

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 25, 2022

FILE NO: ZA-2022-0179

AGENDA ITEM: 6.B

**STAFF CONTACT:** Heather Ferris, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a recommendation to the Carson City Board of Supervisors (“Board”) to amend Title 18 (Zoning), Section 18.04.135 (General Commercial (GC)) of the Carson City Municipal Code (“CCMC”) to include watchman’s quarters in the list of accessory uses for the General Commercial zoning district. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

Summary: The applicant is proposing to amend CCMC 18.04.135 to allow for watchman’s quarters as an accessory use in a General Commercial zoning district. If approved, the watchman’s quarters would be required to meet the requirements outlined in CCMC 18.05.035 (Watchman’s quarters).

**PROPOSED MOTION:** “I move to recommend to the Board of Supervisors approval of an ordinance amending CCMC 18.04.135 to include watchman’s quarters in the list of accessory uses.”

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

**KEY ISSUES:** Is allowing watchman’s quarters in the General Commercial zoning district as an accessory use appropriate?

### **DISCUSSION:**

The applicant is requesting an amendment to the zoning code to allow watchman’s quarters as an accessory use in the General Commercial zoning district.

Per CCMC 18.03.010 a watchman’s quarters is defined as a “*habitable unit ancillary to the primary use and used solely for security purposes, not to be rented.*” Currently, watchman’s quarters are allowed as an accessory use in the Tourist Commercial, Limited Industrial, General Industrial, General Industrial Airport, Air Industrial Park, Agriculture, and Conservation Reserve zoning districts, subject to compliance with CCMC 18.05.035. CCMC 18.05.035 requires the unit to be clearly accessory to the main use of the property; prohibit payment of rent by the occupants; limit the use of the quarters to 1 family; and requires compliance review by staff every 2 years. Additionally, CCMC 18.05.035 prohibits the use of recreational vehicles for watchman’s quarters. Watchman’s quarters can be a site constructed home or a manufactured home.

Allowing watchman’s quarters as an accessory use in the General Commercial zoning district can be beneficial in providing an option for business and property owners to provide on-site security.

### **PUBLIC COMMENTS:**

As of the writing of this staff report, no public comments were received. Any comments that are received after this report is complete will be submitted prior to or at the Carson City Planning Commission (“Commission”) meeting, depending on their submittal date to the Carson City Planning Division (“Planning”).

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:**

The application was routed to commenting agencies. No comments were received.

**FINDINGS:**

The Commission, in making a recommendation to the Board for approval of a zoning code amendment, must make the findings of fact found in CCMC 18.02.075(5). The following findings are recommended by staff:

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

The proposed amendment to allow for watchman's quarters as an accessory use in the General Commercial zoning district does not conflict with any goals or policies of the Master Plan. The guiding principles of the Master Plan call for encouraging infill and redevelopment within the City's existing urbanized area; maintaining a compact development footprint; and providing a citywide mix of land uses to accommodate future housing, jobs, recreation, and retail services.

**2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.**

The proposed amendment to allow for watchman's quarters as an accessory use in the General Commercial zoning district will not change the type of land use permitted per the zoning ordinance, therefore it will not create incompatible land uses. The watchman's quarters are required to comply with CCMC 18.05.035 will only be allowed for the purposes of providing security.

**3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.**

The proposed amendment to allow for watchman's quarters as an accessory use in the General Commercial zoning district will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety, and welfare. The construction of a watchman's quarters will require a building permit and will therefore be reviewed for compliance with all applicable requirements.

Attachments:

- 1) Draft ordinance
- 2) Application packet

Summary: Adds watchman's quarters as an accessory use in a General Commercial zoning district.

BILL NO. \_\_\_\_\_

ORDINANCE NO. 2022 - \_\_\_\_\_

AN ORDINANCE RELATING TO ZONING; AMENDING THE LIST OF ACCESSORY USES IN A GENERAL COMMERCIAL ZONING DISTRICT TO INCLUDE WATCHMAN'S QUARTERS; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

The Board of Supervisors of Carson City do ordain:

SECTION I:

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"). (NRS 278.250)**

The purpose of the GC ~~District~~ **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. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director pursuant to subsection 8 of CCMC 18.02.115, which establishes provisions relating to outdoor sales and activities.

1. The ~~Primary Permitted Uses~~ **primary permitted uses** in the GC ~~District~~ **district** are retail and wholesale ~~uses,~~ **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,~~ **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%)~~ **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]~~ **district** are:

Automobile pawn (accessory to automobile sales);  
 Home occupation;  
 Outside storage (subject to Division 1 and 1.12 ~~[Outside Storage]~~ **(Outside Storage)** of the Development ~~[Standards;]~~ **Standards**);  
 Temporary outdoor sales ~~[subject]~~ **(subject** to Title 18.02.115.8 (Outdoor Sales and ~~[Activities].]~~ **Activities**));  
**Watchman's quarters.**

3. The ~~[Conditional Uses]~~ **conditional uses** in the GC ~~[District]~~ **district** which require approval of a ~~[Special Use Permit]~~ **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]~~ **district** for auto body repair shall be ~~[twelve thousand (12,000)]~~ 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%)]~~ **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 II:**

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

**SECTION III:**

This ordinance becomes effective on June \_\_\_\_, 2022.

PROPOSED on \_\_\_\_\_, 2022.

PROPOSED by \_\_\_\_\_.

PASSED \_\_\_\_\_, 2022.

VOTE:

AYES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
LORI BAGWELL, Mayor

ATTEST:

\_\_\_\_\_  
AUBREY ROWLATT, Clerk-Recorder