

**STAFF REPORT FOR THE  
PLANNING COMMISSION WORKSHOP OF SEPTEMBER 2, 2020**

**FILE NO: ZA-2020-0001**

**AGENDA ITEM: D.1**

**STAFF CONTACT:** Lee Plemel, AICP, Community Development Director

**AGENDA TITLE:** For Discussion Only: Discussion only regarding possible amendments to CCMC Chapter 18.05 (General Provisions).

**STAFF SUMMARY:** The Planning Commission is conducting public workshops and making recommendations regarding possible updates to Title 18 (Zoning) of the Carson City Municipal Code. The Commission will be reviewing Chapter 18.05 at this workshop and may make recommendations to staff for possible amendments. The Commission will make final recommendations regarding these chapters to the Board of Supervisors at a future meeting.

**PROPOSED MOTION:** [No action; discussion only.]

**DISCUSSION:**

This workshop is part of a series of workshops that will be conducted with the Planning Commission to review Title 18 and the Development Standards in anticipation of a comprehensive update of those sections of the Carson City Municipal Code. The focus of this workshop will be to review Chapter 18.05 (General Provisions), to consider any public comments regarding Chapter 18.05, and to give comments to staff regarding proposed updates to this chapter.

Attached is Chapter 18.05 with staff's draft amendments, based on prior discussions with the Planning Commission regarding this chapter, for review and discussion. The attached document includes staff comments throughout the various code sections, noted in *[bracketed text]*, where explanation for the proposed changes may be needed. Also attached is a "clean" version of Chapter 18.05 with the proposed changes accepted, which may be easier to read than the marked version. The draft amendments are not final recommendations but are intended to help guide the discussion in order to refine the text before final recommendations are made to the Board of Supervisors.

Note that the proposed changes include technical text corrections and clarifying verbiage as well as substantive changes. The focus of this workshop is to identify potential substantive changes to this chapter of the code. Once all substantive issues are identified through the review of the various chapters of Title 18, the format and organization of Title may change; for example the provisions in Chapter 18.05 that are being discussed at this meeting may end up elsewhere in Title 18 in the final ordinance for organization purposes.

Due to COVID-19 restrictions, the public has not been able to attend these workshops or meetings in person. Staff has placed the draft documents online at [carson.org/title18](http://carson.org/title18) and have solicited comments from the public, which will be passed on to the Planning Commission and Board of Supervisors, as applicable. Any member of the public may submit comments in writing to the Planning Division. Comments can be emailed at [planning@carson.org](mailto:planning@carson.org), or mailed or delivered to 108 E. Proctor St., Carson City, NV 89701.

Following is the updated tentative Title 18 workshop schedule. Staff has modified the schedule slightly so that the Planning Commission will make final recommendations on Chapters 18.02-18.05 and the Development Standards Division 1 at one time rather than considering these

chapters separately. These chapters are inter-connected and need to be considered together. Also note that a second workshop to discuss Development Standards Division 1 (Land Use and Site Design) has been added to the schedule due to the broad scope of that section.

March 4, 2020 (completed): Planning Commission public workshop, Chapter 18.02 (Administration).

July 6, 2020 (completed): Planning Commission workshop, Chapters 18.03 (Definitions) & 18.04 (Use Districts).

August 5 (completed): Planning Commission public workshop, Chapters 18.03 & 18.04 (continued from June 30).

**September 2: Planning Commission workshop, Chapter 18.05 (General Provisions).**

September 3: Board of Supervisors – Discussion and comments on 18.02, 18.03 & 18.04.

October 1: Board of Supervisors – Discussion and comments on 18.05.

October 7: Planning Commission workshop, Development Standards Division 1 (Land Use and Site Design)

November 4 (tentative): Planning Commission workshop, Development Standards Division 1 (Land Use and Site Design)

November 5: Board of Supervisors – Discussion and comments on Dev. Standards Division 1.

December 15: Planning Commission final recommendations on 18.02-18.05 and Development Standards Division 1.

TBD in 2021: Adoption of 18.02, 18.03, 18.04, 18.05 & Dev. Standards by Board of Supervisors.

The above schedule and future planned meetings are subject to change pending discussions regarding particular chapters by the Planning Commission and Board of Supervisors.

Please contact Lee Plemel in the Planning Division at 283-7075 or [lplemel@carson.org](mailto:lplemel@carson.org) if you have any questions regarding this item.

Use the link below to go to the web-based Municipal Code to view the code in its entirety.  
[https://library.municode.com/nv/carbon\\_city/codes/code\\_of\\_ordinances](https://library.municode.com/nv/carbon_city/codes/code_of_ordinances)

Attachments:

- 1) Chapter 18.05, marked with draft amendments
- 2) Chapter 18.05, “clean” version with proposed changes accepted

*[This draft of proposed amendments to Chapter 18.05 contains technical and clerical corrections but is primarily intended to identify substantive code changes for consideration. The text may be reformatted prior to being included in a final ordinance for adoption. Staff comments are noted throughout in bracketed, italicized text, where necessary to explain proposed amendments.]*

## **Chapter 18.05 - GENERAL PROVISIONS**

**Sections:**

### **18.05.005 - Applicability.**

The provisions of this chapter apply in all ~~[land use]~~ **zoning** districts to every building erected and land use established after the effective date of the ordinance codified in this chapter unless indicated otherwise for a particular district. Process-oriented standards are contained in this section. Design-oriented standards are contained in the development standards which are parallel in authority to this section.

(Ord. 2001-23 § 2 (part), 2001).

### **[18.05.010 - Parking.]**

Each use shall provide at least the minimum number of off street parking spaces required by the standards set forth in ~~Division 2, Parking and Loading, of the development standards.~~ [Where standards are contained in Title 18 Appendix, Development Standards, and no specific procedural requirements are noted, sections may be deleted. It is not necessary to have the reference to other code requirements in this chapter. Applicability and standards for parking are contained in or should be added to the Development Standards, Division 2.]

(Ord. 2001-23 § 2 (part), 2001).

### **[18.05.015 - Trash, refuse and recycled material storage.]**

~~Trash, refuse or recycled material storage containers are required within office, commercial, industrial or multi-family districts.~~ [Applicability and standards for trash containers are contained in or should be added to the Development Standards.]

(Ord. 2001-23 § 2 (part), 2001).

### **[18.05.020 - Landscaping.]**

Each use shall provide at least the minimum ~~[required]~~ landscaping as required by the standards set forth in ~~Division 3 of the development standards.~~ [Applicability and standards for landscaping are contained in or should be added to the Development Standards, Division 3.]

(Ord. 2001-23 § 2 (part), 2001).

### **18.05.025 - Temporary [construction] storage containers.**

**1. Temporary construction containers.** Temporary construction containers are permitted ~~[by temporary use permit or]~~ in conjunction with an active building permit in all zoning districts ~~[within Carson City]~~. Temporary construction containers must be directly associated with construction activity and must be shown on the site plan submitted for a building permit. Up to 3 containers **per construction site** may be utilized to house fixtures, materials or merchandise pertaining to the construction ~~[per construction site]~~. On job sites exceeding 5 acres or 50,000 square feet of building area, the number of temporary construction containers may be increased at the discretion of the director. Upon completion of the project and prior to issuance of a final certificate of occupancy, all construction containers must be removed from the construction site.

**2. Storage containers or other similar enclosures are only allowed in the commercial, industrial, and public zoning districts, subject to Division 1 (Storage Containers) of the Development Standards and the following requirements:**

**(a) Storage containers may be utilized on a temporary basis, for a maximum of 90 days, once in any calendar year, subject to the approval of the Director.**

**(b) Within any industrial zoning district, the use of metal storage containers for more than 90 days within any calendar year is subject to the approval of the director.**

**(c) Within the commercial or public zoning districts, excluding the neighborhood business (NB) zoning district, the use of metal storage containers for more than 90 days within any calendar year requires approval of a special use permit. No metal storage containers are allowed in the neighborhood business (NB) zoning district.**

*[The above procedural requirements for storage containers are relocated from the Development Standards to this section.]*

**3. Items prohibited to be used for storage. Except as otherwise provided in this title, automobiles, recreational vehicles, tents, train cars, semi-truck trailers, passenger coaches, buses, streetcar bodies or similar enclosures or rolling stock may not be used for storage or occupied for living or sleeping purposes in any zoning district.**

*[Sections above relocated from 18.05.030, below.]*

(Ord. 2005-25 § 1, 2005: Ord. 2001-23 § 2 (part), 2001).

**18.05.030 – [Trailers,] Manufactured homes, mobilehomes, recreational vehicles [ ,] and commercial coaches [and storage containers].**

**[1. Except as otherwise provided in this section:**

**a. No automobile, recreational vehicle, tent, train, boxcar, semi-truck trailer, passenger coach, bus, streetcar body or similar enclosure may be used or erected for storage or occupied for living or sleeping purposes in any use district.**

**b. Tents, trains, boxcars, semi-truck trailers, passenger coaches, busses, streetcar bodies or similar enclosures and rolling stock are prohibited in all residential zoning districts.]**

*[Relocated to 18.05.030, above.]*

**[2.] 1. A manufactured home or mobilehome may be used:**

**(a) [a. A mobilehome may be used for] For permanent living or sleeping quarters [only] in a manufactured home or mobilehome park or a manufactured home or mobilehome subdivision [ , and for temporary living quarters, where authorized by the commission.] :**

**(b) As living quarters during the construction of a residence on the same parcel, limited to the duration of the valid building permit for the main residence;**

**(c) As a temporary living quarters for miners or stockmen in Conservation Reserve and Agricultural zoning districts for up to 1 year upon approval by the Director, and subject to annual review and renewal by the Director; or**

**(d) As living quarters in any single-family residential zoning district subject to the following requirements:**

**(1) The placement of a manufactured home must meet the requirements of this section and the requirements of Division 1 of the Development Standards.**

**(2) And application for Manufactured Home in Single Family Zoning must be submitted to the Planning Division and approved prior to an application for a building permit being submitted. The following must be provided with the application:**

**(I) Written and photographic documentation showing that the manufactured home has siding, roof pitch and roofing materials consistent with what is used on at least 51 percent of other single-family residences within 300 feet of the property on which the manufactured home is to be placed.**

**(II) Documentation showing that the foundation of the manufactured home will be masked architecturally with materials used by at least 51 percent of other residential structures within 300 feet of the property on which the manufactured home is to be placed.**

**(III) A copy of the purchase agreement, with elevations and floor plans of the unit.**

**(IV) The application fee.**

**(V) An attestation by the owner of the lot that the placement complies with all covenants, conditions and restrictions placed on the lot and that the lot is not located within a historic district.**

[b.] 2. A recreational vehicle may be used for temporary living or sleeping quarters only in a recreational vehicle park or where permitted by Title 10 [and] or Title 13 of the Carson City Municipal Code. [Parking lots are not considered recreational vehicle parks.]

[e. Special Exception: Where approved by the director pursuant to this section and requirements of NRS 278.315, a recreational vehicle may be used for temporary occupancy accessory to a single-family residence for the care of a person who has been documented as infirm, subject to the following conditions:

(1) Submittal of an application on a form approved by the director, by a property owner desiring such a use.

(2) Submittal, in writing, of the results of an independent medical examination, of the infirm person, conducted by a physician licensed to practice in Nevada, who has not treated the infirm person in the last 12 months prior to the date of the application, establishing, to the satisfaction of the director, that the infirm person is in need of care which can be facilitated by the placement of a recreational vehicle on a site under this section and that this section provides a temporary living location for a caregiver of or a person with a medically certifiable, handicapping, debilitating, or end of life issue that constitutes a serious infirmity.

(3) A recreational vehicle used for this purpose must be self contained or connected to city utilities pursuant to subsection (5) below, and must have been manufactured within 15 years prior to the application unless otherwise approved by the director.

(4) A recreational vehicle used for this purpose must meet all standards established by the state of Nevada for such recreational vehicles and must be placed in the side or rear yard of a lot providing screening, from the rights of way, easements and adjacent properties, providing fencing and screening to facilitate, preserve and protect privacy of adjacent neighbors.

The subject parcel must be a minimum of 12,000 square feet and the self contained travel trailer or recreational vehicle must meet all yard setback requirements as required by Carson City Municipal Code for the applicable zoning district or by this section and must be placed in the side or rear yard of the property. The rear yard setback requirement, for applications under this section, in the single family 6,000 (SF6) and mobilehome 6,000 (MH6) zoning districts shall be a minimum of 20 feet. The director, on a case by case basis, may vary the lot size requirement, to a minimum of 6,000 square feet, based upon additional information submitted by the applicant requesting a variance to land area and without any opposition by the adjacent neighbors.

(5) All utility connections for the recreational vehicle shall be accomplished to the satisfaction of the Carson City building and safety division and public works division prior to occupancy. No generators are allowed to be utilized.

(6) Any recreational vehicle used for the purposes described in this section must be equipped with a functioning smoke detector, and if applicable, a propane gas detector. These detectors must be in compliance with the state of Nevada Manufactured Housing Division pursuant to Nevada Revised Statutes 489.701.

(7) Upon receipt of an application for the use described in this section, the director shall give written notice of the application pursuant to NRS 278.315. The notice shall contain a description of the proposed use, and include time, date and location of the hearing at which the director will consider the application.

(8) At the hearing conducted to consider the application, the director shall receive and consider public comment, whether written or oral, in rendering his decision.

(9) The purpose of the use described in this section is to mitigate a hardship resulting from a documented infirmity. Financial hardship is not itself a sufficient basis for approving said use.

(10) The decision of the director may be appealed as provided in Carson City Municipal Code Title 18.

~~(11) The director's approval for the use of the self-contained travel trailer or recreational vehicle unit can be authorized for one year and upon submittal of an extension request prior to the first years expiration, may be continued. Should a change occur in the condition of the infirm for whom the care is being provided, or if the infirm ceases to reside at the subject property, or if the required documentation is not submitted in a timely fashion, then the authorization for the use of the unit for the infirm will be automatically cancelled. Upon cancellation of the authorization, the temporary unit must be removed from the site within 30 days after notification of the cancellation by the planning division and utility disconnection shall be accomplished to the satisfaction of the Carson City building and safety division and public works division.]~~

*[This "special exceptions" section has only been used once since 2002 and is recommended to be deleted. The "reasonable accommodation" provisions of CCMC 18.02.130 allow for some flexibility under certain circumstances for caring for persons under a hardship.]*

~~[d. A storage container or other similar enclosure is only allowed in the industrial districts, pursuant to Division 1 (Storage Containers) of the Development Standards.]~~

~~e. Parking lots are not considered recreational vehicle parks.]~~

*[The provisions of paragraph "d" are relocated to 18.05.030, above. It is not necessary in paragraph "e" to state things that are not considered an RV park since an RV park is defined.]*

~~3. A commercial coach may be used [for] as an office with the approval of a special use permit. A special use permit is not required when a commercial coach is used:~~

~~[a.] (a) As a construction office only [at or] within 100 feet of the site of a construction project and for the duration of the building permit. The applicant must obtain all required building permits for the proposed construction prior to the placement of a construction office [,. Where applicable, sewer/septic and water/well must be in service prior to use of the construction office. The placement of the construction office must meet applicable setback requirements. The construction office must not be utilized as living quarters. This authorization is valid for 1 year, but may be extended by the director for 1 additional year upon the granting of a building permit renewal. The request for the additional time must be submitted prior to the expiration of the original permit time frame];~~

~~[b.] (b) As a temporary office space when accessory to an established business [and in accordance with current adopted standards] and:~~

~~(1) It will not be used for living quarters; [,.]~~

~~(2) The applicant must obtain all required building permits for the proposed construction prior to the placement of the temporary office coach; [,.]~~

~~(3) The authorization is only effective until permanent office space can be constructed and in no [even] event longer than 1 year; and [,.]~~

~~(4) The placement of the temporary office coach must meet all setback requirements, [,. and]~~

~~(5) The authorization for the temporary office coach may be revoked by the director for breach of any of the above conditions.~~

~~4. A mobilehome may be used:~~

~~a. As living quarters when the applicant is constructing a residence on the same parcel;~~  
~~b. As a temporary living quarters for miners or stockmen in conservation reserve and agricultural districts. Placement of the mobilehome must meet the requirements of the fire, planning and community development and other relevant departments. Authorization for this use is valid for 1 year from date of approval and may receive a single 1 year renewal by the director.]~~

#### ~~5. 4. Storage of unoccupied manufactured homes, mobilehomes, recreational vehicles and commercial coaches.~~

~~(a) The storage of an unoccupied manufactured home, mobilehome, commercial coach or recreational vehicle is permitted only on [appropriate commercial or industrial zoned land] property zoned for outside storage.~~

~~(b) In addition to the permitted locations for recreational storage above, the owner of a recreational vehicle may store their recreational vehicle in residential zoning districts only on the~~

~~property that they own or on which they reside. [Storage of a recreational vehicle in an unoccupied state will also be permitted on the land of the legal owner of the recreational vehicle in any residential zone.]~~

(Ord. 2007-35 § 1, 2007: Ord. 2004-31 § 1, 2004; Ord. 2004-2 § 1, 2004; Ord. 2001-23 § 2 (part), 2001).

*[Provisions in this section were reorganized and combined with the prior section, as appropriate.]*

#### **18.05.035 - Watchman's quarters.**

In order to provide increased security within the industrial, commercial, agriculture and conservation reserve districts, a watchman's quarters may be provided as an accessory use under the following conditions:

1. The watchman's quarters must clearly be accessory to the main use;  
~~[2. There shall be no payment of rent by the occupant of the quarters;]~~  
~~[3.] 2. The quarters are limited to 1 family; [.]~~  
~~3. [4. The quarters will be reviewed every 2 years for compliance with this code by the director and if no longer necessary, or not in compliance, the quarters will be removed or corrected.] The quarters may be required to be removed [at anytime] if not in compliance with any conditions of approval; [-]~~  
~~[5.] 4. Additional conditions of approval may be required by the director to insure compatibility with adjacent uses; and [-]~~  
[6.] 5. Watchman's quarters can be a manufactured home or a site constructed home. A recreational vehicle ~~[shall not be allowed]~~ **is not allowed to be used** as a watchman's quarters.

(Ord. 2004-20 § 7, 2004: Ord. 2001-23 § 2 (part), 2001).

#### **18.05.040 - Heliports.**

1. ~~[No area of land, water, parking lot, rooftop or other site or structure within Carson City will be used as a heliport without approval of a special use permit issued in accordance with the provisions of this chapter.]~~ **Heliports may be approved as an accessory use to a primary commercial, industrial or public use through approval of a Special Use Permit.**

**2. Heliports are only allowed as a primary use in zoning districts as established in CCMC chapter 18.04, Zoning Districts.**

~~[2. As used in this chapter, "heliport" means any area of land, water, parking lot, rooftop or other site or structure which is regularly or permanently used for the landing and takeoff of helicopters or other rotary wing aircraft.]~~ *[Definition in CCMC 18.03.]*

(Ord. 2001-23 § 2 (part), 2001).

#### **18.05.045 - Home occupation.**

~~[Uses which shall not be permitted as home occupations include barber and beauty shops, food processing or packaging, real estate and law offices, restaurants, cabinet shops, adult entertainment businesses, kennels (except for certified training of three (3) or fewer service animals), vehicle repair or similar uses.]~~

All home occupations shall be subject to and must comply with the following provisions of this Section:

1. Business license requirements. All home occupations must obtain a Carson City business license and meet the requirements of this Section.
2. Sale of merchandise. Sale of goods, samples, materials, equipment or other objects on the premises is not permitted. Home occupations shall not conduct business in person with clients at the home address, with the exception of federally licensed gun dealers, required by federal regulations to conduct firearm sales at their home location.
3. Size Limits. No more than ~~[twenty percent (20%)]~~ **20 percent** of the total ground floor area of the dwelling and accessory structure may be used for home occupation.

4. Employees. No on-site office staff or business personnel shall be permitted in any home occupation unless the employees are members of the resident family and reside on the premises.

5. Character. The characteristics of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting or by signs, or the emission sounds, noises, dust, odors, fumes, smoke, electrical disturbance or vibrations, or disturbs the peace and general welfare of the area.

6. Traffic. Pedestrian and vehicular traffic shall be limited to that normally associated with residential districts. Deliveries from commercial suppliers may not be made more than once each week day and the deliveries shall not restrict traffic circulation.

7. There shall be no outside storage of materials or equipment; no storage of toxic or hazardous materials, including ammunition and gunpowder; nor shall merchandise be visible from outside the dwelling.

8. Location. The home occupation shall be confined within the main building and/or accessory structure as a secondary use of the residential use. When conducted in a garage, the home occupation shall not permanently eliminate the use of the garage as a parking space for a car, nor shall the bay door be open while the home occupation is conducted within the garage.

9. Use of facilities and utilities. The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.

10. Advertising. There must not be any public advertising which calls attention to the fact that the dwelling is being used for business purposes. Telephone listings, business cards, or any other advertising of the business, shall not include the dwelling address. The name, telephone, and purpose of the home occupation may be advertising on not more than one vehicle which is operated by the resident or residents of the dwelling in conjunction with the business. The home address may appear on letterhead and invoices when the home address is also the business address.

11. Electromagnetic interference. Electrical or mechanical equipment which creates video or audio interference in customary residential electrical appliances or causes fluctuations in line voltage outside the dwelling unit is prohibited.

12. Fire safety. Activities conducted and equipment or material used or stored shall not adversely change the fire safety of the premises.

13. Parking. No parking or placement of commercial vehicles such as trucks, trailers, equipment or materials except one (1) 1 panel van or pickup truck, when used for personal transportation.

**14. Food processing or packaging. The processing or packaging of food products is prohibited except as expressly permitted by NRS or Carson City health department regulations.**

**15. Vehicle repair. On-site repair and maintenance of vehicles not owed by the person conducting the home occupation is prohibited.**

(Ord. 2004-20 § 8, 2004: Ord. 2001-23 § 2 (part), 2001).

([Ord. No. 2008-33, § X, 9-4-2008](#))

**[18.05.050 - Accessory farm structures.]**

~~In SF5A, SF2A, SF1A and MH1A zoning districts the cumulative square footage of accessory farm structures in excess of 50% of the primary building shall be approved by the director prior to issuance of a building permit. Agriculture (A) and conservation reserve (CR) zoned parcels do not require a primary building.]~~

(Ord. 2004-20 § 9, 2004: Ord. 2001-23 § 2 (part), 2001).

*[Area exemption for “accessory farm structures” deleted. See “accessory structures” or “farm structures” for applicable definitions and regulations.]*

**18.05.055 - Accessory structures.**

1. It shall be unlawful to construct, erect or locate in any residential district, private garages or other accessory buildings without a permissive main building permitted primary residence, [except:]

**except that** a temporary building may be constructed and occupied [as a legal use] pending the construction of a permanent [use] **residence** providing that no permit shall be issued for such temporary structure unless a permit also be issued at the same time for the permanent [building] **residence**. If it be proposed to convert said temporary structure to a permissive accessory use upon completion of the main structure, said conversion shall occur upon completion of the final structure or be removed at that time or within a period of one (1) year from the date of issuance of original permit.

**2. The following setbacks are required for accessory structures in all residential zoning districts:**

<u>Zoning district</u>	<u>Accessory structure size</u>	<u>Setbacks</u> <sup>1</sup>
<u>SF6, MH6, SF12, MH12, SF21</u>	<u>120 square feet or less in area and not more than 15 feet in overall height</u>	<u>Rear: 3 feet</u> <sup>2</sup> <u>Side: 3 feet</u> <sup>2</sup> <u>Front and Street Side: Per zoning</u> <sup>3</sup>
	<u>More than 120 square feet and not more than 400 square feet, and not more than 15 feet in overall height</u>	<u>Rear: 5 feet</u> <sup>2</sup> <u>Side: 5 feet</u> <sup>2</sup> <u>Front and Street Side: Per zoning</u> <sup>3</sup>
	<u>Any size, more than 15 feet in overall height</u>	<u>Rear: Per zoning</u> <sup>3</sup> <u>Side: Per zoning</u> <sup>3</sup> <u>Front and Street Side: Per zoning</u> <sup>3</sup>
<u>SF6, MH6, SF12, MH12, SF21</u>	<u>More than 400 square feet in area</u>	<u>Rear: Per zoning</u> <sup>2</sup> <u>Side: Per zoning</u> <sup>2</sup> <u>Front and Street Side: Per zoning</u> <sup>2</sup>
	<u>Any size, any height</u>	<u>Rear: Per zoning</u> <sup>2</sup> <u>Side: Per zoning</u> <sup>2</sup> <u>Front and Street Side: Per zoning</u> <sup>2</sup>

**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 shall meet full yard setback requirements for the zoning district in which the property is located.

(2) Includes eaves and other building projections.

(3) See CCMC Chapter 18.04.

**3. The following process-related regulations apply to accessory structures in all residential zoning districts:**

<u>Zoning district</u>	<u>Accessory structure size</u> <sup>1</sup>	<u>Required Approval</u> <sup>2</sup>
<u>SF6, MH6, SF12, MH12, SF21</u>	<u>Not more than 500 square feet or 75% of the primary structure</u> <sup>3</sup> , whichever is larger	<u>Building permit</u>
	<u>More than 500 square feet, and more than 75% but not more than 100% of the primary structure</u>	<u>Administrative permit</u>
	<u>More than 500 square feet and more than 100% of the primary structure</u>	<u>Special use permit</u>
<u>SF1A, MH1A, SF2A, SF5A</u>	<u>Not more than 1,000 square feet or 75% of the primary structure, whichever is larger</u>	<u>Building permit</u>
	<u>More than 1,000 square feet, and more than 75% but not more than 100% of the primary structure</u>	<u>Administrative permit</u>

	<b>More than 1,000 square feet and more than 100% of the primary structure</b>	<b>Special use permit</b>
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**Footnotes:**

**(1) Accessory structure size includes the size of all detached accessory structures combined, excluding detached trellis structures and excluding attached patio covers and breezeways that are not enclosed.**

**(2) All structures over 200 square feet require a building permit in addition to any required discretionary permit.**

**(3) Primary structure size includes the total floor area of the main residence, excluding basement, plus the area of any attached garage space.**

~~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.] (Ord. 2004-6 § 12, 2006: Ord. 2004-20 § 10, 2004: Ord. 2001-23 § 2 (part), 2001).~~

(Ord. No. 2008-37, § III, 12-4-2008)

*[The primary purpose of changes to this section are for reorganization and clarification. Substantive changes are: 1) increasing the permitted size of accessory structures for various levels of approval; 2) removal of the Special Use Permit requirement for accessory structures exceeding 5% in aggregate of the parcel area, which is generally covered through the aggregate accessory dwelling size limitations; and 3) the removal of the requirement for a Special Use Permit for garages with more than 5 parking bays, which is also generally covered under the aggregate size limitations.]*

**[18.05.060 - Accessory use.]**

~~When the term "accessory use" refers to the sale of used items, the accessory use must not exceed 40 percent of the gross floor area or 40 percent of the stock. The term "accessory use" is defined in Title 18 (Definitions).] [Definition moved to 18.03 Definitions.]~~  
(Ord. 2001-23 § 2 (part), 2001).

**18.05.065 - Uses required to be within a structure.**

In all office, commercial and industrial districts, all uses must be conducted within a fully enclosed structure, except that automobile sales, boat sales, large equipment sales, Christmas trees, pumpkins, or other large equipment for sale or rent, may be displayed outdoors by sales or rental businesses, or businesses determined by the Director to be of a similar nature or circumstance.

(Ord. 2001-23 § 2 (part), 2001).

([Ord. No. 2008-33, § XI, 9-4-2008](#))

**[18.05.075 - Manufactured home installation within a single-family zoning district.]**

1. The placement of a manufactured home in accordance with this section must apply under the requirements of this chapter and Division 1 of the development standards.
2. For the purpose of this chapter, the term "primarily" shall mean "51 percent" and the term "immediate vicinity" shall mean "within 300 feet" of the subject parcel, excluding commercial, multi-family and industrial development.
3. The owner/owner's agent shall satisfy the requirements of providing written and photographic documentation indicating the manufactured home has siding and roof pitch/slope and covering consistent with what is primarily used in the immediate vicinity.
4. The owner/owner's agent shall satisfy the requirements of providing documentation indicating that the foundation of the manufactured home will be masked architecturally with materials primarily used by other structures in the immediate vicinity.
5. The owner/owner's agent shall provide a copy of the purchase agreement, with elevations and floor plans of the unit including proper dimensions.
6. The owner/owner's agent shall provide the appropriate fee for the pre permit submittal.
7. The placement shall comply with all covenants, conditions and restrictions (CC&R's) of the subdivision/PUD where the manufactured home is proposed to be located.
  - a. The owner/owner's agent shall provide a copy of CC&R's or written documentation of the nonexistence of CC&R's within the subject area.
8. The owner/owner's agent shall arrange for a pre placement inspection appointment prior to placement of the manufactured home on the subject site.]

(Ord. 2001-23 § 2 (part), 2001).

*[Moved to 18.05.030 (Manufactured homes, mobile homes and recreational vehicles).]*

**18.05.080 - Private use wind energy conversion systems.**

To balance the need for clean, renewable energy resources against the protection of the health, safety and welfare of the community, the purpose of this section is to regulate private use wind energy conversion systems (WECS) for the production of electricity for use on the subject site and for net metering through the power company.

*[<sup>(1)</sup> 1. Applicability [and Definition]. [Definitions are in 18.03 Definitions.]*

[a. Private use wind energy conversion Systems (WECS).] (a) A private use wind energy conversion system is considered an accessory use in all zoning districts. [e]nists 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.] (b) All proposed private use wind energy conversion systems located within the Carson City Historic District must receive review and approval from the Historic Resources Commission, in addition to any other required approvals, prior to submission of a building permit.

[②] 2. Standards. All wind energy conversion systems are subject to and must comply with the following provisions [of this section]:

[a.] (a) Location. A minimum parcel size of [one (1)] 1 acre is required for the placement of any horizontal axial wind turbine. Vertical axial wind turbines are permitted on any parcel. No part of a wind energy conversion system shall be located within or over drainage, utility or other established easements; [-]

[b.] (b) Number per parcel. A maximum of [one (1)] 1 wind machine per parcel is permitted on parcels less than [one (1)] 1 acre in size; a maximum of [one (1)] 1 wind machine per acre is permitted on parcels greater than [one (1)] 1 acre in size; [-]

[c.] (c) Setbacks. Minimum setbacks for private use wind machines shall be:

[i] (1) A minimum of 1.1 times the total extended height from the project property lines adjacent to a residential, conservation reserve or agricultural zoning district; [-]

[ii] (2) Guy wire anchors may not extend closer than [ten (10)] 10 feet from any property line; [-]

[iii] (3) A [ten foot] 10-foot minimum setback from any part of the machine, rotors or guy wires to the property line of any other non-residential zoning district; and [-]

[iv] (4) Wind machines [shall] may not be located within the front yard or street-side yard setback area on any parcel within a residential zoning district; and [nor within the street side setback of any parcel of land in residential zoning districts.]

[d.] (d) Height. The total extended height of a wind energy conversion system must not exceed the maximum height allowed for a structure in the zoning district in which the system is located unless additional height is permitted by approval of a special use permit. [-, unless a special use permit is issued.]

[i] (1) Tower height shall mean the height above adjacent grade of the fixed portion of the tower, excluding the wind turbine itself.

[ii)] (2) Total extended height shall mean the height above adjacent grade to a blade tip at its highest point of travel and including any other portion of the wind energy conversion system; and [-]

[e-] (e) Lighting. Wind system towers shall not be artificially lighted unless required, in writing, by the Federal Aviation Administration (FAA) or other applicable authority that regulates air safety.

[Where the FAA requires lighting] **When lighting of the tower is required**, the lighting shall be the lowest intensity allowable under FAA regulations; the fixtures shall be shielded and directed to the greatest extent possible to minimize glare and visibility from the ground; and no strobe lighting shall be permitted [-] unless expressly required by the FAA; and [-]

[f-] (f) Access. All wind machine towers must comply with the following provisions:

[i-] (1) The tower shall be designed and installed so that there shall be no exterior step bolts or a ladder on the tower readily accessible to the public for a minimum height of [twelve (12)] **12** feet above the ground. For lattice or guyed towers, sheets of metal or wood or other barrier shall be fastened to the bottom tower section such that it cannot readily be climbed; and

[ii)] (2) All ground-mounted electrical and control equipment shall be labeled or secured to prevent unauthorized access; and [-]

[g-] (g) Rotor Safety. Each wind machine shall be equipped with both manual and automatic controls to limit the rotational speed of the blade within the design limits of the rotor. An external, manual shut-off switch shall be included with the installation. The minimum distance between the ground and any protruding blades utilized on a private wind machine shall be [ten (10)] **10** feet as measured at the [lowest] **closest** point of the arc of the blades; and [-]

[h-] (h) Noise. All wind machines shall comply with the noise requirements in this section. These levels, however, may be exceeded during short-term events such as utility outages and severe wind storms. A manufacturer's sound report shall be required with a building permit application.

[i-] (1) No wind machine or combination of wind machines on a single parcel shall create noise that exceeds a maximum of [twenty five (25)] **25** decibels (dBA) at any property line where the property on which the wind machine is located or the abutting property is [one (1)] **1** acre or less or a maximum of [fifty (50) decibels (dBA)] **50 dBA** at any other property line. Measurement of sound levels shall not be adjusted for, or averaged with, non-operating periods. Any wind [machine(s)] **machine** exceeding these **noise** levels shall immediately cease operation upon notification by Carson City and may not resume operation until the noise levels have been reduced in compliance with the required standards and verified by an independent third party inspector, approved by Carson City, at the property owner's expense. Upon review and acceptance of the [third party] **third-party** noise level report, Carson City will allow operation of the affected wind [machine(s)] **machine**. [Wind energy conversion system(s) unable to comply with these noise level restrictions shall be shut down immediately and removed upon notification by Carson City, after a period established by Carson City.]

[ii)] (2) Sound below [twenty (20)] **20** Hertz. No wind machine or combination of wind machines shall be operated so that impulsive sound below [twenty (20)] **20** Hertz adversely affects the habitability or use of any off-site dwelling unit, hospital, school, library or nursing home; and [-]

[i-] (i) Aesthetics and Maintenance.

[i-] (1) Appearance. Wind machines, unless subject to any applicable standards of the FAA, shall be a non-reflective, non-obtrusive color such as tan, sand, gray, black or similar colors. Galvanized steel or metal is acceptable for the support structures. Any painting or coating shall be kept in good repair for the life of the wind machine. [In addition, any changes to the approved color shall result in notification by Carson City that the affected wind machine(s) shall cease operation until a color correction has been made. If the affected wind machine(s) are not repainted, using an approved color, within the period established by Carson City, the owner shall remove the affected Wind Energy Conversion System(s).]

[ii)] (2) Electrical Wires. All electrical wires leading from the tower to electrical control facilities shall be located underground.

[iii] (3) Maintenance. Wind machines shall be maintained in good repair, as recommended by the manufacturer's scheduled maintenance or industry standards, and shall be free from rust; and [-]

[i] (j) Signs/Labels. The only advertising sign allowed on the wind machine shall be a manufacturer's label, not exceeding [one (1)] 1 square foot in size, located on the generator housing; and [-]

[k] (k) Compliance with FAA Regulations. All wind machines shall comply with applicable FAA regulations, including any necessary approvals for installations; and [-]

[l] (l) Ice Throw. The potential ice throw or ice shedding from the proposed wind machine shall not cross the property lines of the site; and [-]

[m] (m) Certified Safe. Evidence shall be submitted with a building permit application that the wind machine has been constructed in accordance with accepted industry standards and certified safe.

[3] 3. Repair and Removal of Wind Machines.

(a) Any wind machine found to be unsafe by an official of the Carson City Building Division shall immediately cease operation upon notification by Carson City and shall be repaired by the owner to meet federal, state, and local safety standards or be removed within [six (6)] 6 months. Wind machines that are not operated for a continuous period of [twelve (12)] 12 months [shall] must be removed by the owner of the wind machine.

(a) (b) When a wind machine is removed from a site, all associated and ancillary equipment, batteries, devices, structures [~~or support(s)~~] and supports for that system [shall] must also be removed. For the purposes of this section, non-operation shall be deemed to include, but shall not be limited to, the blades of the wind machine remaining stationary so that wind resources are not being converted into electric or mechanical energy, or the wind machine is no longer connected to the public utility electricity distribution system.

[4] 4. Mounting of Wind Machines. Attachment of the wind machine, including any support or structural components, to any building or structure shall be in strict compliance with regulations of the Carson City Building Division.

[5] 5. Additional Safety Restrictions. An application for the issuance of a special use permit that is submitted pursuant to this Title for the installation of a private use wind energy conversion system:

[a] (a) May not be denied solely because of the proposed height of the system; and [-]

[b] (b) May, in accordance with NRS 278.023077, be denied if it is determined, based on the size, height or configuration of the system, that installation of the system:

[i] (1) Represents a danger to the health, safety or welfare of the public; or

[ii] (2) Is not compatible with the character of the area in which the system is located.

[6] 6. Compliance with Regulations.

(a) All systems shall comply with applicable fire and building codes.

(b) All standards are absolute. Once wind machines are permitted, the owners have the option of compliance with the standards or discontinuation of operations. If the operation of the wind [machine(s)] machine does not comply with the provisions of this article, the operator shall promptly take all measures necessary to comply with these regulations, including, but not limited to, discontinued operation of [one (1) or more] the wind machines.

(c) Variations to the regulations and standards of this section may only be permitted by special use permit [ , approval of which shall be pursuant to Title 18, Section 18.02 (Special Use Permits)].

**7. Enforcement of standards. The Director may require a wind energy conversion system to be shut down for any violation of the standards of this section upon written notification to the property owner of the violation.**

([Ord. No. 2009-14, § III, 7-2-2009](#); Ord. No. 2017-30)

*[This version of Chapter 18.05 includes staff's proposed changes without showing the revision markings to show how the chapter would read with the proposed changes accepted.]*

## **Chapter 18.05 - GENERAL PROVISIONS**

### **Sections:**

#### **18.05.005 - Applicability.**

The provisions of this chapter apply in all zoning districts to every building erected and land use established after the effective date of the ordinance codified in this chapter unless indicated otherwise for a particular district. Process-oriented standards are contained in this section. Design-oriented standards are contained in the development standards which are parallel in authority to this section.

(Ord. 2001-23 § 2 (part), 2001).

#### **18.05.025 - Temporary storage containers.**

1. Temporary construction containers. Temporary construction containers are permitted in conjunction with an active building permit in all zoning districts. Temporary construction containers must be directly associated with construction activity and must be shown on the site plan submitted for a building permit. Up to 3 containers per construction site may be utilized to house fixtures, materials or merchandise pertaining to the construction. On job sites exceeding 5 acres or 50,000 square feet of building area, the number of temporary construction containers may be increased at the discretion of the director. Upon completion of the project and prior to issuance of a final certificate of occupancy, all construction containers must be removed from the construction site.

2. Storage containers or other similar enclosures are only allowed in the commercial, industrial, and public zoning districts, subject to Division 1 (Storage Containers) of the Development Standards and the following requirements:

(a) Storage containers may be utilized on a temporary basis, for a maximum of 90 days, once in any calendar year, subject to the approval of the Director.

(b) Within any industrial zoning district, the use of metal storage containers for more than 90 days within any calendar year is subject to the approval of the director.

(c) Within the commercial or public zoning districts, excluding the neighborhood business (NB) zoning district, the use of metal storage containers for more than 90 days within any calendar year requires approval of a special use permit. No metal storage containers are allowed in the neighborhood business (NB) zoning district.

3. Items prohibited to be used for storage. Except as otherwise provided in this title, automobiles, recreational vehicles, tents, train cars, semi-truck trailers, passenger coaches, buses, streetcar bodies or similar enclosures or rolling stock may not be used for storage or occupied for living or sleeping purposes in any zoning district.

(Ord. 2005-25 § 1, 2005: Ord. 2001-23 § 2 (part), 2001).

#### **18.05.030 –Manufactured homes, mobilehomes, recreational vehicles and commercial coaches.**

1. A manufactures home or mobilehome may be used:

(a) For permanent living or sleeping quarters in a manufactured home or mobilehome park or a manufactured home or mobilehome subdivision;

(b) As living quarters during the construction of a residence on the same parcel, limited to the duration of the valid building permit for the main residence;

(c) As a temporary living quarters for miners or stockmen in Conservation Reserve and Agricultural zoning districts for up to 1 year upon approval by the Director, and subject to annual review and renewal by the Director; or

(d) As living quarters in any single-family residential zoning district subject to the following requirements:

(1) The placement of a manufactured home must meet the requirements of this section and the requirements of Division 1 of the Development Standards.

(2) And application for Manufactured Home in Single Family Zoning must be submitted to the Planning Division and approved prior to an application for a building permit being submitted. The following must be provided with the application:

(I) Written and photographic documentation showing that the manufactured home has siding, roof pitch and roofing materials consistent with what is used on at least 51 percent of other single-family residences within 300 feet of the property on which the manufactured home is to be placed.

(II) Documentation showing that the foundation of the manufactured home will be masked architecturally with materials used by at least 51 percent of other residential structures within 300 feet of the property on which the manufactured home is to be placed.

(III) A copy of the purchase agreement, with elevations and floor plans of the unit.

(IV) The application fee.

(V) An attestation by the owner of the lot that the placement complies with all covenants, conditions and restrictions placed on the lot and that the lot is not located within a historic district.

2. A recreational vehicle may be used for temporary living or sleeping quarters only in a recreational vehicle park or where permitted by Title 10 or Title 13 of the Carson City Municipal Code.

3. A commercial coach may be used as an office with the approval of a special use permit. A special use permit is not required when a commercial coach is used:

(a) As a construction office only within 100 feet of the site of a construction project and for the duration of the building permit. The applicant must obtain all required building permits for the proposed construction prior to the placement of a construction office;

(b) As a temporary office space when accessory to an established business and:

(1) It will not be used for living quarters;

(2) The applicant must obtain all required building permits for the proposed construction prior to the placement of the temporary office coach;

(3) The authorization is only effective until permanent office space can be constructed and in no event longer than 1 year; and

(4) The placement of the temporary office coach must meet all setback requirements.

4. Storage of unoccupied manufactured homes, mobilehomes, recreational vehicles and commercial coaches.

(a) The storage of an unoccupied manufactured home, mobilehome, commercial coach or recreational vehicle is permitted only on property zoned for outside storage.

(b) In addition to the permitted locations for recreational storage above, the owner of a recreational vehicle may store their recreational vehicle in residential zoning districts only on the property that they own or on which they reside.

(Ord. 2007-35 § 1, 2007: Ord. 2004-31 § 1, 2004; Ord. 2004-2 § 1, 2004; Ord. 2001-23 § 2 (part), 2001).

### **18.05.035 – Watchman's quarters.**

In order to provide increased security within the industrial, commercial, agriculture and conservation reserve districts, a watchman's quarters may be provided as an accessory use under the following conditions:

1. The watchman's quarters must clearly be accessory to the main use;
2. The quarters are limited to 1 family;
3. The quarters may be required to be removed if not in compliance with any conditions of approval;
4. Additional conditions of approval may be required by the director to insure compatibility with adjacent uses; and

5. Watchman's quarters can be a manufactured home or a site constructed home. A recreational vehicle is not allowed to be used as a watchman's quarters.  
(Ord. 2004-20 § 7, 2004: Ord. 2001-23 § 2 (part), 2001).

#### **18.05.040 - Heliports.**

1. Heliports may be approved as an accessory use to a primary commercial, industrial or public use through approval of a Special Use Permit.
2. Heliports are only allowed as a primary use in zoning districts as established in CCMC chapter 18.04, Zoning Districts.  
(Ord. 2001-23 § 2 (part), 2001).

#### **18.05.045 - Home occupation.**

All home occupations shall be subject to and must comply with the following provisions of this Section:

1. Business license requirements. All home occupations must obtain a Carson City business license and meet the requirements of this Section.
2. Sale of merchandise. Sale of goods, samples, materials, equipment or other objects on the premises is not permitted. Home occupations shall not conduct business in person with clients at the home address, with the exception of federally licensed gun dealers, required by federal regulations to conduct firearm sales at their home location.
3. Size Limits. No more than 20 percent of the total ground floor area of the dwelling and accessory structure may be used for home occupation.
4. Employees. No on-site office staff or business personnel shall be permitted in any home occupation unless the employees are members of the resident family and reside on the premises.
5. Character. The characteristics of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting or by signs, or the emission sounds, noises, dust, odors, fumes, smoke, electrical disturbance or vibrations, or disturbs the peace and general welfare of the area.
6. Traffic. Pedestrian and vehicular traffic shall be limited to that normally associated with residential districts. Deliveries from commercial suppliers may not be made more than once each day and the deliveries shall not restrict traffic circulation.
7. There shall be no outside storage of materials or equipment; no storage of toxic or hazardous materials, including ammunition and gunpowder; not shall merchandise be visible from outside the dwelling.
8. Location. The home occupation shall be confined within the main building and/or accessory structure as a secondary use of the residential use. When conducted in a garage, the home occupation shall not permanently eliminate the use of the garage as a parking space for a car, nor shall the bay door be open while the home occupation is conducted within the garage.
9. Use of facilities and utilities. The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.
10. Advertising. There must not be any public advertising which calls attention to the fact that the dwelling is being used for business purposes. Telephone listings, business cards, or any other advertising of the business, shall not include the dwelling address. The name, telephone, and purpose of the home occupation may be advertising on not more than one vehicle which is operated by the resident or residents of the dwelling in conjunction with the business. The home address may appear on letterhead and invoices when the home address is also the business address.
11. Electromagnetic interference. Electrical or mechanical equipment which creates video or audio interference in customary residential electrical appliances or causes fluctuations in line voltage outside the dwelling unit is prohibited.

12. Fire safety. Activities conducted and equipment or material used or stored shall not adversely change the fire safety of the premises.

13. Parking. No parking or placement of commercial vehicles such as trucks, trailers, equipment or materials except [~~one (1)~~] 1 panel van or pickup truck, when used for personal transportation.

14. Food processing or packaging. The processing or packaging of food products is prohibited except as expressly permitted by NRS or Carson City health department regulations.

15. Vehicle repair. On-site repair and maintenance of vehicles not owed by the person conducting the home occupation is prohibited.

(Ord. 2004-20 § 8, 2004; Ord. 2001-23 § 2 (part), 2001).

([Ord. No. 2008-33, § X, 9-4-2008](#))

#### **18.05.055 - Accessory structures.**

1. It shall be unlawful to construct, erect or locate in any residential district, private garages or other accessory buildings without a permitted primary residence, except that a temporary building may be constructed and occupied pending the construction of a permanent residence providing that no permit shall be issued for such temporary structure unless a permit also be issued at the same time for the permanent residence. If it be proposed to convert said temporary structure to a permissive accessory use upon completion of the main structure, said conversion shall occur upon completion of the final structure or be removed at that time or within a period of one (1) year from the date of issuance of original permit.

2. The following setbacks are required for accessory structures in all residential zoning districts:

Zoning district	Accessory structure size	Setbacks <sup>1</sup>
SF6, MH6, SF12, MH12, SF21	120 square feet or less in area and not more than 15 feet in overall height	Rear: 3 feet <sup>2</sup> Side: 3 feet <sup>2</sup> Front and Street Side: Per zoning <sup>3</sup>
	More than 120 square feet and not more than 400 square feet, and not more than 15 feet in overall height	Rear: 5 feet <sup>2</sup> Side: 5 feet <sup>2</sup> Front and Street Side: Per zoning <sup>3</sup>
	Any size, more than 15 feet in overall height	Rear: Per zoning <sup>3</sup> Side: Per zoning <sup>3</sup> Front and Street Side: Per zoning <sup>3</sup>
	More than 400 square feet in area	Rear: Per zoning <sup>2</sup> Side: Per zoning <sup>2</sup> Front and Street Side: Per zoning <sup>2</sup>
SF1A, MH1A, SF2A, SF5A	Any size, any height	Rear: Per zoning <sup>2</sup> Side: Per zoning <sup>2</sup> Front and Street Side: Per zoning <sup>2</sup>

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 shall meet full yard setback requirements for the zoning district in which the property is located.

(2) Includes eaves and other building projections.

(3) See CCMC Chapter 18.04.

3. The following process-related regulations apply to accessory structures in all residential zoning districts:

Zoning district	Accessory structure size <sup>1</sup>	Required Approval <sup>2</sup>
SF6, MH6, SF12, MH12, SF21	Not more than 500 square feet or 75% of the primary structure <sup>3</sup> , 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) Accessory structure size includes the size of all detached accessory structures combined, excluding detached trellis structures and excluding attached patio covers and breezeways that are not enclosed.

(2) All structures over 200 square feet require a building permit in addition to any required discretionary permit.

(3) Primary structure size includes the total floor area of the main residence, excluding basement, plus the area of any attached garage space.

(Ord. 2004-6 § 12, 2006: Ord. 2004-20 § 10, 2004: Ord. 2001-23 § 2 (part), 2001).

([Ord. No. 2008-37, § III, 12-4-2008](#))

#### **18.05.065 - Uses required to be within a structure.**

In all office, commercial and industrial districts, all uses must be conducted within a fully enclosed structure, except that automobile sales, boat sales, large equipment sales, Christmas trees, pumpkins, or other large equipment for sale or rent, may be displayed outdoors by sales or rental businesses, or businesses determined by the Director to be of a similar nature or circumstance.

(Ord. 2001-23 § 2 (part), 2001).

([Ord. No. 2008-33, § XI, 9-4-2008](#))

#### **18.05.080 - Private use wind energy conversion systems.**

To balance the need for clean, renewable energy resources against the protection of the health, safety and welfare of the community, the purpose of this section is to regulate private use wind energy conversion systems (WECS) for the production of electricity for use on the subject site and for net metering through the power company.

##### 1. Applicability.

(a) A private use wind energy conversion system is considered an accessory use in all zoning districts.

(b) All proposed private use wind energy conversion systems located within the Carson City Historic District must receive review and approval from the Historic Resources Commission, in addition to any other required approvals, prior to submission of a building permit.

2. Standards. All wind energy conversion systems are subject to and must comply with the following provisions:

(a) Location. A minimum parcel size of 1 acre is required for the placement of any horizontal axial wind turbine. Vertical axial wind turbines are permitted on any parcel. No part of a wind energy conversion system shall be located within or over drainage, utility or other established easements.

(b) Number per parcel. A maximum of 1 wind machine per parcel is permitted on parcels less than 1 acre in size; a maximum of 1 wind machine per acre is permitted on parcels greater than 1 acre in size;

(c) Setbacks. Minimum setbacks for private use wind machines shall be:

(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;

(2) Guy wire anchors may not extend closer than 10 feet from any property line;

(3) A 10-foot minimum setback from any part of the machine, rotors or guy wires to the property line of any other non-residential zoning district; and

(4) Wind machines may not be located within the front yard or street-side yard setback area on any parcel within a residential zoning district; and

(d) Height. The total extended height of a wind energy conversion system must not exceed the maximum height allowed for a structure in the zoning district in which the system is located unless additional height is permitted by approval of a special use permit.

(1) Tower height shall mean the height above adjacent grade of the fixed portion of the tower, excluding the wind turbine itself.

(2) Total extended height shall mean the height above adjacent grade to a blade tip at its highest point of travel and including any other portion of the wind energy conversion system; and

(e) Lighting. Wind system towers shall not be artificially lighted unless required, in writing, by the Federal Aviation Administration (FAA) or other applicable authority that regulates air safety. When lighting of the tower is required, the lighting shall be the lowest intensity allowable under FAA regulations; the fixtures shall be shielded and directed to the greatest extent possible to minimize glare and visibility from the ground; and no strobe lighting shall be permitted unless expressly required by the FAA; and

(f) Access. All wind machine towers must comply with the following provisions:

(1) The tower shall be designed and installed so that there shall be no exterior step bolts or a ladder on the tower readily accessible to the public for a minimum height of 12 feet above the ground. For lattice or guyed towers, sheets of metal or wood or other barrier shall be fastened to the bottom tower section such that it cannot readily be climbed; and

(2) All ground-mounted electrical and control equipment shall be labeled or secured to prevent unauthorized access; and

(g) Rotor Safety. Each wind machine shall be equipped with both manual and automatic controls to limit the rotational speed of the blade within the design limits of the rotor. An external, manual shut-off switch shall be included with the installation. The minimum distance between the ground and any protruding blades utilized on a private wind machine shall be 10 feet as measured at the closest point of the arc of the blades; and

(h) Noise. All wind machines shall comply with the noise requirements in this section. These levels, however, may be exceeded during short-term events such as utility outages and severe wind storms. A manufacturer's sound report shall be required with a building permit application.

(1) No wind machine or combination of wind machines on a single parcel shall create noise that exceeds a maximum of 25 decibels (dBA) at any property line where the property on which the wind machine is located or the abutting property is 1 acre or less or a maximum of 50 dBA at any other property line. Measurement of sound levels shall not be adjusted for, or averaged with, non-operating periods. Any wind machine exceeding these noise levels shall immediately cease operation upon notification by Carson City and may not resume operation until the noise levels have been reduced in compliance with the required standards and verified by an independent third party inspector, approved by Carson City, at the property owner's expense. Upon review and acceptance of the third-party noise level report, Carson City will allow operation of the affected wind machine.

(2) Sound below 20 Hertz. No wind machine or combination of wind machines shall be operated so that impulsive sound below 20 Hertz adversely affects the habitability or use of any off-site dwelling unit, hospital, school, library or nursing home; and

(i) Aesthetics and Maintenance.

(1) Appearance. Wind machines, unless subject to any applicable standards of the FAA, shall be a non-reflective, non-obtrusive color such as tan, sand, gray, black or similar colors. Galvanized steel or metal is acceptable for the support structures. Any painting or coating shall be kept in good repair for the life of the wind machine.

(2) Electrical Wires. All electrical wires leading from the tower to electrical control facilities shall be located underground.

(3) Maintenance. Wind machines shall be maintained in good repair, as recommended by the manufacturer's scheduled maintenance or industry standards, and shall be free from rust; and

(j) Signs/Labels. The only advertising sign allowed on the wind machine shall be a manufacturer's label, not exceeding 1 square foot in size, located on the generator housing; and

(k) Compliance with FAA Regulations. All wind machines shall comply with applicable FAA regulations, including any necessary approvals for installations; and

(l) Ice Throw. The potential ice throw or ice shedding from the proposed wind machine shall not cross the property lines of the site; and

(m) Certified Safe. Evidence shall be submitted with a building permit application that the wind machine has been constructed in accordance with accepted industry standards and certified safe.

3. Repair and Removal of Wind Machines.

(a) Any wind machine found to be unsafe by an official of the Carson City Building Division shall immediately cease operation upon notification by Carson City and shall be repaired by the owner to meet federal, state, and local safety standards or be removed within 6 months. Wind machines that are not operated for a continuous period of 12 months must be removed by the owner of the wind machine.

(b) When a wind machine is removed from a site, all associated and ancillary equipment, batteries, devices, structures and supports for that system must also be removed. For the purposes of this section, non-operation shall be deemed to include, but shall not be limited to, the blades of the wind machine remaining stationary so that wind resources are not being converted into electric or mechanical energy, or the wind machine is no longer connected to the public utility electricity distribution system.

4. Mounting of Wind Machines. Attachment of the wind machine, including any support or structural components, to any building or structure shall be in strict compliance with regulations of the Carson City Building Division.

5. Additional Safety Restrictions. An application for the issuance of a special use permit that is submitted pursuant to this Title for the installation of a private use wind energy conversion system:

(a) May not be denied solely because of the proposed height of the system; and

(b) May, in accordance with NRS 278.023077, be denied if it is determined, based on the size, height or configuration of the system, that installation of the system:

(1) Represents a danger to the health, safety or welfare of the public; or

(2) Is not compatible with the character of the area in which the system is located.

6. Compliance with Regulations.

(a) All systems shall comply with applicable fire and building codes.

(b) All standards are absolute. Once wind machines are permitted, the owners have the option of compliance with the standards or discontinuation of operations. If the operation of the wind machine 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 the wind machines.

(c) Variations to the regulations and standards of this section may only be permitted by special use permit.

7. Enforcement of standards. The Director may require a wind energy conversion system to be shut down for any violation of the standards of this section upon written notification to the property owner of the violation.

([Ord. No. 2009-14, § III, 7-2-2009](#); Ord. No. 2017-30)