordance with chapter 18.02 of CCMC and, in any event, may not be extended or expanded beyond the parcel on which the nonconforming use is located.**

3. A nonconforming building may be extended or expanded [~~to the extent that any additions meet current code~~] **if the extension or expansion satisfies all current** requirements **set forth in this title** and [~~that such additions do not increase the~~] **does not result in the need for an increase in** parking [~~requirement unless all required parking for the entire building can be provided.~~] **. The limitation on parking does not apply if required parking accommodations can be provided for the extension or expansion.**

4. A building [~~that is~~] **with** nonconforming [~~in~~] setbacks may be extended or expanded along the existing nonconforming setbacks [~~only upon~~] **if authorized by a** special use permit [~~approval.~~] **that is issued in accordance with chapter 18.02 of CCMC.**

5. A building [~~that is~~] **with** nonconforming [~~in~~] setbacks may be extended or expanded further into the setbacks [~~only upon approval of both~~] **if authorized by both** a special use permit and [~~variance.~~] **a variance that are issued in accordance with chapter 18.02 of CCMC.**

6. Minor modifications and **necessary** maintenance [~~necessary to said continuing condition is permitted.~~

~~3. Abandonment of Nonconforming Use. A~~] **to a continuing nonconforming use authorized by subsection 1 are allowed.**

7. Any lawful use of nonconforming land or [~~buildings, which is operationally~~] **a building that is** abandoned or discontinued for a period of 12 consecutive months or [~~more shall not be resumed.~~

~~4. Exceptions. Nonconforming buildings which have been~~] **longer may not resume as a continuing nonconforming use or building under this section.**

8. A nonconforming building that is damaged or destroyed by natural [~~calamity~~] **disaster** may be [~~repaired, reconstructed, moved or altered within~~] **repaired or reconstructed if the repair or reconstruction occurs not later than** 1 year from the date of **the** damage [~~provided the repaired building is proportionate to the previous use.~~

~~5. Nonconforming Parcels. All~~] **and:**

(a) Any deviation in the height or in the setbacks of the building as a result of the repair or reconstruction is in compliance with all applicable zoning requirements;

(b) The total building area is not increased except as otherwise authorized by a special use permit that is issued in accordance with chapter 18.02 of CCMC; and

(c) All repairs and reconstruction satisfy applicable building requirements set forth in CCMC.

9. Any existing **,** legally created [~~parcels of less~~] **parcel consisting of** square footage **in an amount less** than **the square footage currently** required **for a parcel located** within a [~~use district are considered legal nonconforming parcels but must meet all code requirements in that district.~~] **zoning district shall be deemed a continuing nonconforming use authorized by subsection 1 if the parcel satisfies all other requirements set forth in this title.**

SECTION XXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.035 (Purpose of zoning districts and permitted uses) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.04.035 [~~**Purpose of zoning districts and permitted uses.**~~] **Repealed.**

Commented [JDY63]: This section is superfluous and simply state "The uses permitted in each district are those listed for such district as described in the following sections." Each following zoning district with the purpose statements speak for themselves and this introductory, standalone section serves no purpose.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.040 (Single-family 5 acre (F5A)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.040– Single-family 5 acre [~~**(SF5A).**~~] **(SF5A) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

The purpose of the SF5A district is to provide for low-density residential units located on large lots and [~~conveying~~] **which are consistent with** a rural environment. [~~These districts are~~] **This district is** consistent with the policies of the [~~rural residential category of the master plan~~

~~1. The primary permitted uses in the SF5A district are this list plus other uses of a similar nature:~~

~~Single-family dwelling;~~
~~Agricultural use;~~
~~Park.~~

~~2. The accessory permitted uses in the SF5A district are this list and other uses of a similar nature:~~

~~Accessory farm structure;~~
~~Accessory structure;~~
~~Animals and fowl;~~
~~Barn or stable;~~

~~Crop storage;~~
~~Farm equipment storage;~~
~~Guest building;~~
~~Home occupation;~~
~~Recreation (swimming pool, tennis court) for individual or subdivision use.~~

~~3. The conditional uses in the SF5A district which require approval of a special use permit are:~~

~~Animal shelter;~~
~~Bed and breakfast inn;~~
~~Cemetery;~~
~~Child care facility (accessory to residential use);~~
~~Kennel (within a building);~~
~~Commercial stable/riding academy;~~
~~Country club;~~
~~Golf course and driving range;~~
~~Health and fitness club;~~
~~Municipal well facility;~~
~~Nursery;~~
~~Ranch and farm hand living quarters/bunkhouses including seasonal housing;~~
~~School, K-12;~~
~~Utility substation;~~
~~Veterinary clinic;~~
~~Winery.~~]

Rural Residential designation in the master plan.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.045 (Single-family 2 Acre (SF2A), 1 Acre (SF1A) and 21,000 (SF21) residential districts purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.045 – Single-family 2 Acre (SF2A), 1 Acre (SF1A) and 21,000 (SF21) residential [~~districts.~~] districts; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The purpose of the SF1A, SF2A and SF21 districts [~~are~~] **is** 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 in the master plan.**

SECTION XXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.050 (Single-family 2 Acre (SF2A)) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.04.050 [~~**– Single-family 2 Acre (SF2A).**~~] **Replaced in revision by CCMC 18.04.187.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.055 (Single-family 1 Acre (SF1A)) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.055 [~~**– Single-family 1 Acre (SF1A).**~~] **Replaced in revision by CCMC 18.04.187.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.060 (Single-family 21,000 (SF21)) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.060 [~~**– Single-family 21,000 (SF21).**~~] **Replaced in revision by CCMC 18.04.187.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.065 (Single-family 6,000 (SF6) and 12,000 (SF12) residential districts purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.065 - Single-family 6,000 (SF6) and 12,000 (SF12) residential [~~**districts.**~~] **districts; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

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 in the master plan.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.070 (Single-family 12,000 (SF12)) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.070 [~~**– Single-family 12,000 (SF12).**~~] **Replaced in revision by CCMC 18.04.187.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.075 (Single-family 6,000 (SF6)) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.075 [~~**- Single-family 6,000 (SF6).**~~] **Replaced in revision by CCMC 18.04.187.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.080 (Mobilehome 6,000 (MH6), 12,000 (MH12) and 1 acre (MH1A) residential districts purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.080 – [~~Mobilehome~~] Mobile Home 6,000 (MH6), 12,000 (MH12) and 1 acre (MH1A) residential districts ; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The purpose of the MH6, [~~MH12, or~~] **MH12 and** MH1A districts [~~are~~] **is** to establish [~~sub-division~~] **subdivision** lots primarily for [~~mobilehomes. The MH6, MH12 and MH1A districts are consistent with the policies of the mobilehome residential category of the master plan.~~] **mobile homes. The MH6 and MH12 districts are consistent with the policies of the Medium-Density Residential designation established in the master plan. The MH1A district is consistent with the Low-Density Residential designation in the master plan.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.081 (Manufactured or mobilehomes authorized) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.081 – Manufactured [~~or mobilehomes~~] homes and mobile homes authorized. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~Placement of manufactured homes or mobilehomes within mobilehome zoning districts or mobilehome 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~~] **1. Manufactured homes and mobile** homes are authorized [~~when~~] **in the areas permitted by this title and if** installed in conformity with **the** provisions of [~~Nevada Revised Statutes, the~~] **this title, state law and any** regulations adopted **pursuant thereto, including regulations adopted** by the Manufactured Housing Division of the Department of [~~Commerce and the provisions of this Title.~~] **Business and Industry.**

2. [~~Any mobile or~~] **Except as otherwise provided in this subsection, any** manufactured home **or mobile home** installed in Carson City must be constructed or manufactured not more than 15 years [~~prior to~~] **before** the date [~~of the~~] **on which an** application **is submitted** for the [~~mobile or~~] manufactured home **or mobile home** lot development permit or a replacement [~~mobilehome~~] **mobile home** permit for [~~mobilehome parks.~~] **a mobile home park.** This [~~requirement does not pertain to the following:~~

~~a. Any mobile or manufactured home, which is~~] **subsection does not apply to:**

(a) Any manufactured home or mobile home that has been legally authorized for habitation in Carson City [~~prior to~~] **before** January 6, 2005, [~~provided~~] **if** the continuing use complies with [~~Titles 15 and 18 of the Carson City Municipal Code or;~~

~~b.~~] **this title and title 15 of CCMC; or**

(b) Any [~~mobilehome or~~] manufactured home **or mobile home installed** in a [~~mobilehome~~] **mobile home** park that [~~complies with~~] **satisfies** the following standards:

(1) The [~~mobile or~~] manufactured home [~~shall be~~] **or mobile home is** equipped with commercially manufactured [~~skirting, which shall be~~] **skirting that is** professionally installed with a top and bottom railing;

(2) The exterior of the [~~mobile or~~] manufactured home [~~shall be~~] **or mobile home is** in good repair without dents [~~or~~] **,** flaking or peeling paint;

(3) All windows on the [~~mobile or~~] manufactured home [~~shall be~~] **or mobile home are** intact with no cracked, missing or broken panels;

(4) The roof of the [~~mobile or~~] manufactured home [~~shall be~~] **or mobile home is** 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~~] **or mobile home** appear to be factory [~~made, must~~] **made,** match the [~~mobilehome or manufactured home, and must be in compliance~~] **manufactured home or mobile home and are consistent** with the [~~Carson City Building Code; and~~] **requirements set forth in chapter 15.05 of CCMC; and**

(6) The continuing use [~~complies with Titles 15 and 18 of the Carson City Municipal Code.~~] **of the manufactured home or mobile home satisfies the requirements set forth in this title and title 15 of CCMC.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.085 (Mobilehome 6,000 (MH6) and (MH12) residential districts) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.085 [~~**– Mobilehome 6,000 (MH6) and 12,000 (MH12) residential districts.**~~] **Replaced in revision by CCMC 18.04.187.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.090 (Mobilehome 1 Acre (MH1A) residential district) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.090 [~~**-Mobilehome 1 Acre (MH1A) residential district.**~~] **Replaced in revision by CCMC 18.04.187.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.095 (Mobilehome park (MHP)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.095 [~~**– Mobilehome park (MHP).**~~] **Mobile home park district. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020, 278.250 and 461A.110)**

1. [~~Purpose and Scope.~~
~~a.~~] The purpose of the [~~mobilehome~~] **mobile home** park district is to [~~ensure~~] **:**

(a) Ensure compatibility with adjacent uses and [~~to ensure~~] **the** 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 **the involvement of** various [~~city~~] **City** departments in a coordinated **and** efficient [~~manner, prior to the construction of any mobilehome park improvement. It is also the purpose of this chapter to implement several~~] **manner before any construction.**

(b) Implement the 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~~] **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, [b~~usiness~~] **businesses** and visitors.

[~~b. Scope.~~

~~(1) This chapter provides for the following:~~] **(c) Establish:**

[~~i.~~] **(1)** Procedures for **the** coordinated review of conceptual plans by [~~city departments;~~

~~ii.~~] **City departments; and**

(2) Procedures for the coordinated review of [~~application~~] **applications** to construct a [~~mobilehome~~] **mobile home** park;

[~~(2) No mobilehome park shall hereafter~~]

2. A mobile home park may not be constructed or remodeled in Carson City [~~unless~~] **until** 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 parks and spaces, effective June 29, 1984.~~

~~2. Location of Mobilehome Parks. Mobilehome~~]

3. Mobile home parks are permitted only within the [~~mobilehome~~] **mobile home** park, retail commercial and general commercial districts and **are** subject to special use permit approval.

[~~3. Permitted Uses within a Mobilehome Park.~~

~~a.~~] **4.** The uses permitted within [~~mobilehome~~] **mobile home** parks are:

[~~(1) Mobilehome~~] **(a) Mobile home**;

[~~(2)~~] **(b)** A manager's office used in conjunction with the [~~mobilehome~~] **mobile home** park operation;

[~~(3) Social~~] **(c) A social** or recreation center operated exclusively for the convenience of **the mobile home** park residents;

[~~(4) Park laundry facilities;~~

~~(5) Home~~] **(d) Laundry facilities for the mobile home park;**

(e) A 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~~] **that is consistent with the provisions of this title; and**

(f) Any other use determined **by the Director** to be substantially similar to [~~those listed above,~~] **uses described in paragraphs (a) to (f) and which is** operated exclusively for the convenience of [~~mobilehome~~] **mobile home** park [~~residents, which~~] **and** are not detrimental to the public health, safety and welfare.

[~~b.~~] **5.** The conditional uses in the MHP district which require approval of a special use permit are:

[~~(1)~~] **(a)** The utilization of social and recreation centers and facilities for activities not related to the park residents;

[~~(2)~~] **(b)** Child care facility;

[~~(3)~~] **(c)** Convenience store;

[~~(4)~~] **(d)** Limited sales of items related to the maintenance and operation of [~~mobilehomes~~] **mobile homes** within the [~~park;~~] **the mobile home park; and**

[~~(5)~~] **(e)** 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~~] **must be specified as a condition of a** special use [~~permit. There shall be~~] **, pursuant to which appropriate** measures **must be established** to assure that the display and sales activities [~~do not overshadow~~] **are not inconsistent with** the residential character of [~~a mobilehome~~] **the mobile home** park.

[~~4. Procedures for the Review and Approval of a Mobilehome Park.~~

~~a.~~] **6. The review and approval of a proposed mobile home park must be made in accordance with the following procedures:**

(a) A pre-application conference with the [~~director in order to explain city ordinances and regulations, is required prior to~~] **Director must occur before** 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 purpose of providing** the applicant with **a general overview of** the **applicable** provisions of [~~the mobilehome park ordinance and requirements.~~] **this title relating to mobile home parks.**

[~~b.~~] **(b)** A development plan for a [~~mobilehome~~] **mobile home** park consisting of 10 or more units [~~shall~~] **must** be processed as a major project review [~~item, prior to~~] **item before** the submission of an application for the construction of a [~~mobilehome~~] **mobile home** park. [~~Each~~] **A completed** application **and the required fee** for a major project review [~~shall~~] **must** be submitted to the [~~director and include the required information and fees.~~] **Director. This paragraph does not apply to a development plan for a mobile home park consisting of less than 10 units.**

[~~c.~~] **(c)** After the pre-application conference and **, if applicable, a** 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~~] **has been completed, the applicant may** apply for a building [~~permit, within~~] **permit. The application for a building permit must be submitted not later than** 180 days [~~of~~] **after the date of** the [~~project review meeting.~~] **pre-application conference or the major project review, if applicable.**

[~~d. The building and safety department is~~] **(d) The Department shall be** responsible for processing the plans for [~~the~~] review by [~~city~~] **City** departments and **for** collecting the fees for reviews as required by [~~the code. No~~] **this title. A** permit for construction [~~shall be~~] **may not be** issued [~~unless~~] **until** approval has [~~first~~] been [~~received from the planning and community development, and other pertinent departments.~~] **obtained from each City department involved in the review.**

[~~e. Each~~] **(e) An** application to construct a [~~mobilehome~~] **mobile home** park [~~shall~~] **must** be submitted to the [~~building department and be accompanied by the required information.~~] **Department.**

[~~f. No modifications~~] **(f) Modifications** or revisions to final approved plans [~~can be made unless all the above departments approve said modifications or revisions.~~] **are prohibited unless approval is obtained from every City department involved in the review process.**

[~~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.~~

~~5. Mobilehome Park Requirements.~~] **7.** 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~~] **Every mobile home** park constructed and operated under the provisions of this [~~chapter shall provide for the following in the manner herein specified.~~] **of this title must satisfy the following requirements:**

[~~a. All mobilehome~~] **(a) All mobile home** parks [~~shall~~] **must** 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.~~] **the provisions of this title.**

[~~b.~~] **(a)** The standards of development for the [~~locations,~~] **location,** 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~~] **must be consistent with the** standards adopted by [~~Carson~~] **the** City.

[~~c.~~] **(c)** All [~~mobilehome~~] **mobile home** parks [~~shall~~] **must** be developed in accordance with [~~the State of Nevada Manufactured Housing Division, Regulation, Construction and Alteration of Mobilehome Parks and Space Standards which are not superseded by this chapter.~~] **state laws and regulations governing manufactured housing.**

[~~d. All mobilehome~~] **(d) All mobile home** parks [~~shall be located on a well drained site, properly~~] **must be** graded in accordance with [~~Division 13 of~~] the **applicable** development [~~standards.~~] **standards set forth in this title.**

[~~e.~~] **(e)** The minimum [~~mobilehome~~] **mobile home** park site area required is 1 acre.

[~~f. 2~~] **(f) Two or more** rental [~~mobilehome units or more~~] **mobile home units** on a single parcel of land [~~are considered to be a mobilehome~~] **shall be deemed a mobile home** park [~~and, therefore, subject to compliance with all~~] **subject to the** provisions of this chapter. [~~Mobilehome~~] **Mobile home** parks [~~shall~~] **must** be served by city water and sewer utility systems. The provision of electric energy to [~~the~~] **a mobile home** park and each unit within the **mobile home** park is mandatory. [~~Within the park all~~] **All** utilities [~~shall~~] **located within a mobile home park must** 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.~~

Commented [JDY64]: Removed per the former Director; the nonconforming provisions of CCMC 18.04.030 are already applicable.

~~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.]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.100 (Multifamily duplex (MFD) residential district) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.100– Multifamily duplex (MFD) residential [~~**district.**~~] **district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

The purpose of the MFD district is to establish lots primarily for medium to [l~~ow~~] **high** density single-family and duplex units. The MFD district is consistent with the policies of the [~~medium density residential category of~~] **High Density Residential designation in** the master plan.

[~~1. The primary permitted uses in the MFD district are:~~

~~Park;~~
~~Single-family dwelling;~~
~~Two-family dwelling.~~

~~2. The accessory permitted uses in the MFD district are:~~

~~Accessory structure;~~
~~Home occupation;~~
~~Recreation (swimming pool, tennis court) for individual or subdivision use.~~

~~3. The conditional uses in the MFD district which require approval of a special use permit are:~~

~~Child care facility (accessory to residential use);~~
~~Church;~~
~~Multi-family dwelling;~~
~~Municipal well facility;~~
~~School, k-12;~~
~~Temporary tract sales office;~~
~~Utility substation.~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.105 (Multifamily apartment (MFA) residential district) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.105 – Multifamily apartment (MFA) residential [~~**district.**~~] **district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

The MFA district is intended to provide for the development of a variety of multifamily units [~~such as duplexes,~~] **including, without limitation,** townhouses and high density apartments. The MFA district is consistent with the policies of the [~~high density residential category of~~] **High Density Residential designation in** the master plan.

Commented [JDY65]: Duplexes removed per current Director.

[~~1. The primary permitted uses in the MFA district are:~~

~~Multifamily dwelling;~~
~~Park;~~
~~Single family dwelling;~~
~~Two-family dwelling.~~

~~2. The accessory permitted uses in the MFA district are:~~

~~Accessory structure;~~
~~Home occupation;~~
~~Recreation (swimming pool, tennis court) for individual or subdivision use.~~

~~3. The conditional uses in the MFA district which require approval of a special use permit are:~~

~~Child care facility (accessory to residential use);~~
~~Church;~~
~~Congregate care housing/senior citizen home;~~
~~Municipal well facility;~~
~~School, k-12;~~
~~Temporary tract sales office;~~
~~Utility substation.~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.110 (Residential office (RO)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.110 – Residential office [~~**(RO).**~~] **(RO) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. The purposes of the RO district are to [~~preserve~~] **:**

(a) Preserve the desirable characteristics of the residential environment [~~insofar as possible~~] **to the greatest extent** while permitting selected, nonresidential [~~uses; to promote~~] **uses;**

(b) Promote the development of offices in appropriately located areas in the vicinity of commercial [~~zones and multiple family~~] **districts and multi-family** residential [~~zones,~~] **districts** along major [~~thoroughfares,~~] **thoroughfares** or in other portions of the [~~city~~] **City** in conformity with the master plan; and [~~to preserve~~]

(c) Preserve adequate usable open space for **the** 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.

2. The RO district is consistent with the policies of the Mixed-Use Residential designation in the master plan.

[~~1. The primary permitted uses in the RO district are this list plus other uses of a similar nature:~~

~~Art gallery;~~
~~Massage therapy;~~
~~Museum;~~
~~Office;~~
~~Park;~~
~~Single-family, two-family dwelling;~~
~~Tea house.~~

~~2. The accessory permitted uses in the RO district are:~~

~~Automobile parking lot or garage (commercial or public);~~
~~Home occupation.~~

~~3. The conditional uses in the RO district which require approval of a special use permit are:~~

~~Bed and Breakfast Inn (only within the historic district, and limited to single family 6000, residential office and retail commercial zoning districts, subject to the provisions of Title 18 Development Standards Division 1.7 Bed and Breakfast Inns;~~

~~Child care facility (accessory to residential use);~~
~~Church;~~
~~Clinic;~~
~~Funeral home, mortuary;~~
~~Laboratory (medical, optical, dental and veterinarian);~~
~~Multi-family dwelling;~~
~~Municipal building;~~
~~Municipal well facility;~~
~~Pharmacy;~~
~~School, k-12;~~
~~Temporary tract sales office;~~
~~Utility substation.~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.115 (General office (GO) purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.115 – General office [~~(GO).~~] (GO) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. The [~~purpose~~] **purposes** of the GO district [~~is to promote~~] **are to:**

(a) Promote the development of offices in appropriately located areas in the vicinity of commercial [~~zone,~~] **,** single-family and multifamily residential [~~zones, encouraging~~] **while promoting** mixed uses along collector and arterial [~~streets,~~] **streets** or in other portions of the [~~city~~] **City** in conformity with the master [~~plan; to preserve~~] **master plan;**

(b) Preserve the desirable characteristics of the residential environment [~~insofar as possible~~] **to the greatest extent possible** while permitting selected nonresidential uses; and [~~to preserve~~]

(c) Preserve adequate usable open space for **the** 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.

[~~1. The primary permitted uses in the~~] **The** GO district [~~are this list plus other uses of a similar nature and those uses allowed in Section 18.04.110 Residential Office, except those uses appearing in Section 18.04.115.3 General Office as conditional uses which require a special use permit:~~

~~Community clubhouse;~~
~~Library, public or private;~~
~~Multi-family dwelling;~~
~~Utility company (bill paying office).~~

~~2. The accessory permitted uses in the GO district are:~~

~~Automobile parking lot or garage (commercial or public)~~
~~Home occupation;~~
~~Park.~~

~~3. The conditional uses in the GO district which require approval of a special use permit are:~~

~~Automobile parking lot or garage;~~
~~Beauty shop;~~
~~Child care facility;~~
~~Church;~~
~~Funeral home, mortuary;~~
~~Municipal building;~~
~~Municipal well facility;~~
~~School, k-12;~~

~~Temporary tract sales office;~~
~~Utility substation.~~]

is consistent with the policies of the Mixed-Use Residential designation in the master plan.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.120 (Neighborhood business (NB)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.120 – Neighborhood business [~~(NB).~~] **(NB) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. The purpose of the NB District is to provide services for [~~the larger neighborhood, within~~] **larger neighborhoods that are appropriate for** walking or bicycling [~~distance,~~] **as pedestrian traffic** and **which are** limited primarily to offices and **the** retail sale of new merchandise. [~~Unless expressly permitted otherwise by this section,~~]

2. Except as otherwise specifically authorized by this section, all uses within the NB District [~~shall~~] **must** be conducted with a building [~~with no~~] **and without** outside storage.

3. Temporary outdoor [~~display and sale~~] **displays and sales** of merchandise for a period not to exceed [~~thirty (30) days within~~] **30 days in** a calendar year may be authorized by the Director subject to [~~Title 18.02.115.8 (Outdoor Sales and Activities).~~] **to the provisions of chapter 18.02 of CCMC.**

[~~1. The Primary Permitted Uses in the NB District are this list plus other uses of a similar nature and those uses allowed in Section 18.04.115 General Office, except those uses appearing in Section 18.04.120.3 Neighborhood Business as Conditional uses which require a Special Use Permit:~~

~~Antiques, retail;~~

~~Architect and engineering supplies;~~

~~Art store;~~

~~Automobile service (automobile gas, with minor maintenance and repair service, no body repair);~~

~~Automobile wash (full and self service);~~

~~Bakery;~~

~~Bank;~~

~~Barber shop;~~

~~Bicycle shop, retail (repair, accessory);~~

~~Bookstore;~~

~~Cameras and film, retail (photo finishing, accessory);~~

~~Clothing sales/dress shop;~~

~~Coffee shop;~~

~~Coin store;~~

~~Convenience store;~~

~~Delicatessen;~~

~~Drugstore and pharmacy;~~

~~Dry cleaning;~~

~~Fabric store;~~

~~Florist;~~

~~Gaming (limited);~~

~~Gift shop and souvenirs;~~

~~Green house;~~

~~Handyman repair shop;~~

~~Hardware store;~~

~~Health food products, retail;~~

~~Hobbies and crafts, retail;~~

~~Ice cream parlor;~~

~~Interior decorator;~~

~~Jewelry store, retail;~~

~~Knit shop;~~

~~Launderette (coin operated);~~

~~Liquor and alcoholic beverages, retail;~~

~~Locksmith;~~

~~Perfumery;~~

~~Photographer's studio;~~

~~Post office;~~

~~Sewing machine, retail and repair;~~

~~Shoe repair;~~

~~Shoe store;~~

~~Shoeshine stand;~~

~~Sporting goods store;~~

~~Stationery store;~~

~~Tailoring;~~

~~Tobacco shop;~~

~~Toys, retail;~~

~~Travel agency;~~

~~Variety store;~~

~~Video rental and sales;~~

~~Watch repair;~~

~~Yarn shop.~~

~~2. Accessory Permitted Uses, Incidental to Primary Permitted Uses, in the NB District are:~~

~~Automobile parking lot or garage (commercial or public);~~

~~Home occupation;~~

~~Park.~~

~~3. The Conditional Uses in the NB District which require approval of a Special Use Permit are:~~

~~Automobile parts, tires and accessories;~~

~~Bar;~~

~~Business operating continually between 8:00 p.m. and 6:00 a.m. or on a twenty-four-hour a day basis;~~

~~Child care facility;~~

~~Church;~~

~~Congregate care housing/senior citizen home;~~

~~Equipment rental (within a building);~~

~~Funeral home, mortuary;~~

~~Health and fitness club;~~

~~Municipal well facility;~~

~~Music studio;~~

~~Personal storage retail/office complex subject to Division 1 and 1.10 personal storage of the development standards;~~

~~Pet grooming;~~

~~Pet shop;~~

~~Restaurant, with or without outdoor seating and cooking;~~

~~School, K—12;~~

~~Single-family, two-family and multi-family dwelling;~~

~~Temporary tract sales office;~~

~~Utility substation;~~

~~Veterinary clinic;~~

~~Wallpaper and interior decorating supplies.~~]

3. The NB district is consistent with the policies of the Neighborhood Commercial designation in the master plan.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.125 (Downtown mixed-use (DT-MU)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.125 – Downtown mixed-use [~~(DT-MU).~~] (DT-MU) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. The purpose of the DT-MU district is to preserve a mixed-use district limited primarily to retail sales of new [~~merchandise,~~] **merchandise and other uses related to** office, residential [~~and tourist related uses.~~] **, restaurants, personal services and tourism.**

2. All uses within the DT-MU district [~~shall~~] **must** be conducted within a building [~~except by approval of~~] **unless expressly authorized by** a [~~Special Use Permit~~] **special use permit** or [~~as otherwise permitted by this section or the DT-MU development standards.~~] **the provisions of this title.**

3. The DT-MU district is consistent with the policies of the Downtown Mixed-Use designation in the master pan.

[~~1. The primary permitted uses in the DT-MU district are this list, plus other uses of a similar nature:~~

~~Accounting and bookkeeping;~~

~~Alcoholic beverage sales (accessory to restaurant);~~

~~Antiques, retail;~~

~~Art gallery;~~

~~Art store;~~

~~Art studio;~~

~~Artist, commercial;~~

~~Astrology parlor/fortune telling/clairvoyance and palmistry;~~

~~Bakery;~~

~~Bank;~~

~~Bar;~~

~~Barber shop;~~

~~Beauty shop;~~

~~Bed and breakfast inn;~~

~~Bible and church supplies;~~

~~Bicycle shop, retail (repair, accessory);~~

~~Boarding and rooming house;~~

~~Body apparel shop;~~

~~Bookstore;~~

~~Brew pub;~~

~~Cameras and film, retail (photo finishing, accessory);~~

~~Candy and confectionary, retail;~~

~~Caterer;~~

~~Ceramic products;~~

~~Christmas tree sales;~~

~~Church;~~

~~Clock, retail and repair;~~

~~Clothing sales/dress shop;~~

~~Club, supper and amusement;~~

~~Coffee shop;~~

~~Coin store;~~

~~Community/regional commercial or office center;~~

~~Computer sales and repair;~~

~~Costumes, party and wedding supplies and rental;~~

~~Delicatessen;~~

~~Delivery service;~~

~~Department store;~~

~~Detective or private investigation agency;~~

~~Draperies, blinds and window coverings;~~

~~Drugstore and pharmacy;~~

~~Dry goods store;~~

~~Electrical appliances, retail;~~

~~Embroidery shop;~~

~~Farmer's market;~~

~~Florist;~~

~~Fraternal association;~~

~~Furs and leather goods;~~

~~Gallery;~~

~~Gaming (limited);~~

~~Gift shop and souvenirs;~~

~~Health and fitness club;~~

~~Health food products, retail;~~

~~Herbs, retail;~~

~~Hobbies and crafts, retail;~~

~~Hotel;~~

~~Ice cream parlor;~~

~~Information kiosk;~~

~~Interior decorator;~~

~~Jewelry store, retail;~~

~~Juice bar;~~

~~Knit shop;~~

~~Library;~~

~~Liquor and alcoholic beverages, retail;~~

~~Locksmith;~~

~~Magazine sales;~~

~~Mail services, parcel post, postboxes;~~

~~Massage therapy;~~

~~Museum;~~

~~Music store;~~

~~Office;~~

~~Open space;~~

~~Optician;~~

~~Park;~~

~~Perfumery;~~

~~Personal services;~~

~~Photographer's studio;~~

~~Photographic finishing, supplies and picture framing;~~

~~Public safety facilities (police or fire substation or dispatch; no jail facilities);~~

~~Radio, stereo store;~~

~~Residential (single-family, duplex and multi-family dwellings);~~

~~Restaurant (with or without outdoor seating; no drive-through);~~

~~Retail sales;~~

~~Rubber and metal stamp, retail (shop accessory);~~

~~Sewing machine, retail and repair;~~

~~Shoe repair;~~

~~Shoe store;~~

~~Shoeshine stand;~~

~~Sporting goods store;~~

~~Stained glass;~~

~~Stationery store;~~

~~Street vendor (subject to development standards);~~

~~Tailoring;~~

~~Taxi cab stand;~~

~~Tea house;~~

~~Telephone sales;~~

~~Temporary outdoor display and sales subject to Title 18 (Outdoor Sales and Activities);~~

~~Theater;~~

~~Toys, retail;~~

~~Transit passenger facility;~~

~~Veterinary clinic;~~

~~Watch repair;~~

~~Wedding chapel.~~

~~2. The conditional uses in the DT-MU district which require approval of a special use permit are:~~

~~Amusement arcade;~~

~~Amusement devices, sales and service;~~

~~Automobile service station (no repair) (convenience market accessory);~~

~~Child care facility;~~

~~Equipment rental (within a building);~~

~~Gaming (unlimited);~~

~~Hotel, residence;~~

~~Mail order house;~~

~~Motel;~~

~~Municipal well facility;~~

~~Outside storage (accessory to a primary use);~~

~~Public parking lot and parking garage (not accessory to a primary use);~~

~~Restaurant with drive-through;~~

~~School, college or university and vocational;~~

~~Utility substation.~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.130 (Retail commercial (RC)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.130 – Retail commercial [~~(RC.~~] **(RC) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. 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,~~] **districts** except for some service uses which are compatible with the [~~zone.~~] **district.**

2. All uses within the RC District [~~shall~~] **must** be conducted within a [~~building, and aside from~~] **building and except for** display windows, be screened from view. Outdoor display and storage of [~~autos,~~] **automobiles,** recreational [~~vehicles, or mobilehomes~~] **vehicles or mobile homes** in conjunction with an existing business [~~with sales of autos, recreation vehicles and mobilehomes~~] **for the sale of automobiles, recreational vehicles and mobile homes** is allowed in accordance [~~with Division 2 of the Development Standards and provided the vehicles or mobilehomes do not~~] **with the development standards set forth in this title if the outdoor display or storage:**

(a) Does not encroach into **a** City or [~~State Right-of-Way~~] **State right-of-way** without an approved encroachment permit **;** and [~~are~~]

(b) Is screened from adjacent parcels.

3. Temporary outdoor [~~display and sale~~] **displays and sales** of merchandise for a period not to exceed 30 days [~~within~~] **in** a calendar year may be authorized by the Director [~~subject to Title 18.02.115.8 (Outdoor Sales and Activities).~~] **subject to the provisions of this title.**

4. The RC district is consistent with the policies of the Commercial/Regional Commercial designation in the master plan.

[~~1. The Primary Permitted Uses in the RC District are this list, those uses allowed in 18.04.120 Neighborhood Business, except those uses appearing in Section 18.04.130.3 Retail Commercial as Conditional uses which require a Special Use Permit, plus other uses of a similar nature:~~

~~Accounting and Bookkeeping~~

~~Alcoholic Beverage Sales (accessory to a restaurant)~~
~~Amusement Devices, Sales and Service~~
~~Apparel Shop~~
~~Appliances~~
~~Art Studio~~
~~Artist, Commercial~~
~~Astrology Parlor/Fortune Telling/Clairvoyance and Palmistry~~
~~Automobile Parts, Tires and Accessories~~
~~Automobile Rental~~
~~Automobile Retail New or Used~~
~~Automobile Service (automobile gas, maintenance and repair service, no body repair)~~
~~Bible and Church Supplies~~
~~Blood Bank~~
~~Blueprint and Photocopy Services~~
~~Boarding and Rooming House~~
~~Body Piercing~~
~~Bowling Alley~~
~~Brew Pub~~
~~Cafeteria~~
~~Candy and Confectionary, Retail~~
~~Carpet and Floor Coverings~~
~~Caterer~~
~~Ceramics, Ceramic Products with Kiln~~
~~Chemist, Analytical and Consulting~~
~~Christmas Tree Sales~~
~~Clock, Retail and Repair~~
~~Club, Supper and Amusement~~
~~Collectible Store~~
~~Computer Sales and Repair~~
~~Copy Center~~
~~Costumes, Party and Wedding Supplies and Rental~~
~~Credit Bureau~~
~~Delivery Service~~
~~Department Store~~
~~Detective or Private Investigation Agency~~
~~Draperies, Blinds and Window Coverings~~
~~Drugstore and Pharmacy~~

~~Dry Goods Store~~
~~Electrical Appliances, Retail~~
~~Embroidery Shop~~
~~Employment Agency~~
~~Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)~~
~~Factory Outlet Store~~
~~Fraternal Association~~
~~Furniture and Home Furnishings, Office and Home, including Retail~~
~~Furs and Leather Goods~~
~~Garden Supplies~~
~~Grocery Store~~
~~Gun Store~~
~~Gunsmith~~
~~Herbs, Retail~~
~~Hotel~~
~~Juice Bar~~
~~Lapidary Service~~
~~Magazine Sales~~
~~Mail Order House~~
~~Mail Services, Parcel Post, Post Boxes~~
~~Market (Mini-Market, Food-Market, Super-Market)~~
~~Mobilehome Sales, (Office)~~
~~Motel~~
~~Motorcycle Sales, Service and Accessories~~
~~Office Supplies~~
~~Optician~~
~~Photographic Finishing, Supplies and Picture Framing~~
~~Pumpkin Sales~~
~~Radio, Stereo Store~~
~~Radio Studio (no antennas)~~
~~Recreational Vehicle and Trailer Sales (including Rental)~~
~~Rubber and Metal Stamp, Retail (shop accessory)~~
~~Satellite Equipment Sales~~
~~Security Service~~
~~Stained Glass~~
~~Stamp Shop~~
~~Taxi Cab Stand~~
~~Telephone Sales Office~~
~~Television Repair Store~~
~~Theater~~
~~Wedding Chapel~~

~~2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the RC District are:~~

~~Home Occupation~~

~~Outside Storage, limited by and to subject to Development Standards Division 1 and 1.12 Outside Storage~~
~~Storage containers (temporary) subject to Division 1 and 1.10 Personal Storage of the Development Standards~~
~~Temporary Outdoor Display and Sales subject to Title 18 (Outdoor Sales and Activities)~~

~~3. The Conditional Uses in the RC District which require approval of a Special Use Permit are:~~

~~Amusement Arcade~~
~~Bar~~
~~Bed and Breakfast Inn (only within the Historic District, and limited to Single Family 6000, Residential Office and Retail Commercial zoning districts, subject to the provisions of Title 18 Development Standards Division 1.7 Bed and Breakfast Inns)~~
~~Building Materials (indoor only)~~
~~Bus Passenger Depot~~
~~Child Care Facility~~
~~Community/Regional Commercial or Office Center~~
~~Congregate Care Housing/Senior Citizen Home~~
~~Facial Cosmetic Shading, Permanent~~
~~Farmers Market~~
~~Funeral Home, Mortuary~~
~~Gaming (unlimited)~~
~~Golf Course and Driving Range~~
~~Hospital~~
~~Hotel Residence~~
~~Janitorial and Building Cleaning Service~~
~~Kennel~~
~~Miniature Golf Course~~
~~Mobilehome Park~~
~~Municipal Well Facility~~
~~Newspaper Print Office~~
~~Permanent Outdoor Sales subject to Title 18.02.115.8 (Outdoor Sales and Activities)~~
~~Personal Storage/Retail/Office Complex subject to Division 1 and 1.10 Personal Storage of the Development Standards~~
~~Printer and/or Publisher~~
~~Recreational Vehicle Park~~
~~Schools, K-12, College, University or Vocational~~
~~Single Family, Two-Family and Multi-Family Dwelling~~
~~Skating Arena~~
~~Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards~~
~~Street Vendors are limited to the DT-MU and RC zoning districts, subject to Division 1 and 1.11 Street Vendors of the Development Standards~~

~~Tattoo Parlor~~
~~Tennis or Swimming Facility~~
~~Trailer or Truck Rental~~
~~Utility Substation~~
~~Veterinary Clinic~~
~~Youth Recreation Facility~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.135 (General commercial (GC)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.135 – General commercial [~~(GC,~~] (GC) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. 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,~~] **facilities** and offices.

2. Temporary unscreened outdoor [~~display and sale~~] **displays and sales** of merchandise for a period not to exceed 30 days [~~within~~] **in** 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.~~] **subject to the provisions of this title.**

3. The GC district is consistent with the policies of the Commercial/Regional designation in the master plan.

[~~1. The Primary Permitted Uses in the GC District are retail and wholesale uses, and other uses of a similar nature. Except for any use described in subsection 3 of CCMC 18.04.135 that is a general commercial conditional use which requires a Special Use Permit, retail commercial uses as described in CCMC 18.04.130 are allowed in addition to the following:~~

~~Animal hospital;~~
~~Appliance repair shop;~~
~~Archery range;~~
~~Assayer;~~
~~Assembly (of product incidental to sales use and limited to thirty percent (30%) of the primary uses floor area);~~
~~Auction sales;~~
~~Automobile repair;~~
~~Ballroom;~~
~~Billiard or pool hall;~~
~~Bookbindery;~~
~~Diaper service;~~
~~Display designer;~~
~~Express office;~~

~~Facial cosmetic shading, permanent;~~
~~Lithographer, screen printer;~~
~~Nightclub;~~
~~Parcel delivery service, branch (off-street loading only);~~
~~Pawn shop;~~
~~Personal storage within an enclosed building (no storage of paints or chemicals);~~
~~Plumbing and heating equipment and supplies;~~
~~Second hand business;~~
~~Sign painting and lettering;~~
~~Sport playing field;~~
~~Sports arena;~~
~~Taxidermist;~~
~~Thrift store;~~
~~Tire sales, repair and mounting;~~
~~Upholstery (wholesale, retail, installation and incidental manufacturing);~~
~~Warehouse.~~

~~2. The accessory permitted uses incidental to primary permitted uses in the GC District are:~~

~~Automobile pawn (accessory to automobile sales);~~
~~Home occupation;~~
~~Outside storage (subject to Division 1 and 1.12 Outside Storage of the Development Standards;~~
~~Temporary outdoor sales subject to Title 18.02.115.8 (Outdoor Sales and Activities).~~

~~3. The Conditional Uses in the GC District which require approval of a Special Use Permit are:~~

~~Ambulance service and garage;~~
~~Armored car service and garage;~~
~~Automobile body repair, painting, towing service and garage (vehicles must be stored within enclosed sight-obscured area). The following conditions shall apply to auto body repair in addition to all other requirements in this chapter.~~

~~a. Required minimum land area in the GC District for auto body repair shall be twelve thousand (12,000) square feet.~~
~~b. All outside storage containers or other similar enclosures shall be screened to public rights-of-way by a maintained one hundred percent (100%) sight obscuring fence or wall permanently installed and maintained at a minimum height of six (6) feet.~~

~~Automobile pawn (not accessory to automobile sales);~~
~~Bus line office, service and storage garage;~~
~~Cabinet shop (manufacturing);~~
~~Cemetery, mausoleum, sarcophagus, crypt;~~
~~Child care facility;~~
~~Community/regional commercial or office center;~~
~~Congregate care housing/senior citizen home;~~

~~Crematorium;~~
~~Equipment rental (outside storage);~~
~~Farmers market;~~
~~Flea market (indoor);~~
~~Golf course and driving range;~~
~~Hospital;~~
~~Hotel, residence;~~
~~Medical Marijuana Dispensary or Marijuana Retail Store (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Commercial within Sections 29 through 32 of Township 15 N., Range 20 E., south of Moses Street (South Carson Street vicinity) and within Sections 1, 2, 9, 10, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E., east of the I-580 freeway (Highway 50 East vicinity).~~
~~Mobilehome park;~~
~~Municipal well facility;~~
~~Permanent outdoor sales subject to Title 18.02.115.8 (Outdoor Sales and Activities);~~
~~Recreational vehicle park;~~
~~Recycling collection center;~~
~~Schools, K—12, college or university;~~
~~Single-family two-family and multi-family dwelling;~~
~~Utility substation;~~
~~Welding supplies and gases (retail and wholesale sales) (no filling or repair of cylinders);~~
~~Youth recreation facility.~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.140 (Tourist commercial (TC) purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.140 – Tourist commercial [~~(TC).~~] **(TC) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. 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~~] **must** be oriented toward the promotion, accommodation and service of tourism and associated needs of the commercial [~~tourist related~~] **tourist-related** activities and services.

2. The TC district is [~~also~~] established to provide for **the** development and enhancement of the retail and personal service [~~uses,~~] **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~~] **3. The TC** district is [~~envisioned~~] **intended** to present a sense of arrival [~~and/or~~] **and** gateway presence through the enhancement of both design and location. These TC areas [~~shall also~~] **must** be designed to further ensure compatibility with the surrounding land uses through the provision of design guidelines [(~~setbacks~~] **including, without limitation, guidelines for setbacks,** screening, [~~buffers,~~] **buffers and** hours of [~~operation, etc.) included~~] **operation as set forth** in the development standards [~~for Carson City.~~] **established in this title.**

4. The TC district is consistent with the policies of the Commercial/Regional Commercial designation in the master plan.

[~~1. The primary permitted uses in the TC district are this list plus other uses of a similar nature:~~

~~Automobile service (automobile gas, maintenance and repair service, no body repair);~~
~~Bar;~~
~~Bed and breakfast inn;~~
~~Campground/RV park (30-day maximum stay);~~
~~Commercial amusement and recreation, indoor and outdoor;~~
~~Convenience store;~~
~~Convention facility;~~
~~Gaming (unlimited);~~
~~Golf course and driving range;~~
~~Hotel;~~
~~Hotel, residence;~~
~~Indoor sports and recreation facility;~~
~~Motel;~~
~~Museum;~~
~~Nightclub;~~
~~Office;~~
~~Outdoor entertainment facility;~~
~~Outdoor recreational facility (public or private);~~
~~Personal services;~~
~~Private and public club;~~
~~Rental car facility;~~
~~Resort;~~
~~Restaurant;~~
~~Theater;~~
~~Wedding chapel.~~

~~2. The accessory permitted uses incidental to the primary permitted uses in the TC district are:~~

~~Within hotel, motel or commercial complex: automated teller machine, automobile rental, pharmacy, gift store, bakers, boutique, book shop, beauty shop, restaurant, food court, and/or travel agency;~~
~~Antiques, retail;~~

~~Health and fitness club;~~
~~Retail sales;~~
~~Watchman's quarters.~~

~~3. The conditional uses in the TC district which require approval of a special use permit are:~~

~~Campground/RV park (180 day maximum stay);~~
~~Cemetery;~~
~~Child care facility;~~
~~Clinic;~~
~~Municipal well facility;~~
~~Outdoor display/sales/services;~~
~~Personal storage retail/office complex subject to Division 1 and 1.10 (Personal Storage) of the development standards;~~
~~Recreational vehicle and trailer repair;~~
~~Recreational vehicle and trailer sales (including rental);~~
~~Recreational vehicle storage, covered;~~
~~Retail sales;~~
~~Trade center;~~
~~Transport/transfer cargo facility;~~
~~Truck stop;~~
~~Utility substation.~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.145 (Limited industrial (LI)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.145 – Limited industrial [~~(LI).~~] (LI) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. The LI [~~District~~] **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,~~] **sales** and distribution of such products, but excluding basic industrial processing.

2. Temporary unscreened outdoor [~~display and sale~~] **displays and sales** of merchandise for a period not to exceed 30 days [~~within~~] **in** 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.] **subject to the limitations set forth in chapter 18.02 of CCMC.** Unless a use is specifically set forth in this section, uses listed in the General Industrial district are prohibited in the LI [~~District.~~] **district.**

[~~1. The Primary Permitted Uses in the LI District are the uses set forth below and other uses of a similar nature. Except for residential uses, all general commercial uses as described in~~

~~CCMC 18.04.135 that are not listed as LI conditional uses are allowed. Residential uses are not permitted or conditionally permitted in the LI zone. A watchman's quarters is permitted pursuant to the requirements of this title in conjunction with a primary permitted use.~~

~~Assembly, fabricating and manufacturing of products and materials in accordance with the purpose of this section;~~
~~Bottling plant/brewery facility;~~
~~Grinding and sharpening of tools.~~

~~2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the LI District are:~~

~~Machine shop (limited to in house products or internal use);~~
~~Outside storage (subject to Division 1 and 1.12 Outside Storage of the Development Standards);~~
~~Storage containers (subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards);~~
~~Temporary Outdoor Sales and Activities (subject to Title 18.02.115.8 Outdoor Sales and Activities).~~

~~3. The Conditional Uses in the LI District which require approval of a Special Use Permit are:~~

~~Auto body repair, painting, towing (vehicles must be stored within enclosed sight obscured area);~~
~~Child care facility;~~
~~Flea market (indoor only);~~
~~Golf course and/or driving range;~~
~~Government facilities;~~
~~Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use;~~
~~Metallurgical lab;~~
~~Municipal well facility;~~
~~Outside storage (as a primary permitted use) subject to Division 1 and 1.12 Outside Storage of the Development Standards;~~
~~Permanent outdoor sales subject to Title 18.02.115.8 (Outdoor Sales and Activities);~~
~~Storage business (outside storage within enclosed sight obscured area);~~
~~Utility substation;~~
~~Welding supplies and gases (retail and wholesale sales).~~

~~4. The following uses are prohibited within the LI District:~~

~~Marijuana Establishments;~~
~~Medical Marijuana Establishments;~~
~~Residential uses (except watchman's quarters as described in 18.04.145.1).~~
~~Schools (except vocational), K – 12, college or university.~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.150 (General Industrial (GIA)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.150 – General industrial [~~(GI).~~] (GI) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

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.

[~~1. The Primary Permitted Uses in the GI District are the uses as described below and other uses of a similar nature. Any permitted or conditional uses described in any commercial district or limited industrial district which are not identified as GI conditional uses are allowed, but does not include outdoor recreational use or facility nor any residential use except as watchman's quarters in conjunction with those uses permitted exclusively in GI District.~~

~~Automobile pawn shop;~~
~~Automobile storage (no dismantling);~~
~~Blacksmith shop;~~
~~Building material (bulk)/lumber storage yard and sales;~~
~~Butane, propane storage and sales;~~
~~Cannery;~~
~~Cement or direct products sale;~~
~~Cesspool cleaner yard;~~
~~Contractor's large equipment, sales, repair, supplies, or storage;~~
~~Crane storage yard;~~
~~Crating and hauling depot or storage~~
~~Crop dusting equipment yard;~~
~~Die casting;~~
~~Distillation of liquor;~~
~~Dog training school;~~
~~Dry cleaning plant;~~
~~Equipment storage yard;~~
~~Farm products storage;~~
~~Grain elevator;~~
~~House mover;~~
~~Industrial service firms;~~
~~Laboratories (chemist, veterinarian, and research);~~
~~Machine shop;~~
~~Metal working plant, plating, shaping and bending process;~~

~~Paving contractor large equipment, sales, service and storage;~~
~~Planing mill;~~
~~Power plant (electrical or gas);~~
~~Radio studio or TV station with antenna towers;~~
~~Recycle center;~~
~~Road building equipment sales and storage;~~
~~Septic tank service;~~
~~Sheet metal shop;~~
~~Stone grinding;~~
~~Tattoo parlor (body piercing, accessory);~~
~~Termite or pest control;~~
~~Tire rebuilding, retreading;~~
~~Tractor service;~~
~~Tree service;~~
~~Truck depot, parking, repair;~~
~~Welding shop;~~
~~Wood storage yard screened from view from public right-of-way with six-foot sight obscuring fence or wall.~~

~~2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the GI District are:~~

~~Mechanical equipment building~~
~~Storage containers subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards~~

~~3. The Conditional Uses in the GI District which require approval of a Special Use Permit are:~~

~~Acetylene manufacturing and sale;~~
~~Acid manufacturing and sales (including class H products);~~
~~Adult entertainment facility (no adult entertainment facility shall be located within one thousand (1,000) feet of a park, church, school, residential use district or other adult entertainment facility or in any general industrial district located west of the east boundary of Sections 21, 28 and 33 of T.16 N., R. 20 E., M.D.B.M., Sections 4, 9, 16, 21, 28 and 33 of T. 15 N., R. 20 E., M.D.B.M. and Sections 4 and 9 of T.14 N., R. 20 E.) No outcall performers are permitted outside of this area;~~
~~Ammunition manufacturing;~~
~~Asphalt manufacturing;~~
~~Auto wrecking yards;~~
~~Bulk station (fuel);~~
~~Chemical manufacturing;~~
~~Child care facility (accessory use to a business within the main building or within an accessory building);~~
~~Chromium plating;~~
~~Coal and coke yard;~~
~~Concrete batch plant;~~
~~Contractor's wrecking yard;~~
~~Creosote manufacturing;~~

~~Disinfectant manufacturing;~~
~~Dye manufacturing;~~
~~Dump refuse or disposal yard;~~
~~Electroplating works;~~
~~Explosive manufacturing;~~
~~Flea market;~~
~~Foundry;~~
~~Excavation/mining, gravel pit;~~
~~Hide and tallow processing;~~
~~Incineration of animals and garbage;~~
~~Insecticide manufacturing;~~
~~Junk dealer's yard;~~
~~Leather tanning;~~
~~Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use;~~
~~Lubrication compounds, manufacturing;~~
~~Marijuana Distributor (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments);~~
~~Matches, manufacturing;~~
~~Meat packer;~~
~~Medical Marijuana Cultivation Facility or Marijuana Cultivation Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;~~
~~Medical Marijuana Dispensary or Marijuana Retail Store (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial within Sections 1, 2, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E (Highway 50 East vicinity);~~
~~Medical Marijuana Product Manufacturing Facility or Marijuana Product Manufacturing Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;~~
~~Medical Marijuana Testing Facility or Marijuana Testing Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;~~
~~Metal ore reduction;~~
~~Milling company;~~
~~Motorcycle race track;~~

~~Ore dump;~~
~~Oxygen manufacturing;~~
~~Paint manufacturing;~~
~~Plastic products manufacturing;~~
~~Quarry, stone;~~
~~Rendering works;~~
~~Rock crushing and stripping;~~
~~Scrap metal processing;~~
~~Sewer service equipment yard;~~
~~Slaughterhouse;~~
~~Stockyard;~~
~~Tannery;~~
~~Topsoil stripping;~~
~~Tire manufacturing~~
~~Utility Substation;~~
~~Water, oil, gas or geothermal drilling operations;~~
~~Other conditional uses requiring a special use permit are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public's health, safety and welfare.~~

~~4. The following uses are prohibited within the GI District:~~

~~Churches;~~
~~Institutions;~~
~~Outdoor recreational use or facility;~~
~~Residential uses;~~
~~Schools (other than vocational).~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.152 (General Industrial Airport (GIA)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.152 – General [~~Industrial Airport (GIA).~~] industrial airport (GIA) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The GIA [~~District~~] **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.

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

~~2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the GIA District are:~~

~~Mechanical equipment building;~~
~~Storage containers subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards.~~

~~3. The Conditional Uses in the GIA District which require approval of a Special Use Permit are:~~

~~Acetylene manufacturing and sale;~~
~~Acid manufacturing and sales (including class H products);~~
~~Ammunition manufacturing;~~
~~Asphalt manufacturing;~~
~~Auto wrecking yards;~~
~~Bulk station (fuel);~~
~~Chemical manufacturing;~~
~~Child care facility (accessory use to a business within the main building or within an accessory building);~~
~~Chromium plating;~~
~~Coal and coke yard;~~
~~Concrete batch plant;~~
~~Contractor's wrecking yard;~~
~~Creosote manufacturing;~~
~~Disinfectant manufacturing;~~
~~Dye manufacturing;~~
~~Dump refuse or disposal yard;~~
~~Electroplating works;~~
~~Explosive manufacturing;~~
~~Flea market;~~
~~Foundry;~~
~~Excavation/mining, gravel pit;~~
~~Hide and tallow processing;~~
~~Incineration of animals and garbage;~~
~~Insecticide manufacturing;~~
~~Junk dealer's yard;~~
~~Leather tanning;~~
~~Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use;~~
~~Lubrication compounds, manufacturing;~~
~~Marijuana Distributor (subject to the provisions of Title 18 Appendix (Carson~~

~~City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments);~~

~~Matches, manufacturing;~~

~~Meat packer;~~

~~Medical Marijuana Cultivation Facility or Marijuana Cultivation Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;~~

~~Medical Marijuana Product Manufacturing Facility or Marijuana Product Manufacturing Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;~~

~~Medical Marijuana Testing Facility or Marijuana Testing Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;~~

~~Metal ore reduction;~~

~~Milling company;~~

~~Motorcycle race track;~~

~~Ore dump;~~

~~Oxygen manufacturing;~~

~~Paint Manufacturing;~~

~~Plastic products manufacturing;;~~

~~Quarry, stone;~~

~~Rendering works;~~

~~Rock crushing and stripping;~~

~~Scrap metal processing;~~

~~Sewer service equipment yard;~~

~~Slaughterhouse;~~

~~Stockyard;~~

~~Tannery;~~

~~Topsoil stripping;~~

~~Tire manufacturing;~~

~~Utility Substation;~~

~~Water, oil, gas or geothermal drilling operations;~~

~~Other conditional uses requiring a special use permit are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public's health, safety and welfare.~~

~~4. The following uses are prohibited within the GIA District:~~

~~Adult Entertainment Facility;~~
~~Any permitted use listed in any commercial district;~~
~~Any 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, until such time the use is not prohibited under federal law or regulation;~~
~~Churches;~~
~~Institutions;~~
~~Medical Marijuana Dispensary;~~
~~Outdoor recreational use or facility;~~
~~Residential uses;~~
~~Schools (other than vocational).~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.155 (Air industrial park (AIP)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.155 – Air industrial park [~~(AIP).~~] (AIP) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

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,~~] **but** excluding unscreened outside storage.

[~~1. The following uses and uses of a similar nature are allowed as Primary Permitted Uses in the AIP District:~~

~~Airport accessory uses and support services;~~
~~Assembly, manufacturing, processing and fabricating of products and materials excluding uses in General Industrial, 18.04.150.3 Conditional Uses, 18.04.150.4 Prohibited Uses, and Air Industrial Park 18.04.155.3 Prohibited Uses;~~
~~Machine shop (limited to in-house products or internal use);~~
~~Offices (limited contact with general public)~~
~~Personal storage within an enclosed building (no storage of paints or chemicals), subject to Division 1 and 1.10 Personal Storage of the Development Standards;~~
~~Storage containers as an accessory to a Primary Permitted Use, subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards.~~

~~2. The Conditional Uses in the AIP District which require approval of a Special Use Permit are:~~

~~Outside storage, subject to Development Standards, Division 1 an 1.12 Outside Storage of the Development Standards;~~

~~Child care facility (accessory to a business within the main building or within an accessory building;~~

~~Other uses not listed in Air Industrial Park 18.04.155.1 which, in the opinion of the planning commission, are in keeping with the purpose of the AIP district;~~

~~Utility substation.~~

~~3. The following uses are prohibited within the AIP District:~~

~~Automobile body repairs, dismantling or storage;~~
~~Casting foundry;~~
~~Churches;~~
~~Contractors yard;~~
~~Equipment storage yard;~~
~~Extrusion of metals;~~
~~Junkyard;~~
~~Residential (except watchman's quarters incidental to a legal primary use);~~
~~Schools;~~
~~Truck depot;~~

~~Other prohibited uses are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public's health, safety and welfare.~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.160 (Agriculture (A)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.160 – Agriculture [~~(A).~~] **(A) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

The purpose of the A district is to identify those lands that are used for cattle raising or agricultural purposes.

[~~1. The primary permitted uses in the A district are:~~

~~Accessory farm structure;~~
~~Agricultural use;~~
~~Barn or stable;~~
~~Animals and fowl;~~
~~Crop production (commercial);~~
~~Flood control facility;~~
~~Livestock raising;~~
~~Park;~~

~~Residential (limited to 1 dwelling per 20 acres or larger);~~
~~Winery.~~

~~2. The accessory permitted uses incidental to primary permitted and conditional uses in the A district are:~~

~~Accessory structure;~~
~~Domestic and agricultural well;~~
~~Guest building;~~
~~Watchman's quarters.~~

~~3. The conditional uses in the A district which require approval of a special use permit are:~~

~~Agricultural services;~~
~~Animal boarding facility;~~
~~Child care facility;~~
~~Church;~~
~~Municipal well facility;~~
~~Oil, gas or geothermal drilling operation;~~
~~Outdoor recreational facility (public or private);~~
~~Ranch and farm hand living quarters/bunkhouses including seasonal housing;~~
~~Recreational vehicle park~~
~~Utility substation.~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.165 (Conservation reserve (CR)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.165 – Conservation reserve [~~(CR).~~] (CR) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

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.

[~~1. The primary permitted uses in the CR district are:~~

~~Accessory farm structure;~~
~~Agricultural use;~~
~~Animals and fowl;~~
~~Fire protection facility;~~
~~Flood control facility;~~
~~Park;~~
~~Residential (limited to 1 dwelling per 20 acres or larger);~~
~~Water storage facility.~~

~~2. The accessory permitted uses incidental to primary permitted and conditional uses in the CR District are:~~

~~Accessory structure;~~
~~Domestic and agricultural well;~~
~~Guest building;~~
~~Watchman's quarters.~~

~~3. The conditional uses in the CR district which require approval of a special use permit are:~~

~~Agricultural services;~~
~~Animal boarding facility;~~
~~Cemetery;~~
~~Child care facility;~~
~~Church;~~
~~Extraction operation;~~
~~Fraternal association;~~
~~Municipal well facility;~~
~~Oil, gas or geothermal driving operation;~~
~~Outdoor recreational facility (public or private);~~
~~Recreational vehicle park;~~
~~Utility substation.~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.170 (Public (P)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.170 – Public [~~(P).~~] **(P) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. The Public district generally applies to land that is owned by the State of Nevada and located in Carson City. The [~~purpose~~] **purposes** of the [~~public~~] (P) district [~~is~~] **are** to [~~achieve the following:~~

~~1. To accommodate~~] **(a) Accommodate** the wide range of public institutional and auxiliary uses which are established in response to the [~~health, safety,~~] **health and safety and the** cultural and welfare needs of the [~~citizens of the city.~~

~~2. To organize~~] **the public.**

(b) Organize the assemblage of specific, nonprofit and [~~profit~~] **for-profit** public facilities into efficient **,** functionally [~~compatible,~~] **compatible** and attractively planned administrative centers in conformance with the master plan [~~and to establish~~] **to facilitate** special use permit approval for all uses **and** thereby [~~ensuring~~] **ensure** compatibility with adjacent **,** more restrictive districts. All [~~public~~] (P) district development standards [~~relative~~] **in relation** to lot area, setbacks, building height, landscaping, off-street parking and signs [~~shall~~] **must** be based on **the** requirements and conditions of the **applicable** special use [~~permit.~~] **permit that is issued.**

[~~3. To establish~~] **(c) Establish** site plan approval for [~~many~~] **the appropriate** uses **and** thereby [~~ensuring~~] **ensure** 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.~~

Commented [JDY66]: Redundant with the language above.

~~The conditional uses in the public (P) district which require approval of a special use permit are:~~

~~Building 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;~~
~~Cemetery;~~
~~Child care facility;~~
~~Civic auditorium and theater;~~
~~Historical site;~~
~~Hospital;~~
~~Library;~~
~~Military site;~~
~~Municipal well facility;~~
~~Museum;~~
~~Offices;~~
~~Park;~~
~~Public parking lot;~~
~~Recreational vehicle park;~~
~~School;~~
~~Storage;~~
~~Storage containers (permanent) as an accessory to a primary permitted use, subject to Division 1 and 1.10 (Personal Storage) of the development standards;~~
~~Utility substation;~~
~~Wastewater treatment facility;~~
~~Water, oil, gas or geothermal drilling operations;~~
~~Development standards. 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.~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.175 (Public neighborhood (PN)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.175 – Public neighborhood [~~(PN).~~] (PN) and public community (PC) districts; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~Public neighborhood (PN) means~~] **1. The purposes of the PN and PC districts are to:**

(a) Accommodate facilities and uses that serve only a small area of the [~~city. Utility substations are prohibited within the PN district. The purpose of the public neighborhood (PN) district is to achieve the following:~~

~~1. To accommodate~~] **City.**

(b) Accommodate the wide range of public institutional and auxiliary uses which are established in response to the[~~health, safety,~~] **health and safety and** cultural and welfare needs of the [~~citizens of the city.~~

~~2. To organize~~] **City.**

(c) Organize the assemblage of specific, nonprofit and [~~profit~~] **for-profit** public facilities into efficient **,** functionally [~~compatible,~~] **compatible** and attractively planned administrative centers in conformance with the master plan [~~and to establish~~] **to facilitate** special use permit approval for all uses **and** thereby [~~ensuring~~] **ensure** compatibility with adjacent **,** more restrictive districts. All [~~public neighborhood~~] (PN) **and (PC)** district development standards [~~relative~~] **in relation** to lot area, setbacks, building height, landscaping, off-street parking and signs [~~shall~~] **must** be based on **the** requirements and conditions of the **applicable** special use [~~permit.~~] **permit that is issued.**

[~~3. To establish~~] **(d) Establish** site plan approval for [~~many~~] **the appropriate** uses **and** thereby [~~ensuring~~] **ensure** 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.~~

Commented [JDY67]: Redundant with the subsection above.

~~The conditional uses permitted in the public neighborhood (PN) district which require approval of a special use permit are:~~

~~Adult/child care facility;~~

~~Buildings and facilities owned, leased, or operated by the city of Carson City, Carson City school district or any other district, state of Nevada or the government of the United States;~~

~~Historical site;~~

~~Library;~~

~~Municipal well facility;~~

~~Neighborhood park;~~

~~Public administrative office;~~

~~Public parks;~~

~~Public parking lots;~~

~~Schools, (elementary and middle);~~

~~Sheriffs substation;~~

~~Storage;~~

~~Storage containers (permanent) as an accessory to a a primary permitted use, subject to Division 1 and 1.10 (Personal Storage) of the development standards;~~

~~Storm drainage and floodplain devices;~~

~~Development standards. 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.~~]

2. Utility substations are prohibited in the PN district.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.180 (Public community (PC)) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.180 [~~– Public community (PC).~~] Replaced in revision by CCMC 18.04.187.

Commented [JDY68]: PC district has been combined with PN district, per former Director's request.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.185 (Public regional (PR)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.185 – Public regional [~~(PR).~~] (PR) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~PR means Federal,~~] **The purpose of the PR district is to accommodate federal,** state and [~~city~~] **City** facilities and uses [~~whose main purpose is~~] to sustain wide regional needs. [~~The Conditional Uses permitted in the PR District which require approval of a Special Use Permit are:~~

~~Airports/heliports;~~
~~Animal shelter;~~
~~Archaeological heritage/cultural resource;~~
~~Buildings and facilities owned, leased, or operated by the City of Carson City, Carson City School District or any other district, State of Nevada or the government of the United States;~~
~~Bus terminal/station;~~
~~Cemetery;~~
~~Child care facility;~~
~~Civic auditorium and theater;~~
~~Clinic;~~
~~Community institution (non-profit);~~
~~Communication antenna/tower;~~
~~Congregate care housing/senior citizen home~~
~~Conservation and wildlife sanctuary;~~
~~Convention facility;~~
~~Corporate yard;~~
~~Crisis care facility/residency/center~~
~~Equestrian center;~~
~~Fairground/theme park;~~
~~Farm;~~

~~Farmer's market;~~
~~Flood/storm drain protection devices;~~
~~Forest area;~~
~~Fuel storage tank facility;~~
~~Golf course/driving range/club house;~~
~~Historical site;~~
~~Hospital;~~
~~Impound yard;~~
~~Institutional use;~~
~~Library;~~
~~Maintenance garage;~~
~~Military facility;~~
~~Municipal well facility;~~
~~Municipal garage;~~
~~Municipal training facility;~~
~~Museum;~~
~~Noise attenuation barrier;~~
~~Open space;~~
~~Outside storage;~~
~~Pavilion/stadium;~~
~~Prison;~~
~~Public administrative office;~~
~~Public nursery;~~
~~Public park/playground;~~
~~Public parking lots;~~
~~Public performing arts center;~~
~~Public utility building;~~
~~Public water supply;~~
~~Quarry/extraction site;~~
~~Radio station/TV station tower;~~
~~Regional park;~~
~~Resource management use/groundwater recharge use;~~
~~Schools (elementary, middle, high school, and college/university);~~
~~Sewage works facility;~~
~~Social services center/facility offices;~~
~~Special complementary uses;~~
~~Sport playing field;~~
~~Storage;~~
~~Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards;~~
~~Storage facility;~~
~~Storm drainage and floodplain devices;~~
~~Summer camp;~~
~~Tennis court complex;~~
~~Transfer station/sanitary landfill;~~
~~Utility easement;~~
~~Utility facilities;~~

~~Utility substation;~~
~~Warehouse;~~
~~Waste disposal area/site facility;~~
~~Wastewater treatment facility;~~
~~Watchman's quarters;~~
~~Water facility;~~
~~Water, oil, gas or geothermal drilling operation sites;~~
~~Water tank;~~
~~Water works facility;~~
~~Wilderness area;~~
~~Wildlife park/preserves/habitat area;~~
~~Wind energy conversion facility;~~
~~Zoo.~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.04.187 (Zoning map and zoning code amendments) as follows:

18.04.187 – Table of permitted uses. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

Commented [JDY69]: The following tables are provided by the current Director, which is a revised, more condensed version of the tables prepared by the former Director. While all new language in a proposed ordinance will be indicated by **bold, underlined** font and existing language proposed to be removed is indicated by ~~stricken~~ font, these tables show the edits by the current Director as "new" language for the Board's ease of reference. When this ordinance is introduced, the tables will appear as all new language and each use reordered alphabetically as necessary.

The permitted uses for each of the zoning districts set forth in this chapter are hereby established in the following tables:

Agriculture and Conservation Reserve Districts Use Table

P = Permitted as a primary use
S = Special Use Permit required (conditional use)
√ = Supplemental Standards
A = Permitted accessory to a Permitted Use
Blank = Prohibited

	Use	A	CR
	[~~Accessory farm structure~~] ["Farm structure"]	~~P~~	~~P~~
	Accessory structure	A	A
√	Accessory dwelling unit	A	A
	Agricultural services	S	S
	Agricultural use	P	P
	Animal boarding facility	S	S
	Animal shelter	**S**	**S**
	Animals and fowl	P	P
	[~~Barn or stable~~] ["Farm structure"]	~~P~~	
	Cemetery		S

Commented [JDY70]: Formerly "guest building" but changed to "accessory dwelling unit" per current Director

√	Child care facility/Adult care facility	S	S
	Church	S	S
	Conservation and wildlife sanctuary	**S**	**P**
	[~~Crop production (commercial)~~] ["Agricultural use"]	~~P~~	
	[~~Domestic and agricultural well~~] ["Residential" or "Agricultural use"]	~~A~~	~~A~~
	Equestrian center	**S**	**S**
	Extraction operation		S
	Farm structure [Replaces "Accessory farm structure"]	**P**	**P**
	[~~Fire protection facility~~] [Undefined]		~~P~~
	Flood control facility/storm drain protection devices	P	P
	Fraternal association		S
√	Home occupation	A	A
	Livestock raising	P	**P**
	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 **or campground**	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[1]	P/S	P/S

Footnotes:

1. See specific "wireless communication facility" process and design standards.

Residential Districts Use Table

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Supplemental Standards

A = Permitted accessory to a Permitted use

Blank = Prohibited

	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 dwelling unit	A	A	A	A	S	S	S	S	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						

Commented [JDY71]: Formerly "guest building" but changed to "accessory dwelling unit" per current Director

	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
	~~Commercial stable/riding academy~~ ["Riding academy"]	~~S~~											
	~~Commercial stable/riding academy (accessory to a residential use~~ ["Riding academy"]		~~S~~										
√	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											
	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
	~~Recreation and activities not for park residents use~~											~~S~~	
	Residence, mobile home/ manufactured home	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	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[2]					P	P
	Riding academy	S											
	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[3]	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.

Commercial and Industrial Districts Use Tables

P = Permitted as a primary use
S = Special Use Permit required (conditional use)
√ = Supplemental Standards
A = Permitted accessory to a Permitted use
Blank = Prohibited

		Commercial							Industrial			
	Use	**RO**	**GO**	**NB**	**DTMU**	**RC**	**GC**	**TC**	**LI**	**GI**	**AIP**	**GIA**
	Accounting and bookkeeping ["Office"]				P	P	P		P	P		
	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		
√	Adult merchandise retail establishment (per Development Standards 1.19)					P	P		P	P		
	Alcoholic beverage sales (accessory to a restaurant) ["Restaurant"]				P	P	P		P	P		
	Airport accessory uses and support services										P	P
	Ambulance service and garage						S		P	P		
	Ammunition manufacturing ["Manufacturing of potentially hazardous products"]									S		S
	Amusement arcade			**S**	S	S	P	**P**	P	P		
	Amusement devices, sales and service				S	P	P		P	P		
	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[1]	X[1]	X[1]	X[1]
	Animal boarding facility [also in A & CR]						**S**	-	**S**	**S**		
	Animal hospital						P		P	P		
	Antiques, retail			P	P	P	P	[A] **P**	P	P		
	Apparel shop/Body apparel shop ["Retail"]				P	P	P		P	P		
	Appliances, retail ["Retail"]				P	P	P		P	P		
	Appliances repair shop			**P**		**P**	P		P	P		
	[Archery range] [See "Outdoor recreation facility"]						P		P	P		
	Architect and engineering supplies ["Retail]			P		P	P		P	P		

	Armored car service and garage						S		P	P		
	Art gallery	P	P	P	P	P	P	**P**	P	P		
	Art store ["Retail"]			P	P	P	P		P	P		
	Art studio ["Personal services"]				P	P	P		P	P		
	Artist, commercial ["Personal services"]				P	P	P		P	P		
	Asphalt manufacturing									S		S
	Assayer ["Personal services"]						P		P	P		
	Assembly, fabricating and manufacturing of products and materials ["Manufacturing"]								P	P	P	P
	Assembly, fabricating and manufacturing of products and materials								P	P	P	P
	Astrologer, hypnotist, or psychic ["Personal services"]				P	P	P		P	P		
	Auction sales						P		P	P		
	Automobile body repair, painting, towing service and garage (vehicles must be stored within enclosed sight-obscured area).[2]						S[2]		S	P		
	Automobile parts, tires and accessories			S		P	P		P	P		
	Automobile pawn (accessory to automobile sales)						A		P	P		
	Automobile pawn (not accessory to automobile sales)						S		P	P		
	Automobile rental					P	P	P	P	P		
	Automobile repair						P		P	P		
	Automobile**, recreational vehicle or trailer** retail, new or used					P	P	**P**	P	P		
	Automobile service (gas, with minor maintenance and repair service, no body repair)			P		P	P	P	P	P		
	Automobile service station (no repair) (convenience market accessory)				S							
	Automobile wash			P		P	P	**P**	P	P		
	Automobile wrecking yards									S		S
	Bakery ["Retail"]			P	P	P	P	A	P	P		
	[Ballroom] ["Convention facility"]						P		P	P		
	Bank			P	P	P	P	**P**	P	P		
	Bar			S	P	[S] **P**	P	P	P	P		
	Barber shop	**P**	**P**	P	P	P	P	**P**	P	P		
	Beauty shop	**P**	[S] **P**	P	P	P	P	[A] **P**	P	P		
√	Bed and breakfast inn				P		P	P	P	P		
√	Bed and Breakfast Inn (only within the Historic District	S				S						
	Bible and church supplies ["Retail"]				P	P	P		P	P		
	Bicycle shop, retail (repair, accessory) ["Retail"]			P	P	P	P		P	P		
	Billiard or pool hall [see "bar"]						P		P	P		

	Blacksmith									P		P
	Blood plasma donor center ["personal services"]					P	P		P	P		
	Blueprint and photocopy service ["Personal services"]					P	P		P	P		
	Boarding and Rooming House				P	P	P		P			
	Body piercing ["Personal services"]					P	P		P	P		
	Bookbindery ["Personal services"]						P		P	P		
	Bookstore ["Retail"]			P	P	P	P	A	P	P		
	Bottling plant/brewery facility								P	P		P
	Boutique ["Retail"]							A				
	[Bowling alley] [See "Indoor recreation facility"]					P	P	-	P	P		
	Brew pub *[Added to NB like "bar."]*			**S**	P	P	P	**P**	P	P		
	Building materials (indoor only)					S	P		P	P		
	[Building material (bulk)/ lumber storage yard and sales] ["Outside storage as a primary use"]									P		P
	Bulk station (fuel)									S		S
	Bus line office, service and storage garage						S		P	P		
	Bus passenger depot/Transit passenger facility				P	S	P	**P**	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
	Butane, propane storage and sales									P		P
	Cabinet shop (manufacturing)						S		P	P		
	Cafeteria ["Restaurant"]					P	P		P	P		
	Cameras and film, retail (photo finishing, accessory) ["Retail"]			P	P	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				
	Cannery									P		P
	Candy and confectionary, retail ["Retail"]				P	P	P		P	P		
	Carpet and floor coverings					P	P		P	P		
	Caterer				P	P	P	**P**	P	P		
	Cement or direct products sale									P		P
	Cemetery						S	S	P	P		
	Ceramic products with kiln				P	P	P		P	P		
	Cesspool cleaner yard ["Outside storage as a primary use"]									P		P
	Chemical manufacturing ["Manufacturing of potentially hazardous products"]									S		S

	Chemist, analytical and consulting ["Office"]					P	P		P	P		
√	Child care facility/adult care facility		S	S	S	S	S	S	S			
	Child care facility (accessory to a business within the main building or within an accessory building		**S**	**S**	**S**	**S**	**S**	**S**	**S**	S	S	S
√	Child care facility (accessory to residential use)	S										
	Christmas tree sales ["Retail"]				P	P	P		P	P		
	Chromium plating ["Manufacturing of potentially hazardous products"]									S		S
	Church	S	S	S	P	P	P		P			
	Clinic	S	P	P	**P**	P	P	S	P	P		
	Clock, retail and repair ["Retail"]				P	P	P		P	P		
	Clothing sales/dress shop ["Retail"]			P	P	P	P		P	P		
	Club, [supper and amusement] **service**				P	P	P	**P**	P			
	Coal and coke yard									S		S
	Coffee shop ["Restaurant"]			P	P	P	P		P	P		
	Coin store ["Retail"]			P	P	P	P		P	P		
	Collectibles store ["Retail" or "secondhand dealer"]			-	-	P	P	-	P	P		
	[Commercial amusement and recreation, indoor and outdoor] ["Indoor" and "Outdoor recreation facilities"]							P				
	Community clubhouse		P	P		P	P	**P**	P	P		
	Community/regional commercial or office center (greater than 150,000 sq. ft.)				P	S	S	**S**	P	P		
	Computer sales and repair ["Retail"]				P	P	P		P	P		
	Concrete batch plant									S		S
√	Congregate care housing [/senior citizen home]			S		S	S					
	Contractor's large equipment, sales, repair, supplies, or storage ["Outside storage as a primary use"]									P		P
	[Contractor's wrecking yard] ["Junk yard"]									S		S
	Convenience store ["Retail"]			P		P	P	P	P	P		
	Convention facility				**P**	**S**	**P**	P	**P**	**P**		
	Copy center ["personal services"]					P	P		P	P		
	Costumes, party and wedding supplies and rental ["Retail"]				P	P	P		P	P		
	[Crane storage yard] ["Outside storage as a primary use"]									P		P
	[Crating and hauling depot or storage] ["Warehouse/distribution facility"]									P		P
	Credit bureau ["Office"]					P	P		P	P		
	Crematorium						S		P	P		

	Creosote manufacturing ["Manufacturing of potentially hazardous products"]									S		S
	Crop dusting equipment yard ["Outside storage as a primary use"]									P		P
	Delicatessen ["Restaurant"]			P	P	P	P		P	P		
	Delivery service				P	P	P		P	P		
	Department store ["Retail"]				P	P	P		P	P		
	Detective or private investigation agency ["Office"]				P	P	P		P	P		
	Diaper service						P		P	P		
	Die casting ["Manufacturing"]									P		P
	Disinfectant manufacturing ["Manufacturing of potentially hazardous products"]									S		S
	Display designer ["Personal services"]						P		P	P		
	Distillation of liquor									P		P
	Dog training school									P		P
	Draperies, blinds and window coverings ["Retail"]				P	P	P		P	P		
	Drugstore and pharmacy ["Pharmacy"]			P	P	P	P		P	P		
	Dry cleaning ["Personal services"]			P		P	P		P	P		
	Dry cleaning plant									P		P
	Dry goods store ["Retail"]				P	P	P		P	P		
	Dye manufacturing									S		S
	Electrical appliances, retail ["Retail"]				P	P	P		P	P		
	Electroplating works									S		S
	Embroidery shop ["Retail"]				P	P	P		P	P		
	Employment agency ["office"]					P	P		P	P		
	Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)					P	P		P	P		
	Equipment rental (outside storage)						S		P	P		
	Equipment rental (within a building)			S	S	P	P	**P**	P	P		
	Equipment storage yard ["Outside storage as a primary use"]									P		P
	Esthetician	P	P	P	P	P	P	**P**	P	P		
	Explosive manufacturing ["Manufacturing of potentially hazardous products"]									S		S
	Excavation/mining, gravel pit									S		S
	Express office [undefined]						P		P	P		
	Fabric store ["Retail"]			P		P	P		P	P		
	[Facial cosmetic shading, permanent] [Added in definition of "esthetician."]					S	P		P	P		
	Factory outlet store ["Retail"]					P	P		P	P		
	Farm products storage ["Outside storage as a primary use"]									P		P
	Farmers market				P	[S] **P**	[S] **P**	**P**	P	P		
	Flea market (indoor)						S	**S**	S	P		P

	Flea market (outdoor)									S		S
	Florist ["Retail"]			P	P	P	P		P	P		
	Foundry									S		S
	Fraternal association	**S**	**S**	**S**	P	P	P		P			
	Fuel storage tank facility [Also in PR]	-	-	-	-	-	-	-	-	**S**	-	**S**
	Funeral home; mortuary	S	S	S		S	P		P	P		
	Furniture and Home Furnishings, Office and Home, including Retail ["Retail"]					P	P		P	P		
	Furs and leather goods ["Retail"]				P	P	P		P	P		
	Gallery [see "art gallery"]				P							
	Gaming (limited)			P	P	P	P		P	P		
	Gaming (unlimited)			**S**	S	S	P	P	P	P		
	Garden supplies ["Retail"]					P	P		P	P		
	Gift shop and souvenirs ["Retail"]			P	P	P	P	A	P	P		
	Golf course [and driving range] [Driving range included in definition.]					S	S	P	S			
	Government facilities [See specific use type]								S	P		P
	Grain elevator									P		P
	Greenhouse			P		P	P	**P**	P	P		
	Grinding and sharpening of tools								P	P		
	Grocery store ["Retail"]					P	P		P	P		
	Gun store ["Retail"]					P	P		P	P		
	Gunsmith					P	P	**P**	P	P		
	Handyman repair shop ["Personal services"]			P		P	P		P	P		
	Hardware store ["Retail"]			P		P	P		P	P		
	Health and fitness club			S	P	P	P	A	P	P		
	Health food products, retail ["Retail"]			P	P	P	P		P	P		
	Herbs, retail ["Retail"]				P	P	P		P	P		
	Hide and tallow processing ["Manufacturing of potentially hazardous products"]									S		S
	Hobbies and crafts, retail ["Retail"]			P	P	P	P		P	P		
√	Home occupation	A	A	A		A	A					
	Hospital					S	S		P	P		
	Hotel				P	P	P	P	P	P		
	Hotel, residence				S	S	S	P	P			
	House mover									P		P
	Ice cream parlor ["Restaurant"]			P	P	P	P		P	P		
	Impound yard [Also in PR]								**S**	**P**	-	**P**
	Incineration of animals and garbage									S		S
	Indoor sports and recreation facility					**S**	**P**	P	**P**	**P**		
	Industrial service firms [Undefined]									P		P
	[Information kiosk] ["Office."]				P							
	Insecticide manufacturing									S		S
	Interior decorator ["Personal services"]			P	P	P	P		P	P		
	Janitor and building cleaning service					S	P		P	P		
	Jewelry store, retail ["Retail"]			P	P	P	P		P	P		

	Juice bar ["Restaurant"]				P	P	P		P	P		
	Junk yard Junk dealer's yard									S		S
	Kennel					S	P		P	P		
	Knit shop ["Retail"]			P	P	P	P		P	P		
	Laboratory (chemist, veterinarian, and [research] **manufacturing**)								**P**	P		P
	Laboratory (medical, optical, **or** dental [or veterinarian])	S	P	P		P	P	**P**	P	P		
	Lapidary service ["Personal services"]					P	P		P	P		
	Laundromat			P		P	P	**P**	P	P		
	Leather tanning ["Manufacturing of potentially hazardous products"]									S		
	Library, public or private		P	P	P	P	P	**P**	P	P		
	Lithographer, screen printer ["Personal services"]						P		P	P		
	Liquor and alcoholic beverages, retail ["Retail"]			P	P	P	P		P	P		
	Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use								S	S		S
	Locksmith ["Personal services"]			P	P	P	P		P	P		
	Lubrication compounds, manufacturing ["Manufacturing of potentially hazardous products"]									S		S
	Machine shop						**S**		**P**	P		P
	Machine shop (limited to in-house products or internal use)						**S**		**P**	**P**	P	**P**
	Magazine sales ["Retail"]				P	P	P		P	P		
	[Mail order house] ["Warehouse"]				S	P	P		P	P		
	Mail services, parcel post, post boxes			**P**	P	P	P	**P**	P	P		
	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. **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.**									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

Commented [JDY72]: Formerly "Launderette (coin operated)" but changed to "laundromat" per current Director

√	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		
√	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
	Market (Mini-Market, Food-Market, Super-Market) ["Retail"]					P	P		P	P		
	Massage therapy	P	P	P	P	P	P	**P**	P	P		
	[Matches, manufacturing] ["Manufacturing of potentially hazardous products"]									S		S
	Meat packer									S		S
	Mechanical equipment building [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
	[Miniature golf course] ["Outdoor recreation facility"]					S	P		P			
√	Mobile home park					S	S					
	Mobile home sales (office)					P	P		P	P		
	Motel				S	P	P	P	P	P		
	Motorcycle race track									S		S
	Motorcycle Sales, Service and Accessories					P	P		P	P		
	Municipal building	S	S	P	P	P	P	**P**	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		
	Music store ["Retail"]				P							
	Music studio			S	**P**	P	P	**P**	P	P		
	Newspaper print office					S	P		P	P		
	Nightclub						P	P	P	P		
	Office	P	P	P	P	P	P	P	P	P		
	Office (limited contact with general public)										P	P
	Office supplies ["Retail"]					P	P		P	P		
	Optician ["Personal services"]				P	P	P		P	P		
	Ore dump									S		S
	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"]									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	
	Outdoor entertainment facility							P	**S**	**S**		
	Outdoor recreational facility (public or private)						**S**	P	**S**	-		
√	Outdoor sales, permanent, subject to Title 18.02.115.8 (Outdoor Sales and Activities)					S	S	S	S	P		
√	Outside storage accessory to a primary use				S	A	A	**A**	A	P	A	A
√	Outside storage as a primary permitted use								S	P	S	P
	Oxygen manufacturing ["Manufacturing of potentially hazardous products"]									S		S
	Paint manufacturing ["Manufacturing of potentially hazardous products"]									S		S
	Parcel delivery service, branch (off-street loading only) ["Delivery service"]						P		P	P		
	Park	P	A	A	P	**P**	**P**	**P**	**P**	**S**		
	Parking lot or parking garage	A	A or S	A	A or S	P	P	**P**	P	P		
	Paving contractor large equipment, sales, service and storage									P		P
	Pawn shop				**P**	**P**	P		P	P		
	Perfumery ["Retail"]			P	P	P	P		P	P		
	Personal services	**S**	**S**	**P**	P	**P**	**P**	P	**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	**S**	P	P	P	
	[Termite or] Pest control									P		P
	Pet Grooming			S	**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		
	Photographer's studio ["Personal services"]			P	P	P	P		P	P		
	Photographic finishing, supplies and picture framing ["Retail"]				P	P	P		P	P		
	Planing mill									P		P
	Plastic products manufacturing ["Manufacturing"]									S		S
	Plumbing and heating equipment and supplies						P		P	P		
	Post office			P		P	P	**P**	P	P		
	Power plant (electrical or gas)									P		
	Printer and/or publisher					S	P		P	P		

	Private and public club ["Club, service"]							P				
	Public safety facilities (police or fire substation or dispatch; no jail facilities) "Municipal building"]				P							
	Pumpkin sales ["Retail"]					P	P		P	P		
	Quarry, stone									S		S
	Radio, stereo store ["Retail"]				P	P	P		P	P		
	Radio studio or TV station with antenna towers								**P**	P		P
	Radio studio (no antennas)					P	P		P	P		
	Recreational vehicle and trailer repair						**S**	S	**P**	**P**		
	[Recreational vehicle and trailer sales (including rental) ["Automobile, RV and trailer sales."]					P	P	S	P	P		
√	Recreational vehicle park **or campground** (30-day maximum stay)					S	S	P	P	P		
√	Recreational vehicle park **or campground** (180-day maximum stay)							S				
	Recreational vehicle storage [, covered]							S	**P**	**P**	**S**	**P**
	Recycling collection center						S		P	P		
	Recycling operations center									P		P
	Rendering works ["Manufacturing of potentially hazardous products"]									S		S
	Rental car facility ["Automobile rental"]							P				
√	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					
	[Resort] [Individual uses permitted by zoning district, e.g. hotel.]							P				
	Restaurant, no drive-through	**S**		S[3]	P	P	P	P	P	P		
	Restaurant with drive-through			**S**	S	P	P	P	P	P		
	Retail sales			**P**	P	**P**	**P**	[A/S] **P**	**P**	**P**		
	Road building equipment sales and storage ["Outside storage as a primary use"]									P		P
	Rock crushing and stripping									S		S
	Rubber and metal stamp, retail (shop accessory) ["Retail"]				P	P	P		P	P		
	Satellite equipment sales ["Retail"]					P	P		P	P		
	School, college or university				S	S	S					
	School, K-12	S	S	S		S	S					
	School, vocational				S	S	P			P		P
	Scrap metal processing									S		S
	[Secondhand business] ["Thrift store"]						P		P	P		
	Secondhand dealer ["Retail"]			-	P	P	P	-	P	P		
	Security service ["Personal services"]					P	P		P	P		
	Septic tank service									P		P
	Sewer service equipment yard									S		S

	Sewing machine, retail and repair ["Retail"]			P	P	P	P		P	P		
	Sheet metal shop									P		P
	Shoe repair ["Personal services"]			P	P	P	P		P	P		
	Shoe store ["Retail"]			P	P	P	P		P	P		
	Shoeshine stand ["Personal services"]			P	P	P	P		P	P		
	Sign painting and lettering						P	**P**	P	P		
	[Skating arena] ["Indoor recreation facility"]					S	P	-	P	P		
	Slaughterhouse									S		S
	[Sport playing field] ["Park"]						P	-	P	P		
	Sporting goods store ["Retail"]			P	P	P	P		P	P		
	Sports arena						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		
	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
√	Street vendor (subject to development standards; limited to DTMU and RC)				P	S						
	Tailoring ["Personal services"]			P	P	P	P		P	P		
	Tannery ["Manufacturing of potentially hazardous products"]									S		S
	Tattoo parlor					S	P		P	P		
	Taxi cab stand				P	P	P	**P**	P	P		
	Taxidermist						P		P	P		
	Tea house ["Restaurant"]	P	P	P	P	P	P		P	P		
	Telephone sales office ["Office"]				P	P	P		P	P		
	[Television repair store] ["Appliance repair"]					P	P		P	P		
√	Temporary outdoor display and sales subject to Title 18 (Outdoor Sales and Activities)			A	P	A	A	**A**	A	P		
	Temporary sales tract office ["Tract sales office, temporary"]	S	S	S		P	P		P	P		
	[Tennis or swimming facility] ["Outdoor recreation facility"]					S	P	-	P	P		
	Theater				P	P	P	P	P	P		
	Thrift store					**P**	P		P	P		
	Tire manufacturing ["Manufacturing of potentially hazardous products"]									S		S
	Tire rebuilding, retreading									P		P
	Tire sales, repair and mounting						P		P	P		

	Tobacco shop ["Retail"]			P		P	P		P	P		
	Topsoil stripping									S		S
	Toys, retail ["Retail"]			P	P	P	P		P	P		
	Tract sales office, temporary	[S] **P**	[S] **P**	[S] **P**		P	P		P	P		
	Tractor service								**P**	P		P
	[Trade center]							S				
	Trailer rental or truck rental					S	P		P	P		
	Transfer station [Dump refuse or disposal yard]									S		S
	[Transport/transfer cargo facility] ["Warehouse" or "distribution center"]							S				
	Travel agency ["Personal services"]			P		P	P	A	P	P		
	Tree service								**P**	P		P
	Truck depot, parking, repair									P		P
	Truck rental or trailer rental					S	P	**S**	P	P		
	Truck stop						**S**	S	**S**	P		
	Upholstery (wholesale, retail, installation and incidental manufacturing)						P		P	P		
	Utility substation	S	S	S	S	S	S	S	S	S	S	S
	Variety store ["Retail"]			P		P	P		P	P		
	Veterinary clinic			S	P	S	P		P	P		
	Video sales and rental ["Retail"]			P		P	P		P	P		
	Wallpaper and interior decorating supplies ["Retail"]			S		P	P		P	P		
	Water, oil, gas or geothermal drilling operations									S		S
	Warehouse						P	**S**	P	P		
	Watch repair ["Personal services"]			P	P	P	P		P	P		
√	Watchman's quarters							A		A	A	
	Wedding chapel				P	P	P	P	P	P		
	Welding shop									P		P
√	Wireless communication facility[4]	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
	Welding supplies and gases (retail and wholesale sales) (no filling or repair of cylinders)						S		S	P		P
	Wood storage yard, screened ["Outside storage as a primary use"]									P		P
	Yarn shop ["Retail"]			P		P	P		P	P		
	Youth Recreation Facility					S	S	**S**	P	P		

Footnotes:

1. Any use or structure that is otherwise permitted under the zoning provisions 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. See specific "wireless communication facility" process and design standard.

Public Districts Use Tables

P = Permitted as a primary use
S = Special Use Permit required (conditional use)
√ = Supplemental Standards
A = Permitted accessory to a Permitted use
Blank = Prohibited

	Use	**P**	**PN/ PC**	**PR**
	Agricultural use			**S**
	Airports/heliports			S
	Animal shelter	**S**	**S**	S
	[~~Archaeological heritage/cultural resource~~] [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
	Bus [~~terminal/station~~] **passenger depot/transit passenger facility**	**S**	**S**	S
	Cemetery	S	S	S
√	Child care facility/Adult care facility	S	S	S
	Civic auditorium and theater	S	S	S
	Clinic	**S**	**S**	S
	Community institution (non-profit)	**S**	**S**	S
	[~~Communication antenna/tower~~] ["Wireless communication facility"]			~~S~~
√	Congregate care housing [~~/senior citizen home~~]	**S**	**S**	S
	Conservation and wildlife sanctuary			S
	Convention facility			S
	Corporate yard	**S**	**S**	S
	Equestrian center			S
	Fairground/theme park			S

	[~~Farm~~] ["Agricultural use"]			~~S~~
	Farmer's market	**S**	**S**	S
	Fire station	**S**	S	
	[~~Flood control facility/storm drain protection devices~~] [See "Buildings and facilities" operated by a government agency, above.]			~~S~~
	~~[Forest area]~~			~~S~~
	Fuel storage tank facility			S
	Golf course [~~/driving range/club house~~]			S
	[~~Historical site~~] [Not defined; established by specific use type.]	~~S~~	~~S~~	~~S~~
	Hospital	S	S	S
	Impound yard			S
	[~~Institutional use~~] ["Building and facilities"]			~~S~~
	Library	S	S	S
	[~~Maintenance garage~~] ["Municipal garage]			~~S~~
	Military site	S		S
	Municipal garage			S
	[~~Municipal training facility~~] ["Building and facilities"]			~~S~~
	Municipal well facility	S	S	S
	Museum	S	S	S
	~~Noise attenuation barrier~~			~~S~~
	Nursery [~~, public~~]			S
	[~~Offices~~] ["Building and facilities"]	~~S~~	~~S~~	~~S~~
	[~~Open space~~]			~~S~~
	Outdoor recreation	**S**	**S**	**S**
√	Outside storage	**S**	**S**	S

	Park	S	S	S
	Parking lot, public	S	S	S
	Pavilion/stadium			S
	[~~Performing arts center, public~~] ["Civic auditorium and theater"]			~~S~~
	Prison			S
	Public utility building			S
	[~~Public water supply~~] ["Water storage facility"]			~~S~~
	Quarry/extraction site			S
	[~~Radio station/TV station tower~~] ["Wireless communication facility"]			~~S~~
√	Recreational vehicle park **or campground**	S		**S**
	[~~Resource management use/groundwater recharge use~~] ["Building and facilities"]		~~S~~	~~S~~
	School	S	S	S
	Schools, (elementary and middle)		S	
	[~~Senior center~~] ["Building and facilities"]		~~S~~	
	[~~Sewage works facility~~] ["Wastewater treatment facility"]			~~S~~
	Sheriff's office and jail		S	
	[~~Sheriff's substation~~] ["Building and facilities"]		~~S~~	
	[~~Social services center/facility offices~~] ["Community institution (non-profit)" or "Buildings and facilities"]			~~S~~
	[~~Special complementary uses~~] [Undefined]			~~S~~
	[~~Sport playing field~~] ["Park"]			~~S~~
	[~~Storage~~] ["Outside storage"]	~~S~~	~~S~~	~~S~~
√	Storage containers	S	S	S
	[~~Storm drainage and floodplan devices~~] ["Building and facilities"]		~~S~~	~~S~~

	Summer camp	**S**	**S**	S
	[~~Swimming pool~~] ["Outdoor recreation"]		~~S~~	
	[~~Tennis court complex~~] ["Outdoor recreation"]			~~S~~
	Transfer station/sanitary landfill			S
	[~~Utility easement~~] [Not a use]		~~S~~	~~S~~
	[~~Utility facilities~~] ["Building and facilities"]		~~S~~	~~S~~
	Utility substation	S	S	S
	Warehouse			S
	[~~Waste disposal area/site facility~~] ["Transfer station/ sanitary landfill"]			~~S~~
	Wastewater treatment facility [~~/Sewage works facility~~]	S		S
√	Watchman's quarters			S
	Water, oil, gas or geothermal drilling operations	S		S
	Water **storage** facility [Term as used in definitions]	**S**	**S**	S
	[~~Water tank~~] ["Water storage facility"]			~~S~~
	[~~Wilderness area~~]			~~S~~
	Wildlife park/preserves/habitat area			S
	Wind energy conversion facility			S
√	Wireless communications facility[1]	P/S	P/S	P/S
	Zoo			S

Footnotes:
1. See specific "wireless communication facility" process and design standards.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.190 (Residential districts intensity and dimensional standards) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.190 – Residential districts [~~intensity~~] density and dimensional standards. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

All development in residential districts shall be subject to the [~~intensity~~] **density** and dimensional standards set forth in the following table. These standards may be further limited or modified by other applicable sections of this [~~code~~] **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 (1)	5 AC	1 per 5 AC parcel	200 ([9]8)	N/A	40*	100	50	50	50
SF2A (1)	2 AC	1 per 2 AC parcel	200 ([9]8)	N/A	32*	50	20	20	30
SF1A (1)	1 AC	1 per 1 AC	120 ([9]8)	360 ([7]6)	32*	30	15	20	30
SF21 (1)	21,000 SF	1 per 21,000 SF parcel	80 ([9]8)	240 ([7]6)	26*	20	10	15	20
SF12 (1)	12,000 SF	1 per 12,000 SF parcel	70 ([9]8)	210 ([7]6)	26*	20	10	15	20
SF6 (1)	6,000 SF 6,500 SF Corner	1 per 6,000 SF parcel/6,500 SF corner parcel	60 ([9]8)	180 ([7]6) (120 cul-de-sac)	26*	20	5	10	10 ([3]2)
MH6 (1)	6,000 SF 6,500 SF Corner	1 per 6,000 SF parcel/ **6,500 SF**	60 ([9]8)	180 ([7]6)	26*	20	5	10	10 ([3]2)

		corner parcel							
MH12 (1)	12,000 SF	1 per 12,000 SF parcel	70 ([9]8)	210 ([7]6)	26*	20	10	15	20
MH1A (1)	1 AC	1 per acre	120 ([9]8)	360 ([7]6)	32*	30	15	20	30
MFD	6,000 SF	[~~1 or~~] 2 per 6,000 SF parcel	60 ([9]8)	150	26*	20	5 ([4]3)	10	10 ([3]4)
MFA (7)	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 (8)	150	45*	10 (9)	10 (3,4,7)	10 (10)	20 (4)
MHP	1 AC	N/A	N/A	N/A	N/A	10 ([6]5)	10 ([6]5	10 ([6]5	10 ([6]5
[~~RO (1)~~]	~~[6,000 SF]~~	~~[7.26]~~	~~[60 (8)]~~	~~[150]~~	~~[35*]~~	~~[10 (9)]~~	~~[10 (3)]~~	~~[10 (10)]~~	~~[20]~~

Footnotes:

Additional Requirements or Allowances:

* Additional height allowed by [~~Special Use Permit.~~] **special use permit.**

(1) Only 1 main [~~building or home~~] **residence** is allowed per [~~1~~] 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 [~~Division 10 of the development standards~~] **mobile home park development standards in this title** 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 in this title** 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.~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.195 (Non-residential districts intensity and dimensional standards) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.195 – Non-residential districts [~~intensity~~] density and dimensional standards. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

All development in non-residential districts shall be subject to the [~~intensity~~] **density** and dimensional **standards** set forth in the following table. These standards may be further limited or modified by other applicable sections of this [~~code~~] **Code** and the development standards.

Site Development Standards

Zoning Districts	Minimum Area (SF or AC) [13]	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 [12]	150	35 [1]	10 [8,14]	10 [~~5~~]	10 [8,15]	20 [~~8~~]
GO	6,000 SF	60	150	50 [1]	10 [8,15]	10	10 [8]	20 [6,8]

NB	9,000 SF [4]	75	N/A	26 [1]	0 [7,8]	0 [7]	0 [7,8]	0 [7,8]
RC	6,000 SF	50	N/A	45 [1]	0 [7,8]	0 [7]	0 [7,8]	0 [7,8]
GC	6,000 SF	60	N/A	45 [1]	0 [7,8]	0 [7]	0 [7,8]	0 [7,8]
TC	6,000 SF	60	N/A	45 [1]	0 [8]	0 [7]	0 [8]	0 [8]
DT-MU	6,000 SF	50	N/A	(2)	0 [9,2]	0 [9,2]	0 [9,2]	0 [9, 2]
LI	21,000 SF	100	N/A	32 [1]	30 [8,10]	10 [10,11]	10 [8,10]	30 [8,10,11]
GI	12,000 SF	120	N/A	45 [1]	30 [8,10]	0 [10]	0 [8, 10]	0 [8,10]
GIA	12,000 SF	120	N/A	45 [1]	30 [8,10]	0 [10]	0 [8,10]	0 [8,10]
AIP	20,000 SF	100	N/A	45 [1]	30 [8]	20	20 [8]	30 [8]
CR	20 AC	300	N/A	40 [1]	30	20	20	30
A	20 AC	300	N/A	40 [1]	30	20	20	30
P	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]
PN/PC/PR	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]

Footnotes:

Additional Requirements or Allowances:

1. Additional height allowed by special use permit.

2. Subject to the [~~Development Standards Division 6, Downtown Mixed-Use District.~~] **development standards for the 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~~] **must** 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~~] **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,~~] **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.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.005 (Applicability) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.005 – Applicability. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The provisions of this chapter apply in all [~~land use~~] **zoning** districts to every building erected and **all** land use **that is** 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.~~] **in accordance with the provisions of this title.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.010 (Parking) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.010 [~~—Parking.~~] **Repealed.**

Commented [JDY73]: Redundant with the development standards and proposed for repeal by former Director.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.015 (Trash, refuse and recycled material storage) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.015 [~~—Trash, refuse and recycled material storage.~~] **Repealed.**

Commented [JDY74]: Redundant with the development standards and proposed for repeal by former Director.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.020 (Landscaping) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.020 [~~—Landscaping.~~] **Repealed.**

Commented [JDY75]: Redundant with the development standards and proposed for repeal by former Director.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.025 (Temporary construction containers) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.025 – [~~Temporary construction~~] Storage containers. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. Temporary construction containers are permitted [~~by~~] **and may be used pursuant to a** temporary use permit or in conjunction with an active building permit in all zoning districts [~~within Carson City. Temporary construction containers~~] **. A temporary construction container** must be directly **related to and** associated with construction activity **,** and must be shown on the site plan submitted for [~~a~~] **the** building permit. [~~Up to~~] **Except as otherwise provided in this subsection, not more than** 3 containers **at a construction site** may be [~~utilized~~] **used** to house fixtures, materials or merchandise [~~pertaining to the~~] **resulting from** construction [~~per construction site. On job sites exceeding 5 acres or 50,000 square feet of building area, the number of~~] **. At the sole discretion of the Direction, additional** temporary construction containers may

be [~~increased at the discretion of the director. Upon~~] **used at a job site that is greater than 5 acres or 50,000 square feet in building area. All temporary construction containers must be removed from a job site after the** completion of [~~the~~] **a construction** project and [~~prior to issuance of~~] **before** a final certificate of [~~occupancy, all construction containers must be removed from the construction site.~~] **occupancy may be issued.**

2. Except as otherwise provided in this subsection, storage containers or other similar enclosures may be used in the commercial, industrial and public zoning districts subject to the following limitations:

(a) Storage containers must be used on a temporary basis and for not longer that a period of 90 days in one calendar year.

(b) The use of a metal storage container in any industrial zoning district for a period of longer than 90 days in a calendar year must be approved by the Director.

(c) Except as otherwise provided in this paragraph, the use of a metal storage container in a commercial or public zoning district for a period of longer than 90 days in a calendar year must be approved pursuant to a special use permit. The use of a metal storage container is in a neighborhood business zoning district is prohibited.

(d) Storage containers must satisfy the requirements set forth in the development standards.

->-> This subsection does not apply to storage containers that are used in conjunction with a building permit.

3. Metal storage containers may be used in residential zoning districts subject to the limitations set forth in the development standards.

4. Except as otherwise specifically authorized by the provisions of this title, the following enclosures may not be used for storage or occupied for living or sleeping purposes in any zoning district:

(a) An automobile.
(b) A recreational vehicle.
(c) A tent.
(d) A train car.
(e) A semi-truck trailer.
(f) A passenger coach.
(g) A bus.
(h) A streetcar body.
(i) Any other similar enclosure or rolling stock.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.030 (Temporary construction containers) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.030 – [~~Trailers, mobilehomes,~~] Manufactured homes, mobile homes, recreational [~~vehicles,~~] vehicles and commercial coaches . [~~and storage containers.~~] (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~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.~~

~~2. a. A mobilehome~~]

1. A manufactured home or mobile home may be used for permanent living or sleeping quarters [~~only in a mobilehome park or mobilehome subdivision, and for temporary living quarters, where authorized by the commission.~~

~~b.~~] **in:**

(a) A manufactured home or mobile home park or subdivision.

(b) A single-family residential zoning district if an application and the required application fee for manufactured home or mobile home in the district is submitted to the Director on a form prescribed by the Department. The application must contain, at a minimum, the following information:

(1) Written and photographic proof that the manufactured home or mobile home has siding, roof pitch and roofing materials consistent with what is used on at least 51 percent of other residential structures located within 300 feet of the property on which the manufactured home or mobile home is proposed to be installed;

(2) Written documentation showing that the foundation of the manufactured home or mobile home will be masked architecturally with materials consistent with what is used on at least 51 percent of other residential structures located within 300 feet of the property on which the manufactured or mobile home is proposed to be installed;

(3) A copy of the purchase agreement for the manufactured home or mobile home, including the floor plan and elevations; and

(4) A signed attestation from the owner of the lot on which the manufactured home or mobile home is proposed to be installed stating that the installation will comply with all covenants, conditions and restrictions and that the lot is not located within a historic district of the City.

2. A manufactured home or mobile home may be used for temporary living or sleeping quarters:

(a) During construction and for the term of the corresponding building permit if the manufactured home or mobile home is located on the same parcel where the construction is occurring for the main residence.

(b) For miners or stockmen in the conservation reserve and agricultural zoning districts, for an initial period not to exceed 1 year upon approval by the Director and for additional periods of renewal upon the annual review and approval of the Director.

3. A recreational vehicle may be used for temporary living or sleeping quarters only in a recreational vehicle park or [~~where~~] **except as otherwise** permitted by [~~Title~~] **titles** 10 and [~~Title~~] 13 of [~~the Carson City Municipal Code. Parking lots are not considered~~] **of CCMC. For the purpose of this subsection, a parking lot shall not be deemed a** recreational vehicle [~~parks.~~

~~c. 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 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.~~

Commented [JDY76]: Special exception provisions removed per former Director. These provisions have been used only once since 2002 and the reasonable accommodations provision in chapter 18.04 suffices.

~~(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.~~

~~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.~~

~~3. A~~] **park.**

4. Except as otherwise provided in this subsection, 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~~] **if** a commercial coach is [~~used:~~] **used as:**

[~~a. As a~~] **(b) A** construction office [~~only at or~~] within 100 feet of the site of a construction project and for the duration of the **corresponding** building permit. The applicant must obtain all required building permits for the proposed construction [~~prior to~~] **before** 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. As a~~] **(b) A** temporary office space [~~when~~] **if it is an** accessory to an established business and [~~in accordance with current adopted standards and:~~

~~(1) It~~] **it** will not be used for living quarters,

[(2)] **subject to the following requirements:**

(1) The applicant must obtain all required building permits for the proposed construction [~~prior to~~] **before** the placement of the temporary office [~~coach,~~

~~(3)~~] **coach.**

(2) The authorization **under this paragraph** is only effective **for a period of 1 year or** until permanent office space can be constructed [~~and in no even longer than 1 year,~~

~~(4)~~] **, whichever is shorter.**

(3) The placement of the temporary office coach must meet all **applicable** 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. The storage of an~~]

5. An unoccupied [~~mobilehome~~] **manufactured home, mobile home** or recreational vehicle [~~is permitted only on appropriate commercial or industrial zoned land. 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.~~] **may only be stored:**

(a) On property located in a zoning district where outside storage is permitted; and

(b) If in a residential zoning district, on the same property where the owner of the manufactured home, mobile home or recreational vehicle resides.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.035 (Watchman's quarters) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.035 – Watchman's quarters. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~In order to provide~~] **1. To facilitate** increased security within the industrial, commercial, agriculture and conservation reserve **zoning** districts, a watchman's quarters may be [~~provided~~] **authorized** as an accessory use under the following conditions:

[~~1.~~] **(a)** The watchman's quarters must clearly be **an** accessory to the main use;
[~~2. There shall be no payment of rent by the occupant of the quarters;~~
~~3.~~] **and**
(b) The **watchman's** quarters [~~are~~] **is** limited to 1 [~~family:~~] **.**
[~~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~~] **family.**
2. A watchman's quarters may be required to be removed [~~at anytime if not in compliance~~] **if it does not comply** with any [~~conditions~~] **condition** of approval.
[~~5.~~] Additional conditions of approval may be required by the [~~director to insure~~] **Director to ensure** compatibility with adjacent uses.
[~~6. Watchman's~~] **3. A watchman's** quarters [~~can~~] **may** be a manufactured home or a site constructed home. [~~A~~]
4. The use of a recreational vehicle [~~shall not be allowed~~] as a watchman's [~~quarters.~~] **quarters is prohibited.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.040 (Heliports) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.040 [~~**Heliports.**~~] **Repealed.**

Commented [JDY77]: Repealed per the former Director; heliports as a permitted use is contained in chapter 18.03.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.045 (Home occupation) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.045 – Home occupation. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~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~~] **are** subject to and must comply with the following [~~provisions of this Section:~~

~~1. Business license requirements. All home occupations must obtain a~~]

1. A Carson City business license [~~and meet the requirements of this Section.~~

~~2. Sale of merchandise. Sale~~] **must be obtained before the operation of any home business.**

2. The sale of goods, samples, materials, equipment or other objects on the premises [~~is not permitted. Home occupations shall~~] **of a home occupation is prohibited. Except as otherwise specifically required or authorized pursuant to federal regulations for the sale of firearms by a licensed firearm dealer, the owner of a home occupation 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.~~

~~4. Employees. No on-site~~] **with any customer or client on the premises of the home occupation.**

3. A home occupation must be an accessory to the use of the property as a residence.

4. On-site office staff **and employees** or [~~business~~] **other** personnel [~~shall be permitted in any~~] **are prohibited from working at the site of a** home occupation unless [~~the employees are~~] **the persons are family** members of the [~~resident family~~] **owner** and reside on the premises.

5. [~~Character. The characteristics~~] **The residential character** of the structure [~~shall~~] **may** not be [~~altered, nor shall~~] **altered and** the occupation within the [~~dwellings~~] **dwelling must not** 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~~] **by the** emission [~~sounds, noises,~~] **of any sound, noise,** dust, [~~odors,~~] **odor,** fumes, smoke, electrical disturbance or [~~vibrations, or~~] **vibration that** disturbs the peace and general welfare of the area.

6. [~~Traffic.~~] Pedestrian and vehicular traffic [~~shall be limited to that~~] **must be consistent with traffic that is** normally associated with residential districts. [~~Deliveries from commercial suppliers may not be made more than once each week and the deliveries shall not restrict traffic circulation.~~

~~7. There shall be no outside~~]

7. The outdoor storage of materials or [~~equipment; no storage~~] **equipment and the indoor or outdoor storage** of toxic or hazardous materials, including **, without limitation,** ammunition and [~~gunpowder; not shall~~] **gunpowder, is prohibited. Any** merchandise **must not** be visible from outside the dwelling.

8. [~~Location. The~~] **A** home occupation [~~shall~~] **must** be confined within the main building [~~and/or accessory structure~~] **on the property or, if applicable, within an authorized accessory**

structure that serves as a secondary use of the residential use. [~~When~~] **If a home occupation is** conducted in a garage, the home occupation [~~shall~~] **must** 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.~~] **an automobile.**

9. The use of utilities and community facilities [~~shall be limited to~~] **on the property must be consistent with the level of use** that **is** normally associated with the use of the property for residential purposes.

10. [~~Advertising. There must not be any~~] **Any** public advertising which calls attention to the fact that the dwelling is being used for business [~~purposes. Telephone~~] **purposes is prohibited. Except as otherwise provided in this subsection, telephone** listings, business [~~cards, or~~] **and** any other advertising of the [~~business, shall~~] **home occupation must** not include the dwelling address. The name, [~~telephone,~~] **telephone number** and purpose of the home occupation may be [~~advertising on not more than one~~] **advertised on a** vehicle [~~which~~] **that** is operated by [~~the resident or residents of the dwelling in conjunction with the business.~~] **a resident of the dwelling in which the home occupation is conducted.** The home address may appear on letterhead and invoices [~~when~~] **if** the home address is also the business address.

11. [~~Electromagnetic interference.~~] Electrical or mechanical equipment which [~~creates~~] **create** video or audio interference in customary residential electrical appliances or [~~causes~~] **cause** fluctuations in line voltage outside [~~the~~] **a** dwelling unit [~~is~~] **are** prohibited.

12. [~~Fire safety. Activities conducted~~] **Any activity** and **any** equipment or material used or stored [~~shall~~] **must** not adversely [~~change~~] **affect** the fire safety of [~~the~~] **any** premises.

13. [~~Parking. No~~] **Except for one panel van or pickup truck that is used for personal transportation, the** parking or placement of **any** commercial [~~vehicles such as trucks, trailers,~~] **vehicle, including, without limitation, a truck, trailer or associated** equipment or materials [~~except one (1) panel van or pickup truck, when used for personal transportation.~~] **, is prohibited unless screened from public view.**

14. Except as otherwise specifically authorized by the rules and regulations of the Carson City Department of Health and Human Services, the processing or packaging of food as a home occupation is prohibited.

15. Any on-site repair or maintenance of a vehicle that is not owned by the owner of the home occupation is prohibited.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.050 (Accessory farm structures) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.050 [~~**— Accessory farm structures.**~~] **Repealed.**

Commented [JDY78]: Repealed per former Director.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.055 (Accessory structures) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.055 – Accessory structures. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

Commented [JDY79]: All revisions in substance, including repealed provisions, proposed by former Director.

1. [~~It shall be~~] **Except as otherwise provided in this subsection, it is** unlawful **for any person** to construct, erect or locate in any residential [~~district, private garages~~] **district a private garage** or other accessory [~~buildings~~] **building** without a [~~permissive~~] **permitted** main [~~building, except: a~~] **building. A** temporary building may be constructed and occupied as a legal use pending the construction of a permanent use [~~providing that no permit shall~~] **except that a permit may not** be issued for [~~such~~] **the** temporary structure unless a permit [~~also be~~] **is concurrently** issued [~~at the same time~~] for the permanent building. If [~~it be proposed to convert said~~] **a** temporary structure **is proposed to be converted** to a permissive accessory use upon completion of the [~~main structure, said conversion shall~~] **main use, the conversion must** occur upon completion of the [~~final structure~~] **main use** or be removed at that time or [~~within a period of one (1)~~] **not later than 1** year from the date [~~of issuance of original permit.~~] **the permit for the temporary use was issued, whichever is earlier.**

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.~~

~~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.~~] **Accessory structures in all residential zoning districts are subject to the setback requirements as established in the following table:**

Zoning district	Accessory structure size	Setbacks [1]
SF6, MH6, SF12, MH12, SF21	200 square feet or less in area and not more than 15 feet in overall height	Rear: 3 feet [2] Side: 3 feet [2] Front and Street Side: Per zoning [3]
	More than 200 square feet and not more than 500 square feet, and not more than 15 feet in overall height	Rear: 5 feet [2] Side: 5 feet [2] Front and Street Side: Per zoning [3]
	Any size, more than 15 feet in overall height	Rear: Per zoning [3] Side: Per zoning [3] Front and Street Side: Per zoning [3]
SF6, MH6, SF12, MH12, SF21	More than 500 square feet in area	Rear: Per zoning [3] Side: Per zoning[3] Front and Street Side: Per zoning [3]
SF1A, MH1A, SF2A, SF5A	Any size, any height	Rear: Per zoning [3] Side: Per zoning[3] Front and Street Side: Per zoning [3]

Footnotes:

(1) If an accessory building is connected to the main building by a breezeway or other roof structure open to the outside, each structure must meet full yard setback requirements for the zoning district in which the property is located.

(2) Includes eaves and other building projections.

(3) See table of permitted uses in CCMC Chapter 18.04.

3. Accessory structures in all residential zoning districts are subject to the permit approvals as established in the following table:

Zoning district	Accessory structure size [1]	Required Approval [2]
SF6, MH6, SF12, MH12, SF21	Not more than 500 square feet or 75% of the primary structure [3], whichever is larger	Building permit

	More than 500 square feet, and more than 75% but not more than 100% of the primary structure	**Administrative permit**
	More than 500 square feet and more than 100% of the primary structure	**Special use permit**
SF1A, MH1A, SF2A, SF5A	**Not more than 1,000 square feet or 75% of the primary structure, whichever is larger**	**Building permit**
	More than 1,000 square feet, and more than 75% but not more than 100% of the primary structure	**Administrative permit**
	More than 1,000 square feet and more than 100% of the primary structure	**Special use permit**

Footnotes:

(1) For the purpose of this subsection, accessory structure size means the total aggregate size of all detached accessory structures, excluding detached trellis structures and 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 pursuant to the provisions of title 15 of CCMC.

(3) For the purpose of this section, primary structure size means the total floor area of the main structure, excluding any basement, in addition to the total floor area of any attached garage space.

4. The following design standards apply to all detached accessory structures that are located in a residential zoning district and which are greater than 500 square feet in area:

(a) The architectural style, massing and proportion of a building must be compatible with and complementary to the surroundings of the building and the environmental characteristics of the neighborhood in which the building is located;

(b) Building materials and colors must match or complement the building materials and colors of the primary structure; and

(c) Any required side-yard and rear-yard setback must be increased by 1 foot for every 1 foot the accessory structure or a portion thereof exceeds 15 feet in height.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.060 (Accessory use) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.060 [~~**Accessory use.**~~] **Repealed.**

Commented [JDY80]: This section only defines "accessory use" and is defined in new CCMC chapter 18.01.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.065 (Uses required to be within a structure) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.065 – Uses required to be within a structure. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~In~~] **Except as otherwise provided in this section,** all **uses in an** office, commercial and industrial [~~districts, all uses~~] **district** must be conducted within a fully enclosed [~~structure, except that 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.~~] **structure. Outdoor displays for the sale or rental of large items, including automobiles, boats and large equipment, and the sale of Christmas trees and pumpkins, or other items of a similar nature as determined by the Director, are not required to be in a fully enclosed structure.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.075 (Manufactured home installation within a single-family zoning district) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.075 [~~**– Manufactured home installation within a single-family zoning district.**~~] **Replaced in revision by CCMC 18.05.030.**

Commented [JDY81]: Most provisions incorporated into CCMC 18.05.030 for reorganization and per former Director.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.080 (Private use wind energy conversion systems) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.080 – Private use of wind energy conversion systems. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020, 278.02077 and 278.250)

1. 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 **the** private use **of** wind energy conversion systems [~~(WECS) for the production of electricity for use on the subject site~~] **to generate electricity for use by the owner of real property on his or her own property as an accessory use** and for net metering **.** [~~through the power company.~~

~~(1) Applicability and Definition.~~

~~a. Private use wind energy conversion Systems (WECS). A private use wind energy conversion system 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.~~

~~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. 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) Standards.~~] **2.** All wind energy conversion systems are subject to and must comply with the following provisions [~~of this section:~~

~~a. Location.~~] **(a)** A minimum parcel size of [~~one (1)~~] **1** acre is required for the placement of any horizontal axial wind turbine. [~~Vertical~~] **A vertical** axial wind [~~turbines are permitted~~] **turbine may be placed** on any parcel. No part of a wind energy conversion system [~~shall~~] **may** be located within or over drainage, utility or other established easements.

[~~b. Number per parcel. A maximum of one (1)~~] **(b) Not more than one** wind machine [~~per parcel is permitted on parcels~~] **may be placed on any parcel that is** less than [~~one (1)~~] **1** acre in [~~size; a maximum of one (1)~~] **size and not more than one** wind machine per acre [~~is permitted on parcels~~] **may be placed on any parcel** greater than [~~one (1)~~] **1** acre in size.

[~~c. Setbacks.~~] **(c)** Minimum setbacks for [~~private use~~] wind machines [~~shall be:~~] **must be in accordance with the following provisions:**

[~~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 **wind** machine, **including, without limitation,** rotors or guy wires **,** to the property line of any other non-residential zoning district.
[~~iv) Wind machines shall~~] **(4) A wind machine may** not be located within the front yard **or street-side yard** setback [~~nor within the street-side setback of~~] **on** any parcel [~~of land in~~] **within a** residential zoning [~~districts.~~

~~d. Height.~~] **district.**

d) 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~~] **located unless expressly authorized by** a special use permit **.** [~~is issued.~~

~~i) Tower height shall mean the height above adjacent grade of the fixed portion of the tower, excluding the wind turbine itself.~~
~~ii) 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.~~

~~e. Lighting. Wind system towers shall~~] **(e) A wind system tower may** not be artificially lighted unless required, in writing, by the Federal Aviation Administration [(~~FAA) or other~~] **or another** applicable authority that regulates air safety. [~~Where the FAA requires lighting,~~] **If lighting of the tower is required,** the lighting [~~shall~~] **must** be **of** the lowest intensity allowable under FAA [~~regulations;~~] **regulations,** the fixtures [~~shall~~] **must** be shielded and directed **in a manner and** to the greatest extent possible to minimize glare and visibility from the [~~ground;~~] **,** and no strobe lighting [~~shall be permitted,~~] **may be used** unless expressly required by the FAA.
[~~f. Access.~~] **(f)** All wind machine towers must comply with the following provisions:

[~~i)~~] **(1)** The tower [~~shall~~] **must** be designed and installed [~~so that there shall be no~~] **in a manner such that any** exterior step bolts or [~~a~~] ladder on the tower [~~readily accessible to the public for~~] **are placed at** a minimum **tower** height of [~~twelve (12)~~] **not less than 12** feet above the [~~ground.~~] **ground to prevent unauthorized access.** For lattice or guyed towers, sheets of metal or wood or other barrier [~~shall~~] **must** be fastened to the bottom tower [~~section such that it cannot readily be climbed;~~] **to prevent unauthorized climbing on the lattice or guyed tower;** and
[~~ii)~~] **(2)** All ground-mounted electrical and control equipment [~~shall~~] **must** be labeled or secured to prevent unauthorized access.

[~~g. Rotor Safety. Each~~] **(g) A** wind machine [~~shall~~] **must** 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~~] **must** 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~~] **from** the lowest point of the arc of the blades.

[~~h. Noise.~~] **(h)** All wind machines [~~shall comply~~] **must be in compliance** with the noise **level** requirements **set forth** in this [~~section. These levels, however,~~] **section, which** may **only** be exceeded during short-term events such as **an** utility [~~outages and~~] **outage or a** severe wind [~~storms.~~] **storm.** A manufacturer's sound report [~~shall be required~~] **must be** with a building permit application.

[~~i) No~~] **(i) A** wind machine or **any** combination of wind machines on a single parcel [~~shall~~] **must not** 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)~~] acre or less **in size,** or a maximum of [~~fifty (50)~~] **50** decibels (dBA) at any other property line. [~~Measurement~~] **The measurement** of sound levels [~~shall~~] **must** not be adjusted for, or averaged with, non-operating periods. [~~Any wind machine(s) exceeding these levels~~] **The owner of any wind machine that exceeds the sound levels established by this paragraph** shall immediately cease **the** operation **of his or her wind machine** upon [~~notification by Carson~~] **receiving notice from the** City **of the violation** and may not resume operation until the noise [~~levels have~~] **level has** been reduced in compliance with the required standards [~~and~~] **as** verified [~~by~~] **in a written report that is submitted by** an independent [~~third party~~] **third-party** inspector, approved by Carson City, at the [~~property owner's expense. Upon review and acceptance of the third party noise level report, Carson City will allow operation of the affected wind machine(s). 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) Sound below twenty (20) Hertz. No~~] **expense of the owner.**

(j) A wind machine or **any** combination of wind machines [~~shall~~] **must** be operated [~~so~~] **in a manner such** that impulsive **any** sound **level** below [~~twenty (20)~~] **20** Hertz **does not** adversely [~~affects~~] **affect** the **peaceful enjoyment,** habitability or use of any off-site dwelling unit, hospital, school, library or nursing home.

[~~i. Aesthetics and Maintenance.~~

~~i) Appearance. Wind machines, unless subject to any~~] **(k) Except as otherwise required by** applicable standards of the [~~FAA, shall~~] **Federal Aviation Administration, a wind machine must** be a non-reflective, non-obtrusive color [~~such as~~] **, including** tan, [~~sand, gray, black~~] **sand** or similar colors. Galvanized steel or metal is acceptable for the support structures. Any painting or coating [~~shall~~] **must** 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).~~

~~ii) Electrical Wires.~~]

(l) All electrical wires leading from the tower to electrical control facilities [~~shall~~] **must** be located underground.

[~~iii) Maintenance.~~] Wind machines [~~shall~~] **must** be maintained in good repair, as recommended by the manufacturer's scheduled maintenance or industry standards, and [~~shall~~] **must** be free from rust.

[~~j. Signs/Labels. The only advertising sign allowed on the~~] **(m) Any advertisement on a** wind machine [~~shall be~~] **must be limited to** a manufacturer's label, not exceeding [~~one (1)~~] **1** square foot in [~~size,~~] **size and** located on the generator housing.

[~~k. Compliance with FAA Regulations.~~] **(n)** All wind machines [~~shall~~] **must** comply with applicable [~~FAA regulations,~~] **regulations of the Federal Aviation Administration,** including **, without limitation,** any necessary approvals for installations.

[~~l. Ice Throw. The potential~~] **(o) Any** ice throw or ice shedding from [~~the proposed~~] **a** wind machine [~~shall~~] **must** not cross the property lines of the site.

[~~m. Certified Safe. Evidence shall be~~] **(p) In addition to any other information that is required to be** submitted with [a] **an application for a** building permit [~~application~~] **pursuant to this title, an application must also include evidence satisfactory to the Department** that [~~the~~] **a proposed** wind machine has been constructed in accordance with accepted industry standards and certified safe.

[~~(3) Repair and Removal of Wind Machines. Any wind machine found to be unsafe by an official of the Carson City~~] **3. The** Building Division **of the Department** shall immediately [~~cease operation upon notification by Carson City and shall be repaired by the~~] **issue to any owner of a wind machine that is determined by the Department to be unsafe a written notice ordering the** owner to [~~meet federal, state, and local safety standards or be removed within six (6) months. Wind machines that are~~] **immediately cease any further operation of the wind machine until all applicable safety standards are satisfied and, if such standards are not satisfied in the time prescribed, to immediately remove the wind machine from the property. Any wind machine that has** not operated for a continuous period of [~~twelve (12)~~] **12** months [~~shall~~] **must** be removed by the owner **.** [~~of the wind machine.~~]

[~~a. When~~] **4. If** a wind machine is removed from a site, all associated and ancillary equipment, batteries, devices, structures [~~or support(s) for that system shall~~] **and support for the wind machine that do not otherwise satisfy applicable building height and setback requirements must** also be removed. For the [~~purposes~~] **purpose** of this section, **the** non-operation **of a wind machine** shall be deemed to include, [~~but shall not be limited to,~~] **without limitation, any**

Commented [JDY82]: This provision proposed to be removed by the former Director.

circumstance where the blades of the wind machine [~~remaining~~] **remains** stationary [~~so~~] **such** 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) Mounting of Wind Machines. Attachment of the~~] **5. The attachment of a** wind machine, including any support or structural components, to any building or structure [~~shall~~] **must** be in strict compliance with [~~regulations of the Carson City Building Division.~~] **the applicable provisions of CCMC and any rules or regulations of the Building Division of the Department.**

[~~(5) Additional Safety Restrictions.~~] **6.** An application for the issuance of a special use permit that is submitted pursuant to this [~~Title~~] **title** for the installation of a [~~private use~~] wind energy conversion [~~system:~~] **system for private use:**

[~~a.~~] **(a)** May not be denied solely because of the proposed height of the system.

[~~b.~~] **(b)** May, in accordance with NRS [~~278.023077,~~] **278.02077,** 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) Compliance with Regulations.~~

~~a.~~] **7.** All **wind energy conversion** systems [~~shall~~] **must** comply with applicable fire and building [~~codes.~~] **Code provisions.**

[~~b. All~~] **Except as otherwise provided in subsection 8, all** standards **set forth in this section** are absolute. [~~Once wind machines are permitted, the owners have the option of compliance~~] **After a wind machine has been permitted, an owner may elect to continuously comply** with the standards or [~~discontinuation of operations. If the operation of the wind machine(s) 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 wind machines.~~

~~c. Variations to the regulations and standards~~] **discontinue operation.**

8. Any variation of or deviation from the provisions of this section may only be [~~permitted~~] **authorized** by **the issuance of a** special use [~~permit, approval of which shall be pursuant to Title 18, Section 18.02 (Special Use Permits).~~] **permit.**

9. The proposed installation of a wind energy conversion system in the Carson City historic district must be approved by the Historic Resources Commission in accordance with chapter 18.06 of CCMC.

10. The Director may require the owner of a wind energy conversion system to immediately cease operation for a violation of this section or any other applicable provision of state or federal law or CCMC by issuing written notice.

11. As used in this section:

Commented [JDY83]: Superfluous language.

(a) "Wind energy conversion system" means a system consisting of a wind turbine, tower and associated control or conversion electronics that is used for providing electricity for lawful use.
(b) "Wind machine" means 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.
(c) "Total extended height" means the height above adjacent grade to a blade tip or any other portion of a wind energy conversion system at its highest point of travel.
(d) "Tower height" means the height above adjacent grade to the fixed point of the tower, excluding the wind turbine.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.005 (Title) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.005 –[~~Title.~~] Short title. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

This chapter [~~shall be known and~~] may be cited [~~in all proceedings~~] as the Carson City Historic District Ordinance.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.010 (Purpose/applicability) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.010 –[~~Purpose/applicability.~~] Purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

The purpose of this chapter is to promote the educational, cultural and economic values of Carson City, and the health, safety and general welfare of the public through the preservation, maintenance and protection of districts, sites, buildings, and objects of significant historical, archaeological and cultural interest within Carson City.

[~~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.~~]

Commented [JDY84]: This sentence is meaningless; those standards are where they are in CCMC, and this sentence doesn't provide any internal references.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.015 (Procedure for proposed project) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.015 [~~**– Procedure for proposed project.**~~] **Replaced in revision by CCMC 18.06.047.**

Commented [JDY85]: Replaced in revision for reorganization purposes.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.020 (Historic resources commission (HRC)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.020 – Historic [~~**resources commission (HRC).**~~] **Resources Commission; creation. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)**

There is **hereby** created [~~a body to be known as the historic resources commission (HRC) which shall~~] **the Historic Resources Commission which must** consist of seven members appointed by the [~~board.~~] **Board of Supervisors in accordance with CCMC 18.06.025.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.025 (Qualifications of membership) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.025 – Qualifications of membership. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. [~~All members must reside in Carson City.~~] **The Historic Resources Commission consists of the following persons who must be appointed by the Board of Supervisors:**

[~~2.~~] **(a)** At least one [~~(1) member,~~] but not more than two [~~(2) members of the HRC, must be~~] **persons** professionally qualified as an architect or a design professional with experience in historic preservation.

[~~3.~~] **(b)** At least one [~~(1) member,~~] but not more than two [~~(2) members of the HRC, must be~~] **persons** professionally qualified in building construction.

[~~4.~~] **(c)** At least one [~~(1) member,~~] but not more than two [~~(2) members of the HRC, shall be~~] **persons qualified as** a professional in the field of historic preservation.

[~~5.~~] **(d)** At least one [~~(1) member,~~] but not more than two [~~(2) members of the HRC, must be~~] **persons qualified as** a professional in the disciplines of archeology, anthropology, history or related professions.

[~~6.~~] **(e)** At least one [~~(1) person,~~] but not more than two [~~(2) persons who owns~~] **owning real** property and [~~resides~~] **residing** within the [~~district, must be included in the membership.~~] **historic district.**

[~~7. The~~] **2. In making the appointments pursuant to subsection 1, the** Board [~~shall~~] **of Supervisors will** endeavor to include in the membership **those** persons with **a** demonstrated knowledge and interest in Carson City history and in design, finance, real property transactions, archeology or other matters likely to advance the business of the [~~HRC.~~] **Historic Resources Commission.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.030 (Duties of the HRC) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.030 – [~~Duties of the HRC.~~] Historic Resources Commission: duties; authority. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. [~~It shall be the duty of the HRC to serve as advisor to~~] **The Historic Resources Commission shall advise** the [~~board~~] **Board of Supervisors** in all [~~mailers~~] **matters** concerning the identification, designation, preservation and enhancement of areas, sites and structures of historic significance in Carson City and take action on open space use assessments, National Register nominations, the survey and preservation of archaeological [~~sites,~~] **sites** and the survey and inventory of properties of historic significance and proposed projects governed by this chapter.

Commented [JDY86]: Typo in existing CCMC.

2. [~~In this regard the HRC may:~~] **The Historic Resources Commission may:**

[~~a.~~] **(a)** Prepare and maintain an inventory of all property within Carson City having the potential for designation as archaeological property;

[~~b.~~] **(b)** Prepare and maintain an inventory of all property within Carson City having the potential for designation as historic property;

[~~c.~~] **(c)** Recommend to the [~~board~~] **Board of Supervisors** certain areas, places, buildings, structures and objects as appropriate for designation as historic [~~provided in this chapter;~~] **;**

[~~d.~~] **(d)** Review and recommend appropriate action regarding any construction, remodel, demolition, removal or other changes proposed for structures, fences visible from public right-of-ways or areas designated historic by the [~~board, all as limited by this chapter;~~] **Board of Supervisors;**

[~~e.~~] **(e)** Recommend to the [~~board~~] **Board of Supervisors** such changes in the zoning [~~ordinance,~~] **and** building [~~codes or other local laws~~] **provisions of this Code or any other provision of this Code** as may enhance the purposes of this chapter;

[~~3.~~] **(f)** Recommend to the [~~board~~] **Board of Supervisors** or conduct public information programs to increase public awareness of the value of archaeological, historic, architectural and cultural preservation in Carson City;

[~~a.~~] **(g)** Recommend to the [~~board~~] **Board of Supervisors** the purchase of essential structures where private preservation is not feasible;

[~~b.~~] **(h)** Cooperate with the [~~state historic preservation office~~] **Nevada State Historic Preservation Office** in designating structures, sites or areas for historical markers and plaques;

[~~c.~~] **(i)** Assist and advise other [~~city~~] **Carson City** and state departments, agencies and commissions regarding historic properties in Carson City; **and**

[~~d.~~] **(j)** Recommend to the [board] **Board of Supervisors** that special recognition be given to structures, sites or areas which exemplify an outstanding example of historic preservation within Carson City.

(k) Formulate and apply standards, policies and guidelines of the Historic Resources Commission upon approval by the Board of Supervisors.

(l) Develop and adopt standards for the remediation of defects in a building or structure designated as a historic place or located in a historic district, and for the maintenance, repair and preservation of such buildings or structures.

Commented [JDY87]: This provision taken from CCMC 16.06.060 for reorganization purposes.

Commented [JDY88]: This provision taken from CCMC 18.06.095 for better organization.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.035 (Historic designation criteria) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.035 – Historic designation criteria. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. Any cultural resource may be designated a [~~"Historic Place"~~] **historic place** by the [~~board if:~~] **Board of Supervisors if the cultural resource:**

[~~a. The cultural resource so designated has~~] **(a) Has** existed in the same basic form for more than [~~fifty (50) years; and~~] **50 years;**

[~~b. It is~~] **(b) Is** not unsound or [~~dangerous; and~~] **: and**

[~~c. It is~~] **(c) Is** possessed of one [~~(1)~~] or more of the following characteristics:

(1) [~~Exemplifies~~] **The cultural resource exemplifies** or reflects special elements of the [~~city's~~] cultural, social, economic, political, aesthetic, engineering or architectural [~~past;~~] **past of the City;**

(2) [~~Embodies~~] **The cultural resource embodies** the distinguishing characteristics of a style, period, method of construction or development in the [~~city~~] **City** or serves as a valuable example of the use of indigenous materials or [~~craftsmanship:~~] **craftsmanship;**

(3) [~~Represents~~] **The cultural resource represents** the notable work of a master [~~builder.~~] **builder,** designer or architect;

(4) [~~Represents~~] **The cultural resource represents** a rare building type, style, design or indigenous building form; **or**

(5) [I~~dentifiable~~] **The cultural resource is identifiable** with persons or events significant in local, state or national history.

2. Specific street faces, interrelated groupings of buildings, structures and grounds, or other geographically defined areas of the [~~city~~] **City** may be designated an "Historic District" by the [~~board if:~~] **Board of Supervisors if any such structure or place:**

[~~a. It appears~~] **(a) Appear** to constitute a fairly distinct section of the [~~city,~~] **City;**

[~~b. It is~~] **(b) Is** possessed of a general character or ambiance, through prevailing architecture, landscaping and other cultural development, of a period more than [~~fifty (50) years ago,~~] **50 years in the past;** and

[~~c. It is~~] **(c) Is** worthy of preservation and protection for aesthetic interest or value, educational [~~potential,~~] **potential** and significance in [~~Carson City's past.~~] **in the past history of the City.**

3. A historic place may be located contiguous or non-contiguous to the historic district.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.040 (Historic designation - Procedure) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.040 – Historic designation [~~**- Procedure.**~~] **: procedure. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)**

1. [~~Any~~] **The designation of a** historic place or district [~~shall be designated by resolution of the HRC or board. Affected properties shall only be noticed after notice to owners of the property or properties and by publication and public hearing, all as provided in law.~~

~~2. Any~~] **may be recommended to the Board of Supervisors by the Historic Resources Commission upon the adoption of a resolution.**

2. A historic district [~~shall~~] **must** be identified upon the zoning or land use map of Carson City with a superimposed symbol [~~"H,"~~] **"H"** but no modification of the underlying zone or permitted uses is intended or allowed except as provided in [~~the code.~~] **this Code.**

3. [~~Any~~] **A** historic designation may be removed or boundaries modified after notice, publication and hearing as provided [~~above.~~] **in chapter 18.02 of CCMC.**

Commented [JDY89]: Per current Director, the historic district is an overlay zone and designations should be made by the Board of Supervisors.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.045 (Historic place or district - Regulations) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.045 – Historic place or district [~~– Regulations.~~] **: projects; approval; waiver. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)**

1. No approval of a proposed project [~~shall~~] **may** be granted except as provided in this chapter.

2. If [~~such~~] **a proposed** project is limited to the replacement of similar or identical [~~material(s), the chairman~~] **materials, the chairperson** of the [~~HRC~~] **Historic Resources Commission** or his **or her** designee may waive **formal** review [~~by the HRC of certain proposed projects that require an approval.~~] **that is otherwise required by the provisions of this chapter.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), is hereby amended by adding a new Section 18.06.047 (Procedure for proposed project) (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.047 – Procedure for proposed project. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

Commented [JDY90]: This new section replaces CCMC 18.06.015 for reorganization purposes.

An application must be submitted and approved by the Historic Resources Commission in accordance with this chapter before the commencement of any proposed project in the historic district:

1. To construct, alter, remodel, restore, renovate, rehabilitate, demolish, remove or change the exterior appearance of a building or structure;

2. To place signs, fences or lighting;

3. To construct any parking area for a site improvement; or

4. Which affects the exterior landscape features and spaces that characterize a property and its environment.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.050 (Application requirements) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.050 – Application requirements. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. [~~The~~] **An** applicant for any proposed project governed by this [~~chapter, other than demolition or removal, shall~~] **chapter must** submit to the [~~planning and community development~~]

Commented [JDY91]: This makes no sense because a proposed demolition or removal also requires the submission of an application.

Planning Division of the Department such forms, plans and fees as may be required by [~~other provisions in the code.~~

~~2. Additionally, each applicant shall submit~~] **this chapter and chapter 18.02 of CCMC, including, without limitation,** photographs, [~~plans,~~] descriptions, dimensions, drawings, sketches or other information and materials significant in scope and detail to allow **the** meaningful review and determination of the ultimate appearance and impact of the proposed project.

[~~3. The director may offer suggestions~~] **2. The Director:**

(a) May provide guidance in the preparation of an adequate application.

[~~4. Professional~~] **(b) May require the submission of additional or clarified information to complete an application.**

(c) May not require professional quality plans, renderings or materials [~~shall not be required but the director or HRC may demand additional or clarified information.~~] **to complete an application.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.055 (Review procedures) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.055 – [~~Review procedures.~~] Application review. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. [~~Within seven (7)~~] **Not later than 7** days of **the** submittal of an application for a proposed project [~~governed by this chapter, other than demolition or removal, planning and community development shall~~] **, the Department must** determine whether the application is complete and [~~shall~~] **, if determined to be complete,** schedule the proposed project for a hearing at the next [~~HRC meeting for~~] **meeting of the Historic Resources Commission at** which there is time to provide notice of the proposed project.

2. The [~~HRC~~] **Historic Resources Commission** shall cause **written** notice to be given to all owners of property abutting the proposed project [~~site. This includes~~] **, including** properties across public rights-of-way. Notice [~~shall~~] **must** be accomplished by U.S. Mail and [~~shall be mailed five (5) working days prior to~~] **must be delivered not less than 7 days before the date of** the meeting.

Commented [JDY92]: Per current Director.

3. The [~~HRC shall hold a public hearing at which the proposed project shall be discussed. The HRC~~] **Historic Resources Commission** shall hear from the applicant and any other person [~~at the meeting or shall~~] **during the hearing and** consider written [~~communication from any person relative to the proposed project.~~] **statements that are submitted.**

4. Following the public hearing, the [~~HRC shall~~] **may** approve, approve with specified [~~conditions,~~] **conditions** or deny the **application for the** proposed [~~project.~~] **project in accordance with CCMC 18.060.**

5. Unless time is extended with the consent of the applicant, a proposed project shall be deemed approved if the [~~HRC has failed~~] **Historic Resources Commission fails** to take action

[~~within sixty (60)~~] **not more than 60** days after [~~official receipt of~~] the **date on which a** completed application [~~by planning and community development.~~] **is received by the Planning Division of the Department.**

6. [~~The applicant may appeal the~~] **A** decision **of the Historic Resources Commission may be appealed** to the [~~board as provided below:~~

~~a. Appeals of HRC. Any decision of the HRC may be appealed by the applicant, any aggrieved party, or any member of the board, by following the procedures in Title 18 (Appeals of HRC Action) within ten (10) days of the date of the HRC decision.~~] **Board of Supervisors pursuant to CCMC 18.02.060.**

7. No permit [~~shall~~] **may** be issued by any [~~city~~] **City** department while an appeal is pending.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.060 (Standards of review) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.060 – Standards of [~~**review.**~~] **; extension of time to approved application. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)**

1. [~~The HRC shall make its decision on a~~] **In making a determination on an application for a** proposed project [~~based upon:~~] **during a hearing that is held pursuant to CCMC 18.06.055, the Historic Resources Commission shall consider:**

[~~a.~~] **(a)** The guidelines [~~found~~] **set forth** in the most current edition of the [~~U.S.~~] **United States** Department of Interior publication [~~entitled~~] **titled** "The Secretary of the Interior's Standards for [~~Rehabilitation," and conies which shall be made available for public inspection by the HRC and planning and community development; and~~

~~b. Standards,~~] **Rehabilitation" or its successor publication, a copy of which must be made available to the public; and**

(b) The policies and guidelines adopted by the [~~HRC after approval by the board.~~

~~2. The HRC may formulate and, after approval by the board, adopt and utilize additional standards, policies and guidelines.~~] **Historic Resources Commission and approved by the Board of Supervisors.**

2. If the Historic Resources Commission determines that a proposed project:

(a) Is consistent with the purpose of this chapter, satisfies the guidelines and policies described in subsection 1 and meets the standard conditions of approval set forth in CCMC 18.02.0463, the application must be approved or conditionally approved.

(b) Is not consistent with the purpose of this chapter or does not satisfy the guidelines and policies described in subsection 1, the application must be denied.

Commented [JDY93]: Existing typo in CCMC.

Commented [JDY94]: This provision removed and placed into CCMC 18.06.030 for reorganization purposes.

Commented [JDY95]: This reference is to a new section (housing reorganized, existing provisions) in chapter 18.02 which provides for standard conditions of approval in a sequence of sections establishing standards of approval for various applications (SUPs, variances, temporary use permits, etc.)

Commented [JDY96]: These provisions taken from CCMC 18.06.065 for reorganization purposes; also reworded to avoid ambiguity and to incorporate certain proposed conceptual changes from the current Director.

3. The approval of an application pursuant to this section shall be effective for a period of 1 year from the date of the approval. A person may submit an application on a form prescribed by the Department for an extension of time not longer than one additional year if:

(a) No changes are made to the proposed project that was initially approved; and

(b) The application for an extension of time is submitted before the expiration of the initial approval.

Commented [JDY97]: This provision taken from CCMC 18.06.125 for better organization.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), is hereby amended by adding thereto a new Section 18.06.061 (Signs) (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.061 – Signs. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

Commented [JDY98]: This new section replaces CCMC 18.06.135 for reorganization purposes.

1. All signs on a historic place or in a historic district must conform with the development standards set forth in this title and be of an appearance, color, size, position, method of attachment, building material and design that is consistent with the character of the place or district.

2. The use of signs on a historic place or in a historic district is subject to the following conditions:

(a) Off-site signs are prohibited.

(b) Business signs are limited to single sign for each street frontage.

(c) A sign must not extend above the top of the nearest façade, eave or firewall of a building or structure.

(d) Any sign that flashes, blinks, revolves or is otherwise in motion or which is connected to audio equipment is prohibited.

(e) The use of visible bulbs, neon tubing, luminous paints or backlight on a sign is prohibited.

(f) A building, structure or sign may be illuminated by a remote light source if the light source is shielded from adjacent properties.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), is hereby amended by adding thereto a new Section 18.06.062 (Lighting) (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.062 – Lighting. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

Commented [JDY99]: This new section replaces CCMC 18.06.140 for reorganization purposes.

1. The addition of any exterior light fixture or exterior illumination pattern to a historic place or property located within a historic district must be performed with careful consideration to the property and adjacent properties consistent with the purpose of this chapter.

2. Exterior illumination for new construction or for an existing historic place or property located within the historic district must conform to the applicable development standards set forth in this title.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), is hereby amended by adding thereto a new Section 18.06.063 (Fences) (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.063 – Fences. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

The installation or replacement of any fence in within the historic district is subject to approval by the Historic Resources Commission in accordance with CCMC 18.06.050 and the applicable development standards set forth in this title.

Commented [JDY100]: This new section replaces CCMC 18.06.145 for reorganization purposes.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.065 (Grounds for HRC action) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.065 – [~~Grounds for HRC action.~~] Replaced in revision by CCMC 18.06.060.

Commented [JDY101]: Incorporated into previous section for better organization.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.075 (Demolition of historic place or cultural resource in historic district) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.075 – Demolition of historic place or cultural resource in historic district. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. [~~Any~~] **An** application for **the** demolition or removal of a **historic place or** cultural resource located in a historic district [~~shall be approved when the HRC finds that one (1) or more of the following conditions exist:~~

~~a.~~] **must be approved by the Historic Resources Commission if it is determined that:**

(a) The **historic place or** cultural resource is a hazard to public health or safety and [~~repairs and~~] **the repair and** stabilization [~~are~~] **of the place or resource is** not feasible as determined by a professional with demonstrated experience in historic preservation rehabilitation projects; or

[~~b.~~] **(b)** The **historic place or** cultural resource does not meet national register significance criteria.

2. [~~A~~] **If a** site development plan has been submitted [~~to.~~] **to** and approved [~~by, the HRC. HRC shall~~] **by the Historic Resources Commission, the Historic Resources Commission must** recommend approval **of the plan** or [~~shall~~] endeavor to arrange **for** a sale of the property, **the** removal **of the cultural resource** or [~~some other~~] **the implementation of an** alternative to demolition.

3. [~~Demolition~~] **The demolition** of a historic place or cultural resource may [~~begin~~] **commence** only after approval by the [~~HRC~~] **Historic Resources Commission** and **the** issuance of **any** other necessary [~~approvals~~] **approval** for a replacement building or site improvement.

4. Unless time is extended with the consent of the applicant, an application for **the** demolition or removal **of a historic place or cultural recourse** shall be deemed recommended for approval if the [~~HRC has failed~~] **Historic Resources Commission fails** to take action [~~within sixty (60)~~] **not later than 60** days after [~~official receipt by planning and community development.~~] **the date on which the application is received by the Planning Division of the Department.**

Commented [JDY102]: Existing typo in CCMC; also, the existing two sentences in this subsection of CCMC is nonsensical.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.080 (Application limitations) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.080 – Application limitations. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

A second or subsequent application [~~substantially similar~~] to the first application for a proposed project [~~shall~~] **that is submitted pursuant to this chapter may** not be submitted for review [~~within one (1) year of the first application's denial by the HRC~~] **for a period of 1 year after the date on which the first application is denied** unless the [~~director~~] **Director** determines that the **second or** subsequent application is substantially different [~~such that~~] **from the first application or that** the facts supporting the [~~previous denial by the HRC~~] **denial of the first application** no longer exist.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.085 (Avoiding demolition through owner neglect) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.085 – [~~**Avoiding demolition through owner neglect.**~~] **Neglect of historic place. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)**

1. The purpose of this section is to prevent the demolition [~~by neglect~~] of any building or structure designated as a historic place or located in a historic [~~district.~~] **district as the result of neglect.** Demolition by neglect is the failure **of an owner** to provide ordinary maintenance and repair, whether by negligence or willful neglect, [~~thus allowing~~] **which allows** vandalism or permanent damage or [~~threatening permanent damage.~~] **the threat of permanent damage to the building or structure.**

[~~1.~~] **2.** Any structure designated as a historic place or located in a historic district [~~shall~~] **must** be preserved against decay and deterioration and **kept** free from [~~certain~~] structural defects.

[~~2. Such structures shall~~] **3. Any such building or structure must** be preserved and maintained by [~~their owners~~] **the owner** in conformity with the [~~standards of Title 18 (Minimum Maintenance of Historic Properties) and any standards adopted by the HRC after approval by the board.~~] **requirements set forth in CCMC 18.06.090 and any applicable standards adopted by the Historic Resources Commission that have been approved by the Board of Supervisors.**

4. As used in this section, "ordinary maintenance and repair" means the reasonable maintenance and repair of any exterior architectural or environmental feature in or on a building or structure to correct or prevent deterioration or decay or to sustain the existing form of the building or structure, in a manner that does not involve a material change in design, building material or appearance.

Commented [JDY103]: This definition taken from CCMC chapter 18.03, now replaced in revision by new chapter 18.01, for reorganization purposes.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.090 (Minimum maintenance of historic properties) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.090 – Minimum maintenance of historic properties. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

[~~The degree of maintenance and repair hereby required is that degree sufficient to prevent damage to a building's structural components and/or to its exterior that would cause the collapse of the structure or that would cause the building to become so deteriorated as to prevent its repair and preservation. Acts which the owner may be required to perform pursuant to this section may include but are not limited to the following: securing the building or structure by boarding up doors and windows; and stabilizing walls, roofs and other parts of the building or structure.~~

~~All owners of structures~~] **1. The owner of any building or structure** designated as **a** historic [~~properties~~] **property** or located in a historic district shall maintain [~~their structures~~] **the building or structure** in conformity with the following minimum standards:

[~~1. All structures shall be maintained in good repair.~~

~~2. Structural Elements.~~

~~a.~~] **(a)** All foundations [~~shall~~] **must** support the [~~structures~~] **building or structure** and all points that provide for the structural integrity of the building [~~shall~~] **or structure must** be free of holes, wide cracks and buckling.

[~~b.~~] **(b)** Exterior walls, trim and roofs [~~shall~~] **must** be free of [~~holes.~~] **holes,** wide cracks and loose, warped, protruding or rotting boards or any other condition which [~~might~~] **could** admit moisture or other elements.

[~~c.~~] **(c)** Masonry joints [~~shall~~] **must** be maintained.

[~~d.~~] **(d)** Exterior surfaces exposed to the weather [~~shall~~] **must** be **maintained,** repaired and painted **as necessary** to [~~protect them from further deterioration.~~] **prevent deterioration.**

[~~3. Windows, Doors, and Bulkheads.~~] **(e)** Windows, exterior doors, [~~walls,~~] **walls** and wood siding [~~shall~~] **must** be watertight.

[~~4. Flashing, Gutters and Ventilation.~~

~~a.~~] **(f)** Exterior flashing, including [~~those~~] **flashing located** at chimneys, doors and windows, [~~shall~~] **must** be maintained in good repair.

[~~b.~~] **(g)** Down spouts and gutters [~~shall be maintained so~~] **in a manner such** that rain runoff is directed away from the **building or** structure.

[~~c.~~] **(h)** Foundation and attic vents [~~shall~~] **must** be maintained to ventilate [~~the~~] crawl and attic spaces.

[~~5. Stairways, porches and appurtenances. Outside~~] **(i) Exterior** stairways, porches and appurtenances to stairways and porches [~~shall~~] **must** be maintained in good repair.

[~~6. Security and utilities for unoccupied buildings.~~] **(j)** Unoccupied buildings [~~shall~~] m**ust** be secured from intrusion and all utilities [~~shall~~] **must** be properly maintained.

[~~7. Protection during construction.~~] **(k)** Existing structures [~~shall~~] **must** be protected during construction or renovation in a manner **such** that [~~assures no damage by weather to~~] interior spaces [~~or structural components.~~] **and structural components are not damaged by weather.**

2. In addition to the minimum standards set forth in subsection 1, the Historic Resources Commission or the Director may order an owner to secure a building or structure by boarding doors and windows and stabilizing walls, roofs and other parts of the building or structure.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), is hereby amended by adding thereto a new Section 18.06.093 (Ordinary maintenance and repair) (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.093 – Ordinary maintenance and repair. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

Commented [JDY104]: This is mostly superfluous language and redundant with the requirement of ordinary maintenance and repair as required by the previous section and this section.

Commented [JDY105]: Redundant.

Commented [JDY106]: This chapter is inconsistent with its use of references to buildings and structures; some paragraphs reference one or the other or both, but in the same context. Clerical revisions are made for consistent reference to both buildings and structures.

Some of these minimum standards, while more specific with reference to particular building or structure components, are redundant with the requirement of "ordinary maintenance and repair" but are kept in unless otherwise directed by the Board as a policy decision (general vs. more specific references).

Commented [JDY107]: Lifted from the first paragraph of this section for better organization.

Commented [JDY108]: This new section replaces CCMC 18.06.130 for reorganization purposes.

1. Nothing in this chapter shall be construed to prevent:

(a) The ordinary maintenance and repair of any property that does not result in a change in design, building material or external appearance of the property; or

(2) The reconstruction, alteration, restoration, demolition or removal of any architectural feature if the Director certifies to the Historic Resources Commission that such action is required to ensure public safety due to an unsafe or dangerous condition that cannot be remediated by application of the Uniform Code for Building Conservation, as may be amended, and that the feature may be replaced in accordance with the standards promulgated by the Secretary of the Interior.

2. As used in this section, "ordinary maintenance and repair" has the meaning ascribed to it in CCMC 18.06.085.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.095 (HRC standards) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.095 [~~**– HRC standards.**~~] **Replaced in revision by CCMC 18.06.030.**

Commented [JDY109]: Incorporated into CCMC 18.06.030 for better organization.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.100 (Identification of deteriorated structures) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.100 – Identification of deteriorated [~~**structures.**~~] **; failure to repair; hearing; enforcement. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)**

1. The [~~HRC~~] **Historic Resources Commission** shall identify structures designated as historic places or located in a historic district whose deteriorated physical condition endangers the preservation of [~~such structure(s)~~] **the structures** or their appurtenances.

2. The [~~HRC~~] **Historic Resources Commission** may consult with [~~building department~~] **Department** staff in identifying such [~~deteriorated and endangered~~] structures. [~~In consulting with the HRC, building department staff shall be vested with all the rights and powers granted pursuant to the uniform housing code.~~]

Commented [JDY110]: This term is not used anywhere else in CCMC and there is also no reason for this provision for consultation purposes.

3. Upon identification of a deteriorated [~~or endangered structure designated as a historic place or located in a historic district, the HRC or planning and community development shall~~]

structure, the Historic Resources Commission or Department staff must notify the owner of [~~such~~] **the** structure **.** [~~by certified mail that the owner must begin repairs of the structure within a reasonable time which shall not be more than thirty (30) days from the service of such notice, unless such time is extended at the discretion of the HRC.~~]

4. The notice [~~shall contain a copy of~~] **required by subsection 3 must:**

(a) Be Made in writing;

(b) Be delivered to the owner by certified mail;

(c) Specify the structure in which a deteriorated physical condition has been identified;

(d) Provide an explanation of the deteriorated physical condition of the structure;

(e) Provide an explanation of the specific repairs necessary to meet the standards of [~~Section 18.06.105 (Failure to Make Repairs) and Section 18.06.090 (Minimum Maintenance of Historic Properties) the uniform housing code and any standards adopted by the HRC, and of owner's rights under this section.~~] **this chapter;**

(f) Provide an explanation of the rights of the owner to a hearing pursuant to this chapter; and

(g) Order the owner to begin repair of the structure within a reasonable time, but not later than 30 days after the date on which the notice received unless specifically extended by the Historic Resources Commission.

5. If an owner who is ordered to repair a structure pursuant to a written notice that is issued pursuant to subsection 4 does not commence repairs in the time prescribed, the Historic Resources Commission shall cause another notice to be issued to the owner to appear before the Historic Resources Commission. The notice must:

(a) Be made in writing;

(b) Be delivered to the owner by certified mail not less than 10 days before the date of the hearing; and

(c) Identify the date, time and location of the hearing; and

(d) State that the owner or his or her designated representative must provide to the Historic Resources Commission the reasons why any repair required by subsection 4 has not commenced or been completed.

6. After the hearing described in subsection 5, the Historic Resources Commission shall:

(a) Issue a decision affirming, modifying or reversing the initial determination to require any repair; and

(b) Provide the reasons for the new determination.

7. If a person to whom notice is issued pursuant to subsection 5 does not appear at the required hearing or does not comply with a decision of the Historic Resources Commission:

(a) The Department may cause any required repair to be made at the expense of the City and cause a lien to be placed on the property for the repayment of any expense incurred by the City; and

(b) The Director may proceed with any enforcement action pursuant to CCMC 18.02.009.

8. A decision of the Historic Resources Commission that is issued in accordance with subsection 6 shall be deemed a final decision for the purpose of appeal pursuant to CCMC 18.02.060.

Commented [JDY111]: Taken from CCMC 18.06.105 for better organization; procedural steps also modified for clarity.

Commented [JDY112]: Taken from CCMC 18.06.110 for better organization.

Commented [JDY113]: Taken from CCMC 18.06.115 for better organization.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.105 (Failure to make repairs) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.105 [~~**– Failure to make repairs.**~~] **Replaced in revision by CCMC 18.06.100.**

Commented [JDY114]: Incorporated above.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.110 (Enforcement of decision) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.110 [~~**– Enforcement of decision.**~~] **Replaced in revision by CCMC 18.06.100.**

Commented [JDY115]: Incorporated above.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.115 (Enforcement of decision) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.115 [~~**– Enforcement of decision.**~~] **Replaced in revision by CCMC 18.06.100.**

Commented [JDY116]: Incorporated above.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.120 (Penalties and remedies) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.120 – [~~Penalties and remedies.~~] Violations of chapter; penalties. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

[~~Violations of any provision within the ordinance codified by this chapter shall be punished in the same manner as provided for punishment of violations of validly enacted ordinances codified by this chapter of Carson City.~~]

1. It is unlawful for any person **, whether through the acts of himself or herself, his or her agent or employees,** to construct, convert, alter or use any facility, equipment, or operation in

violation of [~~any provision of this title. Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating any provision of this title or violating or failing to comply with any order or regulation made under this title, is guilty of a misdemeanor, and upon conviction thereof is punishable as provided in the code. Such person, firm or corporation is guilty of a separate offense for each and every day during which such violation of this title or failure to comply with any order or regulation is committed, confined or otherwise maintained.~~] **this chapter.**

2. Every day that a person is in violation of any of the provisions of this chapter constitutes a separate offense and may be punishable in accordance with CCMC 18.02.009.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.125 (Expiration of approvals) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.125 [~~**– Expiration of approvals.**~~] **Replaced in revision by CCMC 18.06.100.**

Commented [JDY117]: Incorporated above.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.130 (Ordinary maintenance and repair) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.130 [~~**– Ordinary maintenance and repair.**~~] **Replaced in revision by CCMC 18.06.093.**

Commented [JDY118]: Replaced in revision by new CCMC 18.06.093 for reorganization purposes.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.135 (Signs) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.135 [~~**– Signs.**~~] **Replaced in revision by CCMC 18.06.061.**

Commented [JDY119]: Replaced in revision by new CCMC 18.06.061 for reorganization purposes.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.140 (Lighting) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.140 [~~**— Lighting.**~~] **Replaced in revision by CCMC 18.06.062.**

Commented [JDY120]: Replaced in revision by new CCMC 18.06.062 for reorganization purposes.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.145 (Fences) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.145 [~~**— Fences.**~~] **Replaced in revision by CCMC 18.06.063.**

Commented [JDY121]: Replaced in revision by new CCMC 18.06.063 for reorganization purposes.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

Chapter 18.07 – Downtown [~~**Mixed Use**~~] **Mixed-Use (DT-MU) District**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.005 (Title and purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.005 – Title and purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. This chapter [~~shall be known as the "Downtown Mixed-Use District."~~] **may be cited as the downtown mixed-use district ordinance.**

2. It is hereby declared as a matter of public policy that [~~recognition.~~] **the recognition,** preservation, protection and use of culturally significant structures, natural features, sites and landmarks within downtown Carson City are required in the interest of the health, safety, prosperity, social and cultural enrichment, and general welfare of Carson City residents. The purpose of the downtown mixed-use district is to:

[~~1.~~] **(a)** Safeguard the heritage of the [~~city~~] **City** by preserving neighborhoods, structures, sites and features which reflect elements of the [~~city's~~] cultural, architectural, artistic, aesthetic, political, natural and engineering [~~heritage;~~] **heritage of the City.**

[~~2.~~] **(b)** Enhance property values and increase economic and financial benefits to the [~~city~~] **City** and its [~~inhabitants;~~] **inhabitants.**

[~~3.~~] **(c)** Allow for and encourage a broader mix of uses and a more urban pattern of development while respecting [~~its~~] historic context and creating a vibrant, pedestrian-friendly environment.

[~~4.~~] **(d)** Establish clear, quantitative standards to ensure that future development [~~that~~] **which** occurs within downtown **Carson City** is consistent with the [~~community's~~] vision **of the community** as expressed by the policies contained within the [~~city's~~] master plan.

[~~5.~~] **(e)** Enhance the visual and aesthetic appeal of the [~~city.~~] **City.**

[~~6. Assure~~] **(f) Ensure** that new construction, restoration and rehabilitation projects are compatible with the character of the district.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.010 (Applicability of chapter) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.010 – Applicability . [~~**of chapter.**~~] **(Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

[~~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. These~~] **1. Except as otherwise provided in CCMC 18.07.015, the** design standards and guidelines [~~shall~~] **set forth in this chapter** apply to all new development, infill, redevelopment, building additions, signs, exterior modifications and major renovation projects [~~occurring~~] within the DT-MU [~~district, except as provided in Section 18.07.015, Exemptions. If a conflict should arise between the DT-MU district and other sections of the municipal code~~] **district.**

2. In the event of a conflict between a provision of this chapter and any other provision of the Code as applied to a particular development, the requirements set forth in [~~the DT-MU district shall~~] **this chapter** prevail.

Commented [JDY122]: Superfluous.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.015 (Exemptions) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.015 – [~~Exemptions.~~] Exemptions from applicability. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~Exemptions to the regulations contained in this chapter and the development standards may apply as follows:~~] **1. The following projects are exempted from the provisions of this chapter and the relevant provisions of the development standards set forth in this title:**

[~~1.~~] **(a)** Projects involving only work, maintenance or repairs to the interior of a building or structure and [~~that~~] **which** do not affect exterior appearances **.** [~~are exempt from this chapter.~~]

[~~2.~~] **(b)** Projects involving only ordinary maintenance or the replacement of similar or identical materials of an existing building or structure **.** [~~are exempt from this chapter.~~]

[~~3.~~] **2.** Parcels, property or structures located within the historic district and subject to review by the [~~historic resource commission~~] **Historic Resources Commission** are [~~exempt~~] **exempted** from the design-oriented elements of the downtown development standards.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.020 (Review process) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.020 – Review process. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. [~~Plans for projects~~] **Except as otherwise provided in CCMC 18.07.105, any plan for a project** within the DT-MU zoning district [~~shall~~] **must** be reviewed by the [~~director upon~~] **Director after the** submittal of an application for **a** building [~~permits.~~] **permit.**

2. A major project review **pursuant to CCMC 18.02.0464** is required [~~prior to submitting~~] **before the submittal of an application** for a building permit [~~pursuant to Section 18.02.100 (Major Project Review) for projects~~] **for any project** with **a proposed** building area greater than 50,000 square feet.

3. [~~Alternative Compliance.~~] Upon **the** request of an applicant for a special use permit, the [~~planning commission~~] **Commission** may approve an alternative approach that may be substituted in whole or in part for a plan [~~not meeting 1~~] **that does not satisfy one** or more of the development standards [~~contained in Division 6 (Downtown Mixed-Use District) of the development standards. This~~] **governing the DT-MU and which are set forth in this title.**

4. The alternative approach **described in subsection 3** [~~is intended~~] **:**

(a) Is intended to provide flexibility to meet the development standards and shall apply in circumstances [~~in which an alternative~~] **where the** approach would provide a result that is equal [~~to~~] or superior to that which would be provided by the standards in this chapter. [~~It is~~]

(b) Is not intended as a substitute for a variance when relief from a particular standard is desired. Economic considerations [~~shall not be~~] **may not form** a basis for **an** alternative [~~compliance.~~] **approach.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.025 (Conditional use criteria) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.025 – Conditional use criteria. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

For [~~uses or alternative compliance~~] **any use or alternative approach** to the DT-MU standards requiring a special use permit, in addition to the findings [~~listed in Section 18.02.080 of the Carson City Municipal Code,~~] **required by CCMC 18.02.0452, the Commission must make the following additional** findings from a preponderance of **the** evidence [~~must be~~] **as** submitted by the applicant [~~and affirmed by the planning commission~~] showing that the proposed use:

1. Is consistent and compatible with the character and intent [~~for~~] **of** the downtown [~~character area, as identified in the development standards, in which it is proposed;~~] **area;**
2. Incorporates or can be incorporated as part of a broader mix of uses to support an active [~~"people-oriented"~~] **people-oriented** environment within the downtown [~~character~~] area; and
3. Can be integrated into the more urban development pattern in a manner that is consistent with master plan policies for **the** [~~downtown.~~] **downtown area.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.030 (Requirements for significant structures and structures over 50 years old) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.030 – Requirements for significant structures and structures over 50 years old. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. In addition to [~~the other requirements~~] **any other requirement** of this chapter, [~~any~~] **the** demolition, removal or relocation of a building or structure in the district [~~which~~] **that** is designated [~~"significant" in the Carson City cultural resource survey~~] **as significant by the applicable development standards set forth in this tile** or which is [~~over~~] 50 years [~~old~~] **of age or older** may [~~begin~~] **commence** only after [~~approval by the director of~~] **the Director approves** plans for a replacement building or site improvement.

Commented [JDY123]: For consistency with the next subsection.

2. An application for **the** demolition or removal of a **building or** structure [~~classified as~~] **that is designated as** significant or which is 50 years [~~old or greater shall~~] **of age or older may** not be approved unless the [~~director finds that 1~~] **Director determines that one** or more of the following conditions exist:

[~~a.~~] **(a)** The **building,** structure or site is a hazard to public health or safety and repairs and stabilization are not physically possible;

[~~b.~~] **(b)** The site is required for public use which [~~shall~~] **will** be of more benefit to the public than [~~the~~] **to any existing** cultural resource and there is [~~not a~~] **no** feasible alternative location for the public use;

[~~c.~~] **(c)** It is not feasible to preserve or restore the **building or** structure, taking into consideration the economic feasibility of alternatives to the proposal and the proposed replacement **building or** structure does not detract from the neighborhood; or

[~~d.~~] **(d)** Reconstruction or restoration is not physically or economically feasible and there has not been a documented history of neglect and lack of repairs which [~~has resulted in this~~] **caused the** condition.

3. [~~For a building or structure which is designated "significant" in the Carson City cultural resource survey or which is over 50 years old, the director shall make~~] **The Director shall base** his or her [~~decisions and recommendations on applications for proposed work based upon~~] **decisions on** the guidelines established by the most [~~current~~] **recent** edition of the U.S. Department of Interior publication [~~entitled~~] **titled** "Secretary of Interior Standards for Rehabilitation," as [~~amended or modified by the board by resolution.~~] **adopted in part or in whole by the Board of Supervisors.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.035 (Requirements for improvements in public space) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.035 – Requirements for improvements in public space. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~Public improvements and private improvements on any~~] **Any public or private improvement to** real property of Carson City in the DT-MU district, including **,** without limitation **,** streets, sidewalks and curbs, must conform with **the** design guidelines of this chapter and the downtown streetscape [~~plan.~~] **as established by the development standards set forth in this title.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.040 (Requirements for improvements in public space) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.040 – Appeals. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~Appeals of final decision concerning this chapter shall be in accordance with Title 18 (Appeals).~~] **A final decision that is issued pursuant to this chapter may be appealed in accordance with chapter 18.02 of CCMC.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.08 (HILLSIDE DEVELOPMENT), Section 18.08.005 (Purpose and scope/applicability) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.08.005 – Purpose [~~**and scope/applicability.**~~] **, scope and applicability. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. [~~Purpose.~~] The purpose of this chapter is to regulate development on hills and slopes in such a manner as to protect the public health, safety and welfare by minimizing the potential of such development to cause or contribute to landslides, erosion and sedimentation, deforestation, flooding or the aesthetic degradation of the [~~city's natural environment. It is, therefore, the intent of Carson City to regulate~~] **natural environment of the City. In accordance with this subsection, the provisions set forth in this chapter govern** development in hillside and skyline areas [~~in order to accomplish the following:~~

~~a. To minimize the~~] **to:**

(a) Minimize water runoff and soil erosion [~~problems incurred in~~] **that occur from an** adjustment of [~~the~~] terrain to meet onsite and off-site development needs;

[~~b. To provide~~] **(b) Provide** for safe vehicular and pedestrian access and circulation;

[~~c. To ensure~~] **(c) Ensure** that the open space as shown on any development plan is consistent with the objectives of the [~~city~~] **City** master plan elements;

[~~d. To minimize~~] **(d) Minimize** grading and cut and fill operations inconsistent with the retention of the natural character of hill areas **,** and to shape essential grading to complement natural forms of the land;

[~~e. To follow~~] **(e) Follow** an alternative approach to conventional flatland practices of development in hillside areas;

[~~f. To preserve~~] **(f) Preserve** significant features of hillside and skyline areas in essentially their natural [~~state~~] **states** as part of a comprehensive open space system by allocating to open space and recreational use **those** areas not suited for development as evidenced by topography, soils, geology and hydrology investigation reports; and

[~~g. To preserve~~] **(g) Preserve** the skyline views of the city's hill areas.

2. [~~Scope/Applicability.~~

~~a. 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.~~

~~b.~~] The provisions of this chapter apply to all development within the hillside [~~areas or~~] **and** skyline areas **.** [~~as defined in Division 7 of the development standards, this chapter and specifically for parcels or development sites exhibiting an average fifteen (15%) percent or more slope.~~]

Commented [JDY124]: Superfluous.

Commented [JDY125]: The "specifically" reference doesn't make any sense; the definition or description of these areas are what they are stated to be in CCMC

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.08 (HILLSIDE DEVELOPMENT), Section 18.08.010 (Hillside development manual) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.08.010 – [~~**Hillside development manual.**~~] **Repealed.**

Commented [JDY126]: Per the current Director, there is no such manual that exists and any specifications, guidelines or requirements for development of parcels governed by this chapter are set forth in this chapter or in the development standards.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.08 (HILLSIDE DEVELOPMENT), Section 18.08.015 (Skyline area map) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.08.015 – Skyline area map. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. The [~~director~~] **Director** and [~~city~~] **the City** engineer shall prepare and maintain a skyline area map of [~~those~~] **the** areas that are essential to the [~~city's~~] scenic quality **of the City** and **which,** if developed without regulation **,** would negatively [~~effect~~] **affect** scenic vistas.

2. The **skyline area** map [~~shall~~] **must** be adopted by [~~resolutions of the commission and the board. The map shall~~] **the Commission and the Board of Supervisors by resolution, and** be **subsequently** reviewed and revised as necessary [~~in order~~] to reflect [~~the~~] **any** changes in technology [~~and~~] **or** philosophy of development. Revisions must be proposed by the [~~commission~~] **Commission** and approved by the [~~board~~] **Board of Supervisors** by resolution.

3. The skyline **area** map [~~includes~~] **must include** a specific reference to elevational contours. The [~~director~~] **Director** may consider other properties at a different elevation on a [~~case by case~~] **case-by-case** basis [~~due to~~] **and by considering** unique topographical and visual conditions.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.08 (HILLSIDE DEVELOPMENT), Section 18.08.020 (Engineering reports, mapping, grading plans and standards required) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.08.020 – Engineering reports, mapping, grading plans and standards required. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. Before [~~beginning~~] any development on a parcel in a hillside [~~area or a skyline area,~~] **or skyline area may commence,** an application [~~supplied by the city must be submitted and approved with all of the following requirements met:~~] **submitted on a form prescribed by the Department must be approved and the following requirements satisfied:**

[~~a.~~] **(a)** A professional engineer registered in the [~~state~~] **State** of Nevada must prepare and submit to the [~~director~~] **Director** reports on soils, geology and hydrology to be used in determining the effects of development, grading or clearing on a parcel. For the reports required by this [~~section,~~] **paragraph,** the engineer may [~~be permitted to~~] **partially** rely [~~on, in part,~~] **on** or refer to existing reports for the subject parcel which have been prepared by another professional engineer or a governmental agency including **,** without limitation **,** the [~~soil conservation service, the U.S.~~] **Soil Conservation Service, the United States** Geological [~~Survey, FEMA,~~] **Survey and the Federal Emergency Management Agency,** and reports or studies prepared for the subdivision map or parcel map of which the subject parcel is a part **.**

[~~b.~~] **(b)** Topographic mapping of the site and **the** surrounding area must be submitted to [~~planning and community development.~~] **the Department.**

[~~c.~~] **(c)** A grading plan must be submitted to the [~~director~~] **Director** in accordance with [~~Division 13 of~~] the development [~~standards.~~] **standards set forth in this title.**

[~~d.~~] **(d)** The proposed development must comply with the standards for drainage improvements. driveways and parking, slope stabilization, revegetation, placement of utilities, buildable area standards, open space, setbacks, fire protection and maintenance of improvements as [~~contained in the manual.~~] **required by development standards set forth in this title.**

2. Before a certificate of occupancy may be issued for any structure on a parcel [covered] **governed** by this section, the project engineer [~~shall~~] **must** certify in writing that the improvements as built are in compliance with [~~regulation of this chapter.~~] **the provisions of this title.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.08 (HILLSIDE DEVELOPMENT), Section 18.08.025 (Setback variances) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.08.025 – Setback variances. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~Setback variances~~] **1. A setback variance** may be [~~granted~~] **approved** by the [~~commission subject to the following conditions:~~

~~1. That the commission finds a justifiable hardship~~] **Commission if the Commission finds,** based on appropriate documentation submitted by [~~the applicant that:~~] **an applicant, that a justifiable hardship exists because:**

[~~a.~~] **(a)** The land within the subject setback is more suitable for development than land outside the setback, and

[~~b.~~] **(b)** Development within the subject setback more substantially advances the purposes of this chapter than development outside the [~~setback;~~] **.**

2. [~~That granting of the~~] **In addition to the findings required by subsection 1, the Commission must also determine that the approval of a setback** variance [~~shall~~] **will** not result in **a** detriment to [~~the adjacent properties of~~] **any adjacent property or to the** health, safety and [~~welfare.~~] **welfare of the public.**

3. Written notice of [~~the variance~~] **a hearing on an** application **for a setback variance** must be [~~sent by planning and community development in the manner provided for in accordance with Title 18 (Notice).~~] **made in the manner required by chapter 18.02 of CCMC.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.08 (HILLSIDE DEVELOPMENT), Section 18.08.030 (Special use permit required) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.08.030 – Special use permit required. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. [~~Development~~] **Except as otherwise provided in this subsection, the development** of any portion of any parcel with an average slope of [~~thirty-three percent (33%)~~] **33 percent** or more [~~requires compliance with~~] **must satisfy the requirements set forth in** this chapter and [~~the prior~~] **be first approved through the** issuance of a special use permit. [~~If the~~] **A special use permit is not required if the** property is [~~being~~] developed through subdivision and a tentative subdivision map has been submitted and [~~approved, no special use permit is required.~~] **approved.**

2. [~~Development~~] **The development** of skylines and hilltops as designated on the skyline area map [~~must be~~] **is discouraged and, if approved, must be** carefully regulated [~~and strongly discouraged. The~~] **under the provisions of this title by the Department. An** applicant must explore every [~~opportunity~~] **alternative option** to construct below the skyline area. If there is no [~~other~~] feasible alternative, the applicant may apply for [~~approval of~~] a special use permit **which must be issued** before construction may [~~take place within a skyline designated area. development of any portion of a parcel which is in a skyline area requires compliance with this chapter, Division 7 of the development standards and the prior issuance of a special use permit.~~] **commence.**

Commented [JDY127]: Redundant or superfluous, and includes nonsensical sentence structure as it exists in CCMC.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.010 (Purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.010 – Purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The [~~purposes~~] **purpose** of this chapter [~~are to promote~~] **is to:**

1. Promote the health, safety and general welfare of [~~the people of~~] **Carson City residents** and visitors to Carson City by providing minimum standards to prevent overcrowding of land; [~~to avoid~~]

2. Mitigate against congestion in the streets; and [~~to facilitate~~]

3. Facilitate the adequate provision of water supply, sewage [~~disposal,~~] **disposal** and sanitation for all recreational vehicle parks and their related uses.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.020 (Conflicting regulations) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.020 – Conflicting [~~**regulations.**~~] **provisions. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

[~~Wherever~~] **If** any provision of this chapter imposes more stringent [~~regulation,~~] **regulations,** requirements or limitations than are required by [~~the provisions~~] **a provision** of any other law or [~~ordinance,~~] **this Code,** the provisions of this chapter shall govern.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.020 (Conflicting regulations) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.030 – [~~**Definitions.**~~] **Repealed.**

Commented [JDY128]: The terms are defined in new chapter 18.01 or in a specific section of this chapter, or are otherwise not used anywhere in this chapter (for example, "cabana" is not used).

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.040 (Major project review/special permit/final plan approval) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.040 – [~~Major project review/special permit/final plan approval.~~] Major project review; special use permits; final plans. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. [~~The applicant shall~~] **An applicant must** submit [~~twelve (12)~~] **to the Department twelve** copies of a preliminary plan for a proposed recreational vehicle [~~park,~~] **park** or **for the** renovation of an existing recreational vehicle [~~park;~~] **park** for **a** major project review [~~to the planning and community development department.~~] **.** A date for **the** major project review [~~will be established within twenty (20)~~] **must be scheduled not later than 20** days [~~of receipt of the plans by the city.~~] **after the date on which the preliminary plans are received by the Department.** At [~~the~~] **a meeting for a** major project review [~~meeting, appropriate city departments will state requirements and make recommendations to the developer and/or agent concerning the~~] **, appropriate City department staff shall provide to the applicant the requirements and any recommendations applicable to the proposed** development [~~of any proposed recreational vehicle park. The~~] **or renovation. In addition to the preliminary plans required by this subsection, the applicant must also provide the** following information [~~is needed on the preliminary plans or on an additional information sheet~~] to facilitate review by [~~the major project review committee:~~] **City department staff:**

[~~a.~~] **(a)** Project agent's name and mailing address;

[~~b.~~] **(b)** Property owner's name;

[~~c.~~] **(c)** Project name;

[~~d.~~] **(d)** Vicinity map;

[~~e.~~] **(e)** Assessor's parcel number;

[~~f.~~] **(f)** Property address or nearest major cross street;

[~~g.~~] **(g)** Location of hydrants;

[~~h.~~] **(h)** Location of existing utilities [~~(water, sewer, gas, storm drains);~~] **for water, sewer, gas and storm drains;**

[~~i.~~] **(i)** Preliminary drainage plan showing existing and proposed elevations; **and**

[~~j.~~] **(j)** Preliminary site plan showing location of recreational vehicle park spaces and location of all buildings and sanitary dump stations.

2. [~~Special Use Permit. Once the~~] **After an** applicant has completed the major project review [~~process,~~] **pursuant to subsection 1,** the applicant may submit an application for a special use [~~permit. A special use permit is required because recreational vehicle parks are considered as conditional uses in agriculture (A) zoning districts, conservation reserve (CR) zoning districts, public (P) zoning districts, tourist commercial (TC) zoning districts, general commercial (GC) zoning districts, and retail commercial (RC) zoning districts. The applicant shall follow the special use permit procedure pursuant to Carson City Municipal Code Section 18.02.080.~~] **permit in accordance with chapter 18.02 of CCMC.**

3. [~~Plan and Specifications.~~

~~a. Eight (8) sets~~] **An applicant who has completed the requirements set forth in subsections 1, 2 and 3 must submit to the Department 8 copies** of **plot** plans and specifications, together with complete mechanical and structural plans of work to be performed, drawn to scale of

Commented [JDY129]: Superfluous and redundant explanation; does not function as ordinance regulatory language.

not less than one-eighth inch [~~(1/8″) equals~~] **equaling** one foot [~~(1′)~~] showing all vehicle spaces, roadways, walks, leaching fields, sewer and water lines, electrical lines, buildings, patios, [~~other structures,~~] **,** fences, septic tank location and capacity or other method of sanitation, trash disposal locations and [~~type~~] **types** of enclosure, building [~~elevations. All plans are to be submitted to the planning and community development department.~~

~~b. Permits. Prior to~~] **elevations and any other structures. Before** the issuance of any building permit [~~or construction of any recreational vehicle park, the planning and community development department shall~~] **or the commencement of any construction, the Department must** circulate the proposed plot plans and specifications to the [~~development services department, fire department and environmental health department for compliance with city codes and ordinances: such plans shall be approved by the development services, environmental health and fire departments.~~] **Fire Department and the Carson City Department of Health and Human Services for review and approval.** No construction or issuance of building permits [~~shall take place~~] **may occur** until the proposed plans have been approved **.** [~~by all of the above departments. It is unlawful for any person to do any conversion, erection, alteration, addition, moving or construction within a recreational vehicle park unless a permit has been applied for and obtained from Carson City building department for all building, plumbing and electrical work in compliance with this or any other applicable chapters.~~

~~4. Final Requirements and Plan Approval. Once the~~]

4. After a special use permit has been approved, the applicant must submit development plans to the [~~building department. Conditions of the special use permit shall be in conjunction with the requirements of the building department. Along with the development plans the following will be included:~~] **Building Division of the Department. Any condition imposed by the Building Division shall be in addition to conditions required under the special use permit. The applicant must include with the submission of the development plans:**

[~~a.~~] **(a)** General landscaping plans;

[~~b.~~] **(b)** A sign application for any proposed signs; **and**

[~~c.~~] **(c)** If sewage disposal will be greater than [~~five thousand (5,000) gallons, then the sewage disposal system is required to be approved by~~] **5,000 gallons, approval from** the Nevada Division of Environmental [~~Protection.~~] **Protection of the State Department of Conservation and Natural Resources.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.050 (Recreational vehicle park requirements) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.050 – Recreational vehicle park requirements. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

~~The standards provided in this section are intended to encourage~~] **1. The purpose of this section is to ensure the** proper **development of** recreational vehicle [~~park development~~] **parks** by

[~~providing~~] **establishing standards for** sufficient open space and complementary uses under conditions which [~~assure protection of~~] **protect** the character of the **zoning** district in which the recreational vehicle park is located. [~~Each~~] **A** recreational vehicle park constructed and operated under the provisions of this chapter must [~~provide for the following in the manner herein specified:~~] **satisfy the requirements set forth in this section.**

[~~1. All recreational vehicle parks must be developed in accordance with the existing codes, requirements and standards of development services, environmental health and fire departments.~~]

Commented [JDY130]: This is redundant.

2. The standards of development for any [~~locations,~~] **location,** width, course, and **any** servicing of public and private streets and highways, alleys, ways for public service facilities, curbs, gutters, street lighting, parks or playgrounds, storm water drainage, water supply and distribution, sanitary sewers and sewage collection for recreational vehicle parks must be [~~in accordance with those~~] **be consistent with the** standards [~~adopted by Carson City.~~] **applicable to those improvements in other developments except as otherwise specifically provided in this chapter.**

3. Recreational vehicle parks must be located on a [~~well drained site,~~] **well-drained site that is** properly graded in accordance with [~~city~~] **City** standards.

4. Recreational vehicle parks must not be developed within the floodway of an A flood zone as indicated on **the applicable** Flood Insurance Rate Map [~~(FIRM).~~] **.**

5. One [~~(1)~~] vehicle or [~~one (1)~~] **1** recreational vehicle [~~shall~~] **may** be permitted [~~per~~] **for each** recreational vehicle park space unless **the space is** designated as a multiple recreational vehicle park space.

6. [~~Accessory~~] **Authorized accessory** uses within recreational vehicle parks [~~that are permitted are as follows:~~] **limited to the following:**

[~~a. Recreational Vehicle Park Recreation Buildings and Recreational Vehicle Park Commercial Buildings. Commercial buildings shall be limited to the following uses:~~

~~(1) Grocery store;~~

~~(2) Laundry room;~~

~~(3) Other uses not listed in this chapter which, in the opinion of the planning commission, are in keeping with the purpose of the recreational vehicle park facilities.~~

~~b. Management offices, one (1) single family dwelling or one (1) mobilehome used for living quarters by the operators or manager of the park.~~]

(a) A grocery store and laundromat as commercial uses; and

(b) Management offices and one single-family residence or one manufactured home or mobile home to be used as living quarters for the owner, operator or manager of the recreational vehicle park.

7. Property development standards [~~are:~~] **must be consistent with the following:**

[~~a.~~] **(a)** Maximum building [~~height: Two (2)~~] **height is limited to two** stories [~~but no greater~~] **and not taller** than [~~twenty-six feet (26').~~] **26 feet.**

[~~b.~~] **(b)** Minimum net area [~~per~~] **for each** recreational vehicle [~~space: One thousand (1,000)~~] **space must be 1,000** square feet.

[~~c.~~] Multiple recreational vehicle spaces [~~shall be~~] **are** allowed [~~to have~~] **to accommodate** a maximum of [~~three (3)~~] **3** vehicles or [~~three (3)~~] **3** recreational vehicles [~~with~~] **and must be** a net minimum area of [~~one thousand five hundred (1,500)~~] **1,500** square feet for the placement of each vehicle. Each vehicle space [~~will~~] **must** be counted [~~toward~~] **towards** the maximum number of spaces **allowed** per acre.

[~~d. Minimum~~] **The minimum** setback of any building or recreational vehicle park space from any public [~~street~~] right-of-way line or exterior boundary [~~line: twenty feet (20′).~~] **line is 20 feet.**

[~~e.~~] **(e)** Recreational vehicle park spaces may be clustered, but total density [~~shall not be greater than thirty (30) recreational vehicle park sites per acre for the entire project.~~] **must not exceed 30 spaces per acre for the recreational vehicle park.**

8. [~~Placement required for~~] **The placement of** recreation vehicles on individual recreational vehicle spaces [~~are:~~] **must be consistent with the following:**

[~~a.~~] **(a)** Minimum setback from an access street [~~shall be ten feet (10′).~~] **10 feet.**

[~~b.~~] **(b)** Minimum distance between recreational [~~vehicles, front,~~] **vehicles, including the front,** side or [~~rear, shall be [fifteen feet (15′).~~] **rear of each vehicle, must be 15 feet.**

[~~c.~~] **(c)** Minimum distance between **a** recreational vehicle and any building [~~shall be twenty feet (20′).~~] **must be 20 feet.**

[~~d.~~] **(d)** Expandable sections of recreational vehicles [~~shall be~~] **are** considered a part of the recreational vehicle [~~proper.~~] **for the purpose of measuring distances under this section.**

9. [~~General~~] **The following general** requirements [~~for~~] **apply to all** recreational vehicle park [~~areas are:~~] **areas:**

[~~a. Soil and Groundcover Requirements for Vehicle Parking Space.~~] **(a)** Each recreational vehicle [~~space shall]~~ **and multiple recreational vehicle space must** have a hard surfaced parking pad with a minimum dimension of [~~forty feet (40') by twelve feet (12'). A multiple recreational vehicle space shall have a hard surfaced parking pad of the same minimum dimensions forty feet (40') by twelve feet (12') for each space.~~] **40 feet by 12 feet.**

[~~b.~~] **(b)** Exposed ground surfaces in all other parts of a recreational vehicle park [~~shall~~] **must** be covered with stone screening or other approved organic material **,** or protected with a vegetative growth that is capable of preventing soil erosion and eliminating dust.

10. [~~Recreational Vehicle Park Site Development Standards. Singular~~] **The following standards apply to single** recreational vehicle park spaces [~~shall have the following standards:~~] **:**

[~~a. Grade not to exceed five percent (5%)~~] **Grade must not exceed 5 percent** per individual recreational vehicle park [~~site.~~] **space.**

[~~b. One (1)~~] **(b) One** water spigot for common use **is required** for every recreational vehicle space.

11. [~~Open Space Areas.~~] All recreational vehicle parks [~~shall~~] **must** have at least [~~one (1)~~] **1** recreation open space area accessible from all recreational vehicle [~~spaces: the~~] **spaces. The** cumulative size of [~~the~~] **a** recreation area [~~shall~~] **must** not be less than [~~ten percent (10%)~~] **10 percent** of the gross recreational vehicle park area.

12. [~~Requirements for~~] **The following requirements apply to all** recreational vehicle park roadway systems [~~are:~~] **:**

[~~a.~~] **(a)** Access to recreational vehicle parks must be designed to minimize congestion and traffic hazards on adjacent streets. All traffic ingress and egress from recreational vehicle parks [~~shall~~] **must** be through controlled entrance or exits.

[~~b.~~] **(b)** Driveways and roads from [~~the controlled entrance/exit points to the office/residence~~] **a controlled entrance or exit point to an office or residential** area of the site and all parking areas for [~~the office/residence~~] **office or residential** use must be asphalt paved in accordance with Carson City parking lot standards [~~unless~~] **except that if** the public roadway accessing the site is **paved with** dirt or gravel, [~~in which case these~~] **the** driveways may be hard surfaced. [~~The driveways or roads within the~~] **Driveways and roads within a** recreational vehicle park [~~shall have the following width: twenty-six feet (26') in width~~] **must have a width of 26 feet**

if **the driveway or road is** a two-way [~~street: and twenty feet (20') in width~~] **and a width of 20 feet** if **the driveway or road is** a one-way street.

[~~c.~~] **(c)** All recreational vehicle park spaces [~~shall~~] **must** be served by safe and convenient roadways extending from the access points of the site to each vehicle space.

[~~(1) Alignment and Grade.~~] **(d)** All internal recreational vehicle park site access roadways [~~shall~~] **must** be properly adapted to the topography of the site.

[~~(2) Surfacing.~~] **(e)** All internal recreational vehicle park site access roadways and individual vehicle parking spaces must be hard surfaced [~~and well drained.~~] **and with good drainage.**

[~~(3) Turnarounds.~~] **(f)** Roadways in excess of [~~five hundred feet (500′) shall be~~] **500 feet are** prohibited and all cul-de-sac roadways [~~shall~~] **must** include a sufficient turnaround [~~area,~~] **with a** minimum [~~of ninety feet (90′) in diameter.~~] **diameter of 90 feet.**

[~~(4) Maneuvering Space.~~

~~(a)~~] **(g)** Each recreational vehicle park space [~~shall provide one (1) parking space and~~] **must have** sufficient maneuvering space [~~so that the~~] **to accommodate** parking, loading or maneuvering of vehicles incidental to parking [~~shall not necessitate~~] **without requiring** the use of any public street, sidewalk or right-of-way, or any private grounds not a part of the recreational vehicle park site.

[~~(b)~~] **(h)** All roads and road structures [~~shall~~] **must** be graded and surfaced and of sufficient design to support the weight of [~~twenty (20) ton vehicles.~~] **vehicles weighing 20 tons.**

[~~(c)~~] **(i)** Dead end [~~road shall~~] **roads must** have a **minimum** turnaround **diameter of 90 feet** at the closed end [~~of at least ninety foot (90′) diameter~~] **of the road as** measured at the outside of the traveled way.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.060 (Water system) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.060 – Water [~~**system.**~~] **and electrical systems. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

[~~Water system shall~~] **1. All water systems installed in a recreational vehicle park must** comply with the [~~latest~~] **most recent** Uniform Plumbing [~~Code,~~] **Code** as adopted **in part or in whole** by Carson City.

2. All electrical systems installed in a recreational vehicle park must comply with the most recent National Electrical Code as adopted in part or in whole by Carson City.

Commented [JDY131]: Incorporated from CCMC 18.09.080.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.070 (Sewage disposal) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.070 – Sewage disposal. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. An adequate and safe sewerage system must be provided in all recreational vehicle parks for conveying and disposing of all sewage. All systems must be designed, constructed and maintained in accordance with all applicable state and [~~city codes,~~] **CCMC** requirements and standards. Where a public sewerage is available, connection must be made thereto **,** subject to all necessary and appropriate Carson City fees.

2. One sanitary station must be provided for every [~~twenty-five (25)~~] **25** recreational vehicle park spaces or fractional part thereof not having individual sewer connections **.** [~~and shall conform to the following minimum standards.~~

~~a.~~] Each sanitary station must [~~contain~~] **:**

(a) Contain a trapped [~~four (4) inch~~] **4-inch** sewer riser pipe, connected to the recreational vehicle park sewerage system, surrounded at the inlet end by a concrete apron, that must have at a minimum a [~~six hundred (600)~~] **600** square foot drainage area, sloped to the drain, and [~~provided~~] **fitted** with a hinged cover and a water outlet, with the necessary appurtenances, connected to the recreational vehicle park water supply system to permit periodic washdown of the drain area. The water supply must have a backflow prevention device.

[~~b. Sanitary stations must be~~] **(b) Be** screened from view by fencing [~~and/or~~] **or** landscaping and [~~must~~] be located at [~~least fifty feet (50′)~~] **a minimum of 50 feet** away from any recreational vehicle park space.

3. [~~Approval of the sewage disposal system from the development services and environmental health departments, and if~~] **All sewage disposal systems for a recreational vehicle park must:**

(a) Be approved by the applicable City departments. A system that is over [~~five thousand (5,000) gallons, approval~~] **5,000 gallons must also be approved** by the Nevada [~~Department~~] **Division** of Environmental Protection [~~must be a condition of final approval.~~] **of the State Department of Conservation and Natural Resources.**

[~~4. Compliance~~] **(b) Comply** with the [~~latest~~] **most recent** Uniform Plumbing Code, as adopted **in part or in whole** by Carson City.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.080 (Electrical system) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.080 [~~**– Electrical system.**~~] **Replaced in revision by CCMC 18.09.060.**

Commented [JDY132]: Replaced in revision by CCMC 18.09.060 for reorganization purposes.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.090 (Accessory buildings and service facilities) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.090 – Accessory buildings and service facilities. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. A central accessory building containing the necessary toilet and other plumbing fixtures must be provided in recreational vehicle parks. Accessory buildings must be conveniently located within a radius of [~~five hundred feet (500')~~] **500 feet** to the recreational vehicle park spaces to be served and must conform to the following standards:

No. of Vehicle Spaces	Toilets: Men	Toilets: Women	Urinals: Men	Lavatories: Men	Lavatories: Women	Showers: Men	Showers: Women	Other Fixtures
1-10	1	1	1	1	1	1	1	1 service sink with a flushing rim
11-20	1	2	1	2	2	1	1	1 service sink with a flushing rim
21-30	2	3	1	3	3	1	1	1 service sink with a flushing rim
31-40	2	4	2	3	3	2	2	1 service sink with a flushing rim
41-50	3	5	2	4	4	2	2	1 service sink with a flushing rim
51-60	3	6	2	4	4	3	3	1 service sink with

								a flushing rim

2. For recreational vehicle parks [~~having~~] **that have** more than [~~sixty (60)~~] **60** recreational vehicle park spaces there must be [~~provided: One (1)~~] **provided 1** additional toilet and lavatory for each sex per additional [~~thirty (30)~~] **30** recreational vehicle [~~spaces; one (1)~~] **spaces, 1** additional shower for each sex per additional [~~forty (40)~~] **40** recreational vehicle [~~spaces;~~] **spaces** and [~~one (1)~~] **1** additional urinal for each additional [~~one hundred (100)~~] **100** recreational vehicle spaces. The number of toilets, lavatories and showers for handicapped men and women must be as follows:

Recreational Vehicle Spaces	Handicapped Facilities
01 to 50	1
51 or greater	1.25% of total

3. All plumbing fixtures for toilets, urinals and showers [~~shall be ultra low~~] **must be ultra-low** flow.

[~~2.~~] **4.** All uses and related facilities [~~shall be~~] **are** subject to approval by the [~~planning commission and shall~~] **Commission and must** be shown on the plot plan when **an** application for a permit is filed.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.100 (Refuse storage and insect control) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.100 – Refuse storage and insect control. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. The storage, collection and disposal of refuse in [~~the~~] **a** recreational vehicle park must be [~~so conducted as to create~~] **conducted in a manner such that** no health hazards or air [~~pollution.~~] **pollution is created.** The **storage, collection and disposal of refuse must satisfy the following** minimum standards [~~for the handling of refuse shall be as follows:~~] **:**

[~~a.~~] **(a)** All refuse must be stored in containers which are watertight and [~~rodent proof~~] **inaccessible by rodents,** and must be located not less than [~~fifty feet (50')~~] **50 feet** and not more than [~~one hundred fifty feet (150')~~] **150 feet** from any recreational vehicle park space. Containers must be provided in sufficient number and capacity to properly store all refuse.

[~~b.~~] **(b)** Refuse collection areas must be screened from view by fencing [~~and/or~~] **or** landscaping.

[~~c.~~] **(c)** All refuse containing garbage must be collected at least twice weekly or **more frequently** as necessary and transported in covered containers to a disposal site [~~approved by local law.~~] **in accordance with applicable laws and regulations.**

2. Grounds, buildings and structures must be [~~maintained~~] **kept** free of insect and rodent harborage and infestation. Extermination methods and other measures to control [~~insects/rodents shall~~] **insect and rodent harborage and infestation must** conform to requirements [~~of existing laws.~~] **in accordance with applicable laws and regulations.**

3. [~~Every~~] **A** person who is the owner of any animal must keep the [~~same~~] **animal** within the recreational vehicle space area or [~~shall keep the same~~] under his or her control [~~when not~~] **at all times when not** within the recreational vehicle space but [~~still within the confines of the~~] **within the** recreational vehicle park. [~~No person shall keep any such~~] **A person may not keep any** animal **in a recreation vehicle park** unless [~~its living~~] **the** area **for the animal** is kept clean and free from offensive odors, animal [~~wastes and rodents, flies, or~~] **waste, rodents, insects and** any other offensive or [~~unwholesome~~] **unsanitary** condition.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.110 (Refuse storage and insect control) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.110 – Fuel supply and storage. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. [~~Liquefied~~] **A liquefied** petroleum gas [~~containers~~] **container that is** installed on a recreational vehicle space [~~shall~~] **must** be securely, but not permanently, fastened to prevent overturning. [~~Such containers~~] **Any such container** must not [~~contain~~] **have** a gross capacity of more than [~~sixty (60) U.S.~~] **60** gallons and must be located in **an** approved storage area.

2. [~~All~~] **A** fuel oil storage [~~tanks or cylinders~~] **tank or cylinder that is** installed on a recreational vehicle space must be securely fastened in place **.** [~~and~~] **Any such tank or cylinder must not have a gross capacity of more than 60 gallons and** must be located in **an** approved storage [~~areas. A gross capacity in excess of sixty (60) U.S. gallons is prohibited.~~] **area.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.120 (Fire protection standards) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.120 – Fire protection standards. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. All recreational vehicle parks [~~shall be~~] **are** subject to the rules and regulations of the Carson City fire department.

2. [~~Fire Protection. In every recreational vehicle park there shall~~] **There must** be installed and maintained **in every recreational vehicle park** fire [~~hydrants,~~] **hydrants** and fire extinguishers of the number and [~~size,~~] **size** and in such locations as may be required by the [~~fire department.~~] **Fire Department.**

[~~a. Where~~] **3. If an adequate** public water supply is available **,** fire hydrants [~~will~~] **must** be placed at a maximum **distance** of [~~three hundred feet (300′) spacing and/or as~~] **not more than 300 feet between hydrants or as otherwise** determined by the [~~fire department.~~

~~b. When a satisfactory~~] **Fire Department. If an adequate** public water supply is not available, **distance and spacing** requirements [~~will~~] **for the location of fire hydrants must** be based upon information contained in [~~NFPA 1231 (suburban and rural fire fighting).~~] **the most recent Standard on Water Supplies for Suburban and Rural Fire Fighting, NFPA 1231, published by the National Fire Protection Association.**

[~~3. Recreational~~] **4. All recreational** vehicle parks must be kept free of weeds, litter, rubbish and other flammable materials.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.130 (General regulations) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.130 – General regulations. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. [~~Every~~] **The** owner or operator of a recreational vehicle park must maintain a register containing a record of all vehicles and occupants. [~~Such register shall~~] **The register must** be made available to [~~authorized persons inspecting the campground. Such~~] **any person authorized to inspect the recreational vehicle park. The** register must contain:

[~~a.~~] **(a)** The names and addresses of the vehicle occupants;

[~~b.~~] **(b)** The make, model and license number of [~~any vehicles;~~] **every vehicle; and**

[~~c.~~] **(c)** The arrival and departure [~~date of the vehicles.~~] **dates for every vehicle.**

2. It is unlawful for any person to operate, maintain or permit the operation or maintenance of any recreational vehicle park unless there is a caretaker, owner or manager in the park to enforce the provisions of this chapter.

3. No recreational vehicle park [~~shall~~] **may** be occupied unless a final inspection and written approval is obtained [~~by the environmental health department~~] **from the Environmental Health Division of the Carson City Department of Health and Human Services** and a

certificate of use occupancy has been obtained from [~~Carson City building department and applicable state departments.~~] **the Building Division of the Department.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.140 (Zoning requirements) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.140 [~~**– Zoning requirements.**~~]

Commented [JDY133]: This is a one sentence section and is unnecessary:
"The user herein described is subject to any and all restrictions imposes by zoning codes."

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.150 (Violations) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.150 – [~~Violations.~~] Violations; penalties. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~Any person who violates or fails to comply with the provisions of this chapter, the owner of any structure or land or part thereof, and any contractor, builder or agent employed in connection therewith, who has assisted knowingly in the commission of any such violation, shall be guilty of a separate offense and upon conviction thereof shall be liable to the penalties provided in this code.~~]

It is unlawful for any person or his or her agent, representative or employee, to violate or fail to comply with the provisions of this chapter, including, without limitation, performing any building, plumbing or electrical work or any other conversion, erection, alteration, addition, moving or construction within a recreational vehicle park without a proper permit. Each violation and each day of every violation constitutes a separate offense and is punishable in accordance with CCMC 18.02.009.

Commented [JDY134]: This new rewritten provision essentially blends the existing language with the language from the next section which is proposed to be repealed because of the overlapping concept.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.160 (Violations) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.160 [~~**– Enforcement.**~~] **Replaced in revision by CCMC 18.09.150.**

Commented [JDY135]: The substance of this section overlaps with the previous section. Moved to previous section for better organization.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.170 (Severability) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.170 [~~**– Severability.**~~] **Repealed.**

Commented [JDY136]: This severability provision is unnecessary; it has no controlling authority over the courts and is superfluous because ordinance severability is a rule of statutory and ordinance construction established in common law.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.10 (GROUP CARE FACILITIES) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

Chapter 18.10 [~~**- GROUP CARE FACILITIES**~~] **Repealed.**

Commented [JDY137]: This chapter is repealed per consultation with the current Director. This chapter consists of four sections, three of which are non-substantive, superfluous or redundant with other provisions of CCMC that regulate group care facilities as a permitted use. One section in this chapter establishes distance requirements, prohibiting a group care facility from being within a certain distance of another group care facility. However, this is now obviated by the change to this title – per the former Director and pursuant to NRS 278.02377 which requires residential facilities for groups to be included in the definition of "single-family residence" – which applies zoning requirements to such facilities in the same manner as single-family residences.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.11 (CHILD CARE FACILITIES) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

Chapter 18.11 [~~**- CHILD CARE FACILITIES**~~] **Repealed.**

Commented [JDY138]: This chapter is repealed per consultation with the current Director. This chapter consists of only three sections that are non-substantive, superfluous or redundant with other provisions of CCMC that regulate child care facilities as a permitted use.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.005 (Short title) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.005 – Short title. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

This chapter [~~shall be known and~~] **may be** cited as the Carson City [~~1988~~] Growth Management Ordinance.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.010 (Application of chapter) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.010 – [~~**Application of chapter.**~~] **Applicability. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)**

This chapter [~~shall apply~~] **applies** to all residential real property that is required to [~~be served by city water and/or~~] **have City water or** sewer service **.** [~~within the consolidated municipality of Carson City.~~] No provision of this chapter shall **be construed to** require the [city] **City** to extend sewer or water service to a parcel of land.
[~~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.~~]

Commented [JDY139]: Superfluous.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.015 (Purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.015 – Purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. The [~~board~~] **Board of Supervisors hereby** finds and declares:

[~~a.~~] **(a)** A measure of sustained, balanced growth in Carson City is both desirable and necessary for the continued viability of the community; [~~and~~]

[~~b.~~] **(b)** The health, safety and general welfare of the [~~city's~~] citizens **of the City** dictate the continued availability of essential public facilities and services and adequacy of community resources; [~~and~~]

[~~c.~~] **(c)** The ability to provide **any** essential resource or service at the quality and quantity desired by the community is an integral part of the [~~city's~~] quality of [~~life; and~~] **in the City;**

[~~d.~~] **(d)** Growth experienced in the [~~past,~~] **past** and pressures for continued growth indicate that Carson City may reach capacity in the delivery of one or more [~~of~~] essential resources or services; [~~and~~]

[~~e.~~] **(e)** If capacity to provide an essential service or resource is reached, the [~~board~~] **Board of Supervisors** may cause **the** total cessation of residential growth for an interim period of time; and

[~~f.~~] **(f)** When the [~~city~~] **City** sets the quantity of building permits available for a specific year, the [~~board declares~~] **Board of Supervisors is making the determination** that there are certain limits to the capacity or capability of the [~~city~~] **City** to deliver water or sewer services.

2. The [~~board~~] **Board of Supervisors further finds and** declares that the following essential resources [~~shall~~] **must** be considered for the managed growth of Carson City:

[~~a. City water:~~] **(a) City water and its** quantity, quality, supply, [~~capacity, infrastructure;~~] **capacity and infrastructure;**

[~~b. City sewer:~~] **(b) City sewer** treatment and disposal [~~capacity;~~] **capacity and the ability of the** system or infrastructure [~~ability~~] to transport sewage from a residential dwelling unit [~~of~~] **to** the treatment system;

[~~c.~~] **(c)** Sheriff protection services;

[~~d.~~] **(d)** Fire protection services;

[~~e.~~] **(e)** Traffic and circulation;

[~~f.~~] **(f)** Drainage and flooding;

[~~g.~~] **(g)** School enrollment and capacity;

[~~h.~~] **(h)** Parks and recreation; and

[i.] **(i)** Other resources or services as determined by the [~~board.~~] **Board of Supervisors.**

3. [~~Upon declaration of these findings, the board of the consolidated municipality of Carson City has determined~~] **Based on these declarations, the Board of Supervisors hereby determines** that a workable and reasonably equitable system for the management of population growth [~~shall~~] **must** be a part of the land development [~~process. The~~] **process in Carson City and that the** provisions **set forth** in this chapter **are intended to** achieve this purpose.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.020 (Effect on previously issued allotments) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.020 [~~**Effect on previously issued allotments.**~~] **Repealed.**

Commented [JDY140]: Obsolete per discussion with Director.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.025 (Growth Management Commission) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.025 – Growth Management [~~Commission.~~] Commission; creation. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. There is [~~established in Carson City a growth management commission which shall consist of the planning commission.~~] **hereby created a Growth Management Commission consisting of the members of the Planning Commission appointed pursuant to CCMC 18.02.010.**

[~~1. The growth management commission~~] **2. The Growth Management Commission** shall meet at least once each year. [~~Other~~] **Additional** meetings may be held as needed. Meetings may be continued as necessary to accomplish the [~~growth management commission's business.~~] **business of the Growth Management Commission.**

[~~2.~~] **3.** A majority of the members of [~~the growth management commission~~] shall constitute a quorum, and each member shall have 1 vote on any matter [~~considered.~~] **considered during a meeting.** The [~~chairman~~] **Chair** of the [~~planning commission~~] **Planning Commission** shall also [~~chair~~] **preside as Chair of** the [~~growth management commission.~~] **Growth Management Commission.** A majority vote of the [~~commissioners~~] **members** present [~~shall be~~] **is** required to [~~approve a motion or resolution, other than a direction to the staff.~~] **take any action.**

[~~3. At any meeting the growth management commission may, by motion. establish rules, procedures, time limitations, or other restrictions which appear best suited to accomplish its purpose of gathering and evaluating information and determining issues made pertinent by the provisions of this chapter.~~]

Commented [JDY141]: Legally, this provision is overbroad and likely inconsistent with Nevada Open Meeting Law provisions and the authority conferred upon the Growth Management Commission under this chapter.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.030 (Duties) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.030 – [~~Duties.~~] Duties of Growth Management Commission. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

[~~In addition to the duties established by the growth management commission in its policies and procedures, the following duties are set forth for the growth management commission:~~

~~1. At least 15 days prior to the annual growth management meeting, the director shall receive information from any affected city department and may obtain information from any interested agency or party in order to prepare its report to the growth management commission.~~

~~2. The growth management commission shall receive~~]

1. The Growth Management Commission:

(a) Shall receive, review and consider information of adequate depth and scope [~~providing it~~] **to provide the members** with specific data to [~~use~~] **rely upon** in making a recommendation to the [~~board.~~] **Board of Supervisors.**

[~~3. The growth management commission shall compile~~] **(b) Compile** and consider such information so that it [~~is able to~~] **may** submit a written report **or proposed resolution** to the

Commented [JDY142]: The Growth Management Commission typically recommends adoption of a proposed resolution for this purpose.

[~~board at least 2 weeks prior to~~] **Board of Supervisors not later than two weeks before** the last regular meeting of the [~~board~~] **Board of Supervisors** in July **of each year** detailing [~~its~~] **the** recommendations [~~concerning~~] **of the Growth Management Commission for** the number of residential building permits to be fixed for [~~the second year following, and the number to be estimated for the third and fourth years following.~~] **periods prescribed by CCMC 18.2.035.**

(c) May adopt policies and procedures to carry out its duties.

2. To facilitate the duties of the Growth Management Commission, the Director shall obtain from all necessary City departments and any interested party relevant information that is required for the Director to prepare his or her report for presentation to the Growth Management Commission at its annual meeting.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.035 (Establishing residential building permits) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.035 – Establishing residential building permits. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. A fixed number of residential building permits [~~shall~~] **must** be established on a [~~2 year~~] **two-year** rolling calendar basis to [~~aid the~~] **inform the** community [~~in knowing~~] **of** the projected growth of residential dwelling units.

[~~1.~~] **2.** Not later than the last [~~board~~] meeting **of the Board of Supervisors** in [~~July, the growth management commission~~] **July of each year, the Growth Management Commission** shall recommend and the [~~board shall~~] **Board of Supervisors will** fix by resolution [~~the~~] **:**

(a) The number of residential building permits to be made available to eligible property owners for the second calendar year following the calendar year in which the resolution is adopted. [~~In the same resolution, the growth management commission shall recommend, and the board shall estimate the~~]

(b) The estimated number of residential building permits that may be made available in the third and fourth calendar years [~~following.~~] **following the calendar year in which the resolution is adopted.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.040 (Building permit categories) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.040 – Building permit categories. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

Building permits in fixed numbers [~~shall~~] **must** be established in such categories and subcategories as the [~~board or growth management commission deems necessary. Such~~] **Growth Management Commission or the Board of Supervisors deem necessary. At a minimum, the** categories [~~shall~~] **must** include:

1. A maximum limit for real property owners within a calendar year. This category [~~shall~~] **must** be [~~called~~] **cited as** the "general property owner" category.

2. A maximum limit for development projects that are included on the project list. This category [~~shall~~] **must** be [~~called~~] **cited** the "development project" category.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.045 (Project list qualifications, procedures, additions, removals) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.045 – Project list [~~qualifications, procedures, additions, removals.~~] qualifications; procedures; additions; removals. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. Any development project for which [~~1~~] **one** of the following [~~city~~] **City** approvals has been granted [~~shall qualify~~] **qualifies** for inclusion on the project list:

[~~a.~~] **(a)** A series of approved and recorded parcel maps representing 31 or more dwelling units; [~~or~~

~~b.~~] **(b)** An approved final map representing 31 or more dwelling units; [~~or~~

~~c.~~] **(c)** An approved final planned unit development [~~approval~~] representing 31 or more dwelling units; [~~or~~

~~d.~~] **(d)** An approved special use permit for a residential project representing 31 or more dwelling units; [~~or~~

~~e.~~] **(e)** An approved [~~mobilehome~~] **manufactured housing or mobile home** park representing 31 or more dwelling units; or

[~~f.~~] **(f)** An approved apartment project containing 31 or more units.

2. Approval of a project [~~shall be either an approval of~~] **by** a special use permit as required by this title or by the [~~director after completing~~] **Director after completion of** the major project review [~~process.~~] **process set forth in chapter 18.02 of CCMC.**

[~~2.~~] **3.** Approvals for development projects shall be considered the same [~~project,~~] **project** even if **the** approvals [~~by the city~~] were **issued** at different chronological [~~times,~~] **times** and even if the separate phases of the project have different names, numbers or other means of identification.

[~~3.~~] **4.** A development project [~~meeting these~~] **that satisfies the** requirements [~~shall~~] **set forth in the section will** be placed on the project list upon receipt of a written petition from the project developer or property owner submitted to the [~~director.~~] **Director.** The petition [~~shall~~]

must be on [~~the~~] **a** form [~~provided~~] **prescribed** by the [~~director. When~~] **Director. If** approved, the petition [~~shall~~] **must** be dated and signed by the [~~director.~~] **Director.**

[~~4.~~] **5.** To remain on the project list, [~~the~~] **a** property owner [~~shall~~] **must** reserve **any** building permit [~~application(s) pursuant to subsection 2 of Title 18 (Obtaining a Building Permit)~~] **application in accordance with CCMC 18.12.055 in** each year equal to at least 10 percent of the maximum number permitted to be purchased for development projects, or 1 permit, whichever is greater. This number [~~shall be called~~] **must be cited as** the "minimum annual requirement."

[~~a.~~] **6.** Failure to reserve the minimum annual requirement of building permits in the current calendar year shall result in automatic removal from the project list.

[~~b.~~] **7.** If a development project is removed from the project list, the development project shall not be eligible for reinstatement to the list until **the number of** building [~~permits/entitlement~~] **permits or entitlement** certificates equal to the annual minimum requirement have been reserved in a calendar [~~year. The~~] **year, at which time the** development project [~~shall~~] **may** then be reinstated in the following calendar year. The **owner of the** development project [~~shall be required to~~] **must** submit a new petition [~~prior to~~] **before** reinstatement pursuant to this section.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.050 (Applicability of this chapter to property in the highway 395 right-of-way) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.050 – [~~**Applicability of this chapter to property in the highway 395 right-of-way.**~~] **Repealed.**

~~The Nevada Department of Transportation (NDOT) shall be permitted to transfer entitlement certificates to property owners displaced by the acquisition of private property in the city approved route for the Highway 395 bypass. In order to execute the transfer, NDOT shall present an affidavit stating that it has acquired real property resulting in the displacement of a property owner. The affidavit shall state that the displaced property owner has acquired real property in the consolidated municipality of Carson City, and desires to construct a new residence. The affidavit shall be accompanied by the full amount of utility connection fee(s) and the growth management fee. Upon receipt of the affidavit and required fee(s), the director shall issue an entitlement certificate in the name of the displaced property owner and for the specific parcel. The entitlement certificates issued under the provisions of this section shall be exempt from the limits on building permits established in this chapter. This exemption shall apply to a maximum of 20 building permits/entitlement certificates.~~

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.055 (Obtaining a building permit) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.055 – Obtaining a building permit. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. To construct a residential building [~~subject to the provisions of~~] **in accordance with** this chapter, the following [~~time frames shall~~] **timeframes** apply:

[~~a.~~] **(a)** Beginning on the first [~~city~~] **City** working day in January and concluding on the last [~~city~~] **City** working day in March, the [~~director~~] **Director** shall make available the maximum number of residential building permits for development projects and private property owners in the [~~city.~~] **City.** This calendar [~~time frame shall be called~~] **timeframe must be cited as** "Period 1." **In addition:**

(1) For development projects, each project [~~shall be~~] **is** entitled to apply for the maximum number of building permits allocated to the development project category at any time during this period.

(2) For general property owners, any property owner may apply for the maximum number of building permits allocated to the general property owner category on a first-come first-served basis until the supply of building permits is exhausted.

[~~b.~~] **(b)** Beginning on the first [~~city~~] **City** working day in April and concluding on the last [~~city~~] **City** working day in June, any building permits remaining from Period 1 to be issued by the [~~city shall~~] **City must** be combined into a single category for development projects and general property owners. Any development project [~~shall be entitled, on a first come first served basis,~~] **is entitled on a first-come-first-served basis** to purchase an additional number of building permits not exceeding 50 percent above the original maximum number allocated to the specific category and any general category property owner [~~shall be~~] **is** entitled, on a first-come, first-served basis, to purchase an additional number of building permits not exceeding 100 percent above the original maximum number allocated to the general category property owner in Period 1, whether or not the property owner or development project purchased the maximum number of permits allowed in Period 1. This calendar time frame [~~shall be called~~] **must be cited as** "Period 2."

[~~c.~~] **(c)** Beginning on the first [~~city~~] **City** working day in July and concluding on the last [~~city~~] **City** working day in December, any remaining building permits from Periods 1 or 2 [~~shall~~] **must** be available on a [~~first come first served~~] **first-come-first-served** basis whether or not a development project or general property owner has acquired the maximum number of building [~~permits/entitlement~~] **permits or entitlement** certificates permitted in Periods 1 [~~and/or~~] **or** 2. This calendar time frame [~~shall be called~~] **must be cited as** "Period 3."

2. Requirements for reserving a building permit [~~application:~~] **are as follows:**

[~~a.~~] **(a)** A complete set of building plans as required by the building [~~official, shall~~] **official must** be submitted along with the required building permit application forms, proof of property ownership if ownership is different than that shown on the [~~assessor's~~] **Assessor's** rolls, and any additional materials normally required for application for a building permit.

[~~b.~~] **(b)** At the time that an application for a building permit is submitted, the applicant [~~shall~~] **must** pay the following fees:

(1) The applicable plan review [~~fee(s)~~] **fee** as adopted by [the Building Code currently adopted by Carson City; and] **this title; and**

(2) A growth management entitlement fee and the utility connection [~~fee(s)~~] **, which** may be paid at the building plan submittal date which will reserve a growth management entitlement for the parcel of land for which the building permit is being secured.

[~~c.~~] **(c)** When the building plans have been approved, the applicant must pay the building permit [~~fee(s),~~] **fee,** a growth management entitlement fee and the utility connection [~~fee(s)~~] **fee** if not paid at time of submittal of building plans, and any additional applicable development [~~fee(s),~~] **fees,** including the tap and meter fees.

[~~d.~~] **(d)** The payment of the growth management entitlement fee and utility connection [~~fee(s)~~] **fee** when the building plans are approved will secure a growth management entitlement on the date the above fees are paid to [~~Carson City; should~~] **the City if** any entitlements remain for that calendar year.

3. Upon application for a building permit, the [~~department~~] **Department** shall issue an entitlement certificate for the specific development project or parcel for which the building permit is sought. **In addition:**

[~~a.~~] **(a)** For development projects, the [~~entitlements~~] **entitlement** certificate may be transferred to any parcel **in** the development project upon written request and approval by the [~~director.~~] **Director.**

[~~b.~~] **(b)** A development project may sell lots to a general property owner with the permit entitlements to be deducted against the maximum number of permits allowed to that general property owner.

[~~c.~~] **(c)** For general property owners, the entitlement certificate shall be assigned to the specific assessor parcel.

[~~d.~~] **(d)** An entitlement certificate shall run with the land. **In addition:**

(1) In the event that a property owner does not construct the dwelling for which a building permit was sought, the entitlement certificate [~~shall remain~~] **remains** valid even if the building permit expires. Once the building permit application or building permit expires, a future application for a building permit [~~shall~~] **does** not require a new entitlement certificate. Future building plans [~~shall~~] **must** comply with the [~~building code~~] **provisions of title 15 of CCMC** in effect at the time of the future submittal.

(2) An entitlement certificate [~~shall~~] **may** not be transferred except as provided in this chapter.

4. Except as provided in this chapter, [~~there shall be no transfer of entitlement certificates.~~] **an entitlement certificate may not be transferred.** If the entitlement certificate holder does not start construction and withdraws the building permit application or the application expires, the growth management fee and utility connection [~~fee(s)~~] **fee** may be refunded upon written request to the [~~building division, resulting~~] **Building Division of the Department which shall result** in the applicable entitlement returning to the pool of available entitlements for the year in which it was issued. Refunds of building permit application or building permit [~~fee(s) shall~~] **must** be based on the provisions of [~~the Building Code currently adopted by Carson City.~~] **title 15 of CCMC.**

5. An entitlement certificate must be canceled by the Director and shall be void if a check for any required fee is returned for insufficient funds.

Commented [JDY143]: Taken from CCMC 18.12.095 for better organization.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.060 (Effect of purchase of an entitlement certificate) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.060 – Effect of purchase of an entitlement certificate. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. Purchase of an entitlement certificate requires the future issuance of a building [~~permit,~~] **permit if** all required plans are approved and all required [~~fee(s) is (are)~~] **fees are** paid, even if a moratorium is in effect at the time application is made for a building permit, if the moratorium is based solely on the unavailability of [~~city~~] **City** sewer or [~~city~~] water service.

2. In the event that [~~the~~] **a** moratorium is declared as the result of a local, regional, state or national emergency that concerns the capacity of an essential resource in effect at the time the entitlement certificate was issued, the property owner who holds an entitlement certificate, at the option of the [~~board,~~] **Board of Supervisors,** may be declared to be subject to the provisions of the moratorium.

3. An entitlement certificate does not vest property rights related to the density of a parcel of land at a quantity greater than the density permitted by the master plan or zoning [~~code~~] **provisions of this title** in effect at the time application is submitted for a building [~~permit:~~] **permit. In addition:**

[~~a.~~] **(a)** The number of multiple entitlement certificates for a single parcel of land that a property owner may purchase [~~shall~~] **must** be based on maximum density permitted by the master plan and zoning [~~code~~] **provisions of this title** in effect at the time an entitlement certificate is purchased.

[~~b.~~] **(b)** Use of an entitlement certificate to apply for future building permits [~~shall~~] **must** be based on the zoning [~~regulations~~] **provisions of this title** in effect at the time the building [~~plans~~] **plans** are submitted.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.065 (Administration) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.065 – [~~**Administration.**~~] **Log to be maintained. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)**

A log [~~shall~~] **must** be maintained by the [~~building department recording~~] **Building Division of the Department to record** the number of building permits issued, the corresponding [~~assessor's~~] **Assessor's** parcel [~~number and address, the date~~] **numbers and addresses,** the **dates**

the building permits were [~~issued,~~] **issued** and the applicable file numbers of the building [~~permit~~] **permits** at the time [~~one is issued.~~] **of issuance.** The log may also contain any other information deemed relevant by the [~~director~~] **Director** for the keeping of records.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.070 (Commercial and industrial permits) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.070 – Commercial and industrial permits. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. In its annual resolution, the [~~board~~] **Board of Supervisors** shall determine a maximum average daily water usage for commercial and industrial building permits [~~which shall~~] **to** establish a threshold for commission review. A project which equals or exceeds the maximum average daily water usage threshold established by the [~~board~~] **Board of Supervisors** for water [~~shall~~] **must** result in a consideration of the project before the [~~commission~~] **Growth Management Commission** prior to **the** issuance of a building permit. The [~~commission~~] **Growth Management Commission** may approve the building permit, approve the permit with [~~conditions,~~] **conditions** or deny the permit on the basis of the effect of the project on the [~~city's~~] **City's** essential resources. The [~~commission shall~~] **Growth Management Commission must** base its decision on the quantity of water consumed by the use for which the building is constructed compared to [~~the~~] **:**

(a) The availability of water; [~~the~~]

(b) The ability of the [~~city~~] **City** to deliver water service to the [~~structure;~~] **structure** and other effects of water usage; [~~and/or the~~]

(c) The ability of the [~~city's~~] **City** sewage disposal system to handle the quantity of wastewater generated, including the composition of the wastewater; [~~the~~] **and**

(d) The ability of the [~~city's~~] **City** sewer system to carry the wastewater for [~~treatment;~~] **treatment** and other effects of wastewater disposal.

2. This section [~~also~~] applies to any phased developments, additions or expansions which would result in exceeding the maximum average daily water usage threshold per single parcel of land per year established by [~~board resolution.~~] **the Board of Supervisors.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.075 (Exceptions) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.075 – [~~Exceptions.~~] Exemption from chapter. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

[~~1.~~] Any person who has first demonstrated to the [~~board's~~] satisfaction **of the Board of Supervisors** that a proposed project [~~shall~~] **will** have no effect on any essential resource or service designated by the [~~board~~] **Board of Supervisors** may apply for permits without complying with the [~~terms~~] **requirements** of this chapter. To obtain an exemption from **the requirements of** this chapter, a property owner [~~shall apply to the growth management commission and board and receive the findings of the growth management commission and board by resolution approved by a majority vote.~~] **must make the request to the Growth Management Commission which, if recommended for approval to the Board of Supervisors, must be approved by the Board of Supervisors by resolution.**

[~~2. Any exemptions to the previous growth management ordinance (former Chapter 15 of this code) granted by resolution of the board remain in effect under the terms of the resolution of the board.~~]

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.080 (Effect of building permits resolution) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.080 [~~– Effect of building permits resolution.~~] Repealed.

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SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.085 (Unsold building permits/entitlements) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.085 – [~~Unsold building permits/entitlements.~~] Repealed.

[~~Any building permits/entitlement certificates authorized pursuant to this chapter remaining since the end of 1988 and at the end of a calendar year shall be voided and returned to the utility manager unless a year-end balance is added to the total number of the following year's allocation of building permits by resolution recommended by the growth management commission and approved by the board.~~]

Commented [JDY144]: This section simply provides that a building permit resolution adopted by the Board of Supervisors "shall have the full force an effect of law shall be incorporated in full in this chapter by reference in the resolution." This provision is likely problematic from a legal perspective because this section functions to amend the text and substance of CCMC, but any change to an ordinance must occur through two readings on the record pursuant to state law and the City Charter. A resolution required to be adopted by the provisions of this chapter fall under the scope and authority of the enabling ordinance, not vice versa. The repeal of this section, however, does not erode the validity or enforceability of a resolution properly adopted as required or authorized by this chapter.

Commented [JDY145]: This section is likely obsolete, but is kept in out of an abundance of caution. May consider repeal for first introduction of this ordinance.

Commented [JDY146R145]: Repeal, per Director.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.090 (Transfer of entitlement certificates) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.090 – Transfer of entitlement certificates. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. Entitlement certificates run with the land and may be transferred from [~~1~~] **one** property owner to another on the specific parcel without any review, hearing or approval of the [~~city.~~] **City.**

2. [~~Under specific hardships in subsection 7 of this section, an entitlement may be transferred from the parcel to which it is allocated to another parcel of land pursuant to the provisions of this section.~~

~~3. In order to~~] **To** transfer an entitlement, [~~the~~] **a** property owner [~~shall~~] **must submit a** petition **to** the [~~director~~] **Director.** [~~by submitting a letter to the administering department containing such information deemed necessary by the director.~~] The petition [~~shall~~] **must be made on a form prescribed by the Department and** be accompanied by [~~an applicable service charge~~] **a fee** of $100.00 [~~to cover the costs~~] **for the cost** of review and investigation.

[~~4. The letter at a minimum shall contain the property owner's~~] **The petition must include, at a minimum, the following information:**

(a) The name, mailing [~~address,~~] **address** and daytime [~~phone number, the~~] **telephone number of the property owner;**

(b) The address **and Assessor's parcel number** of the subject [~~property, the assessor parcel number, and the~~] **; and**

(c) The circumstances under which the transfer is being sought. [~~In addition, the~~]

4. In addition to the information required by subsection 3, a property owner [~~shall~~] **who seeks a transfer must** submit **with the petition written** proof that an entitlement certificate has been issued for the subject property.

5. The [~~director~~] **Director** shall consider [~~the~~] **a** petition **that is submitted pursuant to this section** and [~~shall either~~] approve, approve subject to [~~conditions.~~] **conditions** or deny the petition. The [~~director shall~~] **Director must** base his decision on the criteria **set forth** in subsection 7 **.** [~~of this section.~~]

6. [~~If a written appeal of the director's decision is filed within 15 calendar days of the date of the director's decision, the matter shall be referred to the board for review within 30 calendar days of the date the appeal is filed. The board shall~~] **A decision of the Director may be appealed to the Department in writing not later than 15 days after the date on which the decision is issued. An appeal that is timely submitted must be referred to the Board of Supervisors for a hearing not later than 30 days after the date on which the appeal is submitted. The Board of Supervisors will** consider the petition and [~~shall either uphold the director's action, modify the director's action, or overturn the director's action. The board shall~~] **grant the petition by overturning the decision of the Director, deny the petition or modify the decision of the Director. In making a determination on an appeal, the Board of Supervisors will** base its decision on the criteria **set forth** in subsection 7 **.** [~~of this section.~~]

Commented [JDY147]: This provision just repeats the same thing in paragraph (c) of subsection 7.

7. No transfer of an entitlement certificate [~~shall~~] **may** be approved or conditionally approved unless it meets one [~~(1)~~] of the following criteria:

[~~a.~~] **(a)** The parcel of land to which the entitlement certificate is assigned is found to be unbuildable based on physical characteristics of the land, slope, seismic characteristics, potential for flooding, natural [~~resources,~~] **resources** or other physical aspects of development applicable to the specific parcel which were not known at the time the entitlement was issued; [~~or~~]

[~~b.~~] **(b)** An action of the [~~city~~] **City** has resulted in a reduction of density applicable to the subject property and the entitlement [~~certificates were~~] **certificate was** purchased [~~prior to~~] **before** the public announcement of a pending change in density; or

[~~c.~~] **(c)** The property owner had complied in good faith with the procedures and policies of the [~~city, and~~] **City and** due to personal circumstances beyond the control of the property owner, is unable to proceed with construction of the approved dwelling. This provision is intended to apply to circumstances [~~such as, and not limited to,~~] **including, without limitation, the** death of a family member, serious or debilitating illness, loss of [~~employment,~~] **employment** or **an** extraordinary change in personal financial circumstances which would preclude proceeding with construction. A relocation to accept new employment is generally not considered acceptable under the provisions of this [~~section, as the entitlement certificate can be transferred with the sale of the property.~~] **subsection.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.095 (Prohibitions and penalties) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.095 – [~~Prohibitions and~~] Violations; penalties. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. It [~~shall be~~] **is** unlawful for any person to:

[~~a.~~] **(a)** Construct, cause **to construct** or initiate construction of any structure for which an entitlement certificate or building permit is required **,** or to connect or cause the connection of any structure, [~~mobilehome or vehicle~~] **manufactured home or mobile home** with the [~~Carson~~] City water or sewer system without a valid entitlement certificate [~~to do so;~~] **;**

[~~b.~~] **(b)** Obtain, issue or transfer an entitlement certificate or any interest in [~~any~~] **an** entitlement certificate except as provided in this chapter;

[~~c.~~] **(c)** Falsely certify or misrepresent any interest in realty or enter upon any fraudulent contract or contrived contract or transaction for selling or buying realty for purposes of evading any allocation limitation [~~provided in response to~~] **set forth in** this chapter.

2. [~~Any violation of this section shall be punished as a misdemeanor. In addition, upon proof of conviction, the property owner convicted shall not be eligible to purchase an entitlement certificate or residential building permit in the current or following calendar year.~~

~~3. Enforcement of this chapter shall be as provided herein or in the provisions of this title.~~

4. ~~Entitlement certificates shall be void and canceled by the director if fees imposed by Title 18 (Obtaining a Building Permit) of the code are paid by non-sufficient funds check.~~] **A violation of this chapter may be punished in accordance with CCMC 18.02.009. Upon conviction or entry of the plea of guilty, guilty but mentally ill or nolo contendere, a person shall be disqualified from purchasing a residential building permit or an entitlement certificate for the remainder of the calendar year and the following calendar year from the date on which the person is convicted or enters a plea.**

Commented [JDY148]: Placed into CCMC 18.12.055 for better organization.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.13 (BED AND BREAKFAST INNS) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

Chapter 18.13 [~~**- BED AND BREAKFAST INNS**~~] **Repealed.**

Commented [JDY149]: This chapter is repealed per the current Director. Bed and breakfast inns as a permitted use is identified in the new table of permitted uses in CCMC 18.04.187.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.005 (Title) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.14.005 – Title. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

This [~~title shall be known~~] **chapter may be cited** as the Extraction Operations Ordinance.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.010 (Purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.14.010 – Purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

It is the purpose of this [~~section~~] **chapter** to ensure that the [~~public's~~] safety, health and welfare **of the public** is not adversely affected by extraction operations while maintaining continued access and opportunity for aggregate resources. Carson City **hereby** recognizes that

sand and gravel materials are valuable resources and should be managed as are other resources. Carson City [~~also~~] **further** recognizes that the price of sand and gravel materials varies proportionally [~~with~~] **based on** the distance from the source to the [~~final~~] **delivery** destination and [~~that~~] it is **therefore** important to the [~~city's~~] economy **of the City** to provide for sources of material from different locations throughout Carson City.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.015 (Applicability) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.14.015 – Applicability. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. [~~Any~~] **The provisions of this chapter apply to any** extraction operation resulting in the removal [~~and/or~~] **or** recovery of [~~five hundred (500)~~] **500** cubic yards of material or [~~greater~~] **more** from a single site [~~as defined in Title 18 (Definitions), shall be subject to these regulations.~~] **in a year.**

2. Temporary [~~on site aggregate facilities/production~~] **on-site aggregate facilities or production** are allowed in any [~~land use~~] **zoning** district with the approval of a special use permit.

3. **The provisions of this chapter do not apply to** [~~Excavations~~] **excavations** for the [~~location~~] **installation** of utilities, operations of cemeteries, excavations conducted in compliance with or as part of a building [~~permit,~~] or grading permit [~~issued by Carson City, or those~~] **or** operations conducted and permitted by [~~development engineering services and the NDOT are exempt from these regulations.~~] **the Engineering Division of the Department, the Carson City Department of Public Works or the Nevada Department of Transportation.**

Commented [JDY150]: "Single site" is actually not defined in title 18 or anywhere else in CCMC. It is also unnecessary to define this term unless something other than the plain meaning is intended.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.020 (Procedures) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.14.020 – [~~Procedures.~~] Special use permit required. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

[~~Extraction operations shall not be conducted~~] **An extraction operation is prohibited** unless **authorized pursuant to a special use permit issued by** the [~~commission has approved a special use permit based on the findings and submittal requirements of this section.~~] **Commission in accordance with CCMC 18.14.025.**

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.025 (Submittal requirements) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.14.025 – [~~Submittal requirements.~~] Requirements for special use permit. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. In addition to [~~the submittal~~] **any** requirements [~~for special use permits defined in Title 18 (Special Use Permits), an applicant for extraction operations shall submit~~] **set forth in chapter 18.02 of CCMC, an applicant for special use permit for an extraction operation must provide to the Department** the following materials and information:

[~~1. Transportation:~~

~~a.~~] **(a)** Designation of specific haul routes for all vehicles and equipment to and from the site, subject to the approval of the city engineer.

[~~b.~~] **(b)** Provision for the maintenance and potential repair of streets and roads designated as haul routes for extraction operations.

[~~c.~~] **(c)** Intensity of truck usage [~~(types of vehicles. estimated trips per day, etc.).~~] **, including, without limitation, types of vehicles to be used and the estimated number of vehicle trips each day.**

[~~2.~~] **(d)** Proposed hours of operation.

[~~3.~~] **(e)** Reclamation plan **,** including appropriate planting methods, vegetation and [~~time frames~~] **timeframes** for revegetation and slope stabilization.

[~~4.~~] **(f)** Plans for [~~on~~] **on-site** and off-site erosion control.

[~~5.~~] **(g)** A dust control plan **,** including proposed abatement methods for both on-site and off-site [~~(hauling)~~] **hauling** activities.

[~~6.~~] **(h)** Proposed security fencing.

[~~7.~~] **(i)** Plans for preserving the natural drainage of the area and controlling [~~run-off.~~] **runoff.**

[~~8.~~] **(j)** Bonding amounts based on [~~one hundred fifty percent (150%)~~] **150 percent** of the estimated costs for [~~meeting~~] **satisfying** the provisions of this title.

[~~9.~~] **(j)** Plans for noise and visual buffering to mitigate impacts to surrounding land [~~uses. May~~] **, which may** be waived at the discretion of the [~~director~~] **Director** if circumstances [warrant] **indicate that** potential impacts are nonexistent.

[~~10.~~] **(k)** If the site will be located on public lands, documentation of approval by the applicable public land manager.

[~~11.~~] **(l)** Plans for the preservation or stockpiling of topsoil.

[~~12.~~] **(m)** Plans for maintenance and phasing of operations.

2. An application for a special use permit pursuant to subsection 1 must be submitted and reviewed in accordance with the provisions of chapter 18.02 of CCMC.

3. After considering any recommendations on the application for a special use permit from appropriate City departments or other agencies, including, without limitation, the Department, the Carson City Department of Public Works, the Department of Health and

Commented [JDY151]: The substance of this subsection taken from CCMC 18.14.035 for better organization.

Human Services and the Sheriff's Office, the Commission may approve, approve with conditions or deny the application. If the Commission approves or approves with conditions, the Commission must make the following findings:

(a) The use is expressly permitted in the zoning district in which the use is proposed to be located.

(b) The use will not adversely affect the natural drainage of the area in which the use will be located.

(c) The site of the use will be restored to acceptable grades and revegetated during and upon completion of the extraction operation.

(d) The applicant will provide a bond in the amount of 150 percent of the estimated cost for any required restoration at the site. The bond:

(a) Must be effective continuously throughout the duration of the operation.

(b) Must be reviewed by the Commission for adequacy at least once every 3 years.

(c) May be required to be increased in amount by the Commission for any adjustments to the estimated cost for any required restoration.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.030 (Temporary on-site aggregate facilities/production) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.14.030 – Temporary on-site aggregate [~~**facilities/production.**~~] **facility or production. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)**

Aggregate facilities [~~subject to this Section are to~~] **must** be restricted to temporary usage and **are** allowed in any [~~land use district. Applications for this type of use shall support the following provisions:~~] **zoning district. The following requirements apply to a proposed temporary on-site aggregate facility or production:**

1. The **proposed** temporary aggregate site [~~shall~~] **must** identify the project that it [~~is to~~] **will** serve and must be **located** within a [~~five-mile~~] **5-mile** radius of the project site.

2. [~~No Special Use Permit~~] **A special use permit** for a temporary facility [~~shall be~~] **is not** effective until the project which it [~~is to~~] **will** serve has received all necessary [~~approval~~] **approvals** and permits.

3. [~~No outdoor~~] **Any outdoor** sales of material [~~will be allowed.~~] **is prohibited.**

4. [~~Once the project is complete~~] **After completion of the project,** the aggregate facility **or production** site [~~will~~] **must** be restored and rehabilitated to its natural state.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.035 (Findings) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.14.035 – [~~Findings.~~] Replaced in revision by CCMC 18.14.025.

Commented [JDY152]: Replaced in revision by CCMC 18.14.025 for reorganization purposes.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.040 (Periodic review of conditions) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.14.040 – Periodic review of conditions. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

Aggregate operations and extraction facilities approved for a period of more than [~~five (5) years shall have~~] **5 years must undergo** a review of [~~their conditions by the commission every five (5)~~] **conditions once every 5** years from the **date on which the** initial special use permit [~~approval date~~] **was approved** to ensure that the conditions [~~are continuing~~] **continue** to adequately provide for [~~the continued~~] compatibility between [~~aggregate~~] **such** operations **and facilities** and the surrounding land uses. [~~Enforcement of this provision shall be accomplished as follows:~~

~~1. The owner/operator shall request~~] **The owner or operator must:**

1. Request a review by the [~~commission one hundred eighty (180) days prior to the five (5) year approval~~] **Commission not later than 180 days before the 5-year** anniversary date of the original permit approval and [~~subsequent five (5) year periods there after.~~

~~2. The owner/operator of any aggregate facilities~~] **, if applicable, every 5 years thereafter.**

2. If he or she is seeking an extension of an approved special use permit [~~shall~~] **, submit a** request [~~an~~] **for the** extension and **a** review of conditions [~~no less than one hundred eighty (180) days prior to expiration of~~] **not later than 180 days before the date on which** the special use [~~permit. The extension~~] **permit will expire. In reviewing a request for an extension, the Commission** shall [~~consider the required~~] **make the** findings **required by this chapter and chapter 18.02 of CCMC** and **consider any** special considerations [~~for aggregate operations~~] to ensure that the conditions of approval **continue to** adequately provide for compatibility between the [~~aggregate~~] **operation or** facility and the surrounding land uses.

NOTE: CHAPTER 18.15 (COMMUNICATION FACILITIES AND EQUIPMENT) – substantive revisions to this chapter have been made by the District Attorney's Office for consistency with federal law but existing CCMC language has not been amended to reflect style and convention

consistent with the rest of this document. It is provided separately at this time for reference only but will be incorporated HERE into this document for ordinance introduction purposes after additional changes have been made.

SECTION XXXX:

That Title 18 (ZONING), Chapter 18.16 (DEVELOPMENT STANDARDS) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

Commented [JDY153]: This chapter consists of one section, and that section is superfluous.

Chapter 18.16 [~~**- DEVELOPMENT STANDARDS**~~] **Repealed.**

[~~**18.16.005 - Development standards.**~~

~~The board has adopted "Development Standards" which provide for minimum design specifications for the development of such items as, but not limited to, subdivisions, streets, drainage, utilities, erosion control, fire protection, lighting, landscaping, parking etc. These development standards must be utilized in the design and improvements for all divisions of land, and the city engineer and the director shall insure that the applicant or developer is in compliance with the development standards. The development standards are parallel in authority to this title and Title 18, the zoning ordinance.~~]

SECTION XXXX:

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

SECTION XXXX:

This ordinance shall be in force and effect from and after the _____ day of the month of _____ of the year 2024.

PROPOSED on _____, 2024.

PROPOSED by Supervisor _____.

PASSED on _____, 2024.

VOTE: AYES: SUPERVISORS: _____

NAYS: SUPERVISORS: _____
_____
_____
_____

ABSENT: SUPERVISORS: _____
_____
_____

_____
LORI BAGWELL
Mayor

ATTEST:

_____
WILLIAM "SCOTT" HOEN
Carson City Clerk-Recorder

NOTE: Ordinance sections in this draft indicating repealed sections will be filled in by showing all language to be removed in stricken format. They are not currently included because of the time required to reformat those sections after downloading from the online MuniCode version and also to reduce the volume of this document.