

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 31, 2023

FILE NO: ZA-2020-0001

AGENDA ITEM: 4A

STAFF CONTACT: Hope Sullivan, AICP, Community Development Director

AGENDA TITLE: For Possible Action: Discussion and possible action regarding proposed amendments to the Carson City Municipal Code ("CCMC"), Title 18 Appendix, Divisions 1, 2, 3, 7, 11, 12, 13, 14, 15, 18, 19, 20, 21 and 22. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: Under CCMC 18.02.075, the Board of Supervisors is authorized to amend Title 18. Before the Board amends CCMC Title 18, the Planning Commission conducts a public hearing and makes a recommendation to the Board of Supervisors concerning any amendments. The Commission will discuss potential modifications to the divisions noted in the agenda title during this workshop.

PROPOSED MOTION: none (discussion only)

DISCUSSION:

The Board of Supervisors reviewed Divisions 1, 2 and 3 on January 20, 2022. The documents it reviewed is attached to this report. During the January 20, 2022 meeting, the Board had the following input on these particular portions of the development standards.

1.4 Guest building development

There was discussion regarding changing this land use name from guest building to accessory dwelling unit (ADU). The Board discussed allowing an attached ADU on a lot that was at least 6000 square feet and a detached ADU on a lot that was at least 12,000 square feet . The Board also discuss no limitation on tenancy.

1.10 Personal storage and metal storage containers

Current regulations limit the height of personal storage facilities, a commercial use, to 14 feet when adjacent to residential areas. The Board discussed eliminating this provision, which would mean that the maximum building height would be dictated by the zoning district.

The Board also reviewed proposed language to allow metal storage containers in residential zoning district. The Board expressed concern about this change, indicating property owners who needed additional storage areas could utilize sheds.

3.5 Landscaped Area Required

The Board suggested reducing the maximum amount of permitted turf area (3.6) as well as determining a maximum amount of area that could be utilized by artificial turf. Additionally, the Board encouraged the addition of language that would allow for "3 dimensional objects" such as boulders and art in lieu of trees and shrubs in a landscape area.

The Commission will discuss this input. Additionally, the City's Public Works staff has reviewed additional portions of the Development Standards and will provide suggestions to the Commission for modifications.

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

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

ATTACHMENTS:

1. Divisions 1, 2 and 3 with suggested amendments reviewed by the Board of Supervisors at its January 20, 2022 meeting

Division 1 - LAND USE AND SITE DESIGN

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- 1.5 – Not used.
- 1.6 – Childcare facilities performance standards.
- 1.7 - Bed and breakfast inn performance standards.
- 1.8 - Satellite dishes and antennas.
- 1.9 - Wireless telecommunication facilities and equipment.
- 1.10 - Personal storage and metal storage containers.
- 1.11 - Street vendors.
- 1.12 - Outside storage.
- 1.13 - Fences, walls and hedges.
- 1.14 - Encroachments into setbacks.
- 1.15 - Manufactured home installation within a single-family zoning district.
- 1.16 - Youth recreation facilities performance standards.
- 1.17 - Multi-family apartment (MFA) development standards.
- 1.18 - Residential development standards in non-residential districts.
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1.0 – [General] Purpose and enforcement.

1. Purpose. ~~These design standards have been prepared to foster quality design of office, commercial, multi-family, public, industrial and institutional projects within Carson City.]~~ The image of the community affects the economic well being of the **City** ~~[city, especially the tourism economy].~~ These **design** standards are aimed at improving the community image **by fostering quality design of projects within the City.**

These standards are intended to inspire development of lasting quality and designs that enhance the overall community **for the benefit of the City’s residents, businesses, and visitors.** They are intended to assist the public, developers and design professionals in planning and designing projects. These standards shall also serve as criteria for design review by city staff, the ~~[planning commission (commission), and board of supervisors (board)]~~ **Commission and the Board.**

2. Enforcement. The standards of this Division are enforced under Section 18.020.030 (Enforcement) of Title 18.

[Staff notes: This first section should include a general purpose statement for the entire Division 1, not just for architectural design (Section 1.1).]

1.1 - Architectural design.

[Staff notes: This section and each subsequent section should include an applicability statement.]

These architectural design standards apply to development within all zoning districts excluding single-family residential districts. ~~[Office, retail, commercial, public, institutional, industrial and multi-family buildings and their architecture play]~~ **Architecture plays** a large role in establishing the overall image of the community. In all cases, these standards stress the importance of visually identifying and unifying the community character. These standards do not require a single architectural style ~~;~~ ~~instead~~ **, and** an eclectic mixture of harmonious styles ~~[are]~~ **is** encouraged. Buildings **located within the Downtown Mixed-Use zoning district must follow the specific design requirements of that district in**

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addition to the standards of this chapter ~~[which are 50 years or older within the downtown area must meet the requirements of the downtown business district found in the Carson City Municipal Code].~~

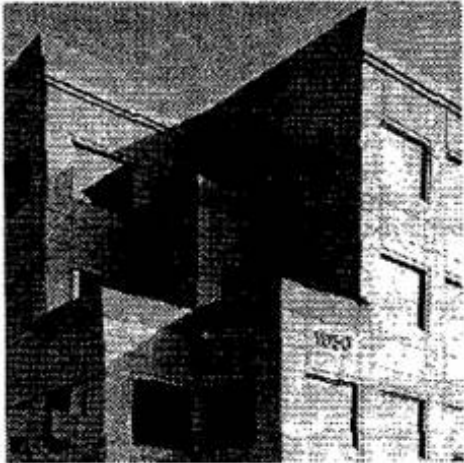
[1.1.1] **1.** The architectural style, massing and proportion of a building should be compatible with and ~~[complement]~~ **complement** its surroundings and environmental characteristics of the community.

[1.1.2] **2.** Buildings should be designed on a "human scale" by using architectural enhancements such as windows, awnings, arcades, plazas, courtyards and roof overhangs.

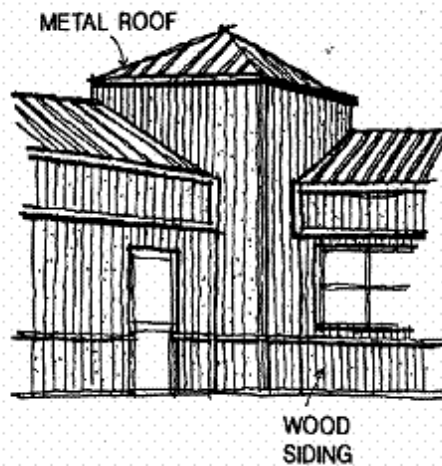
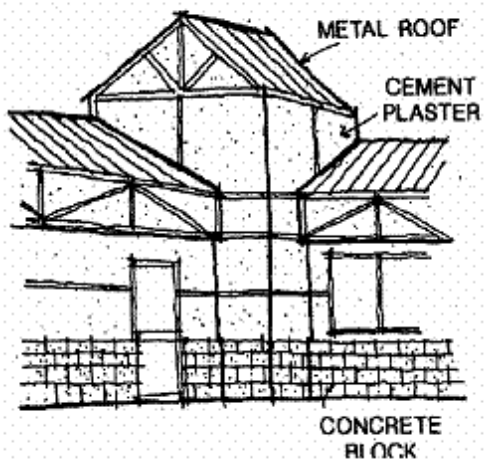
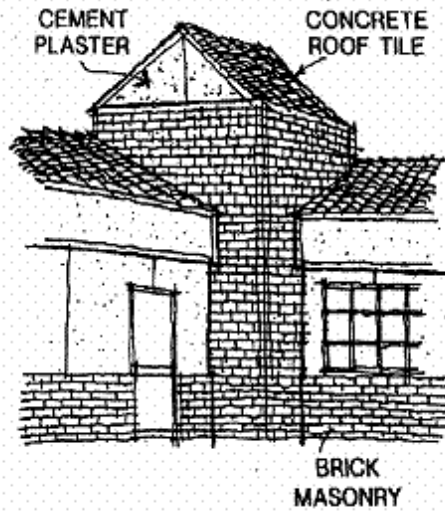
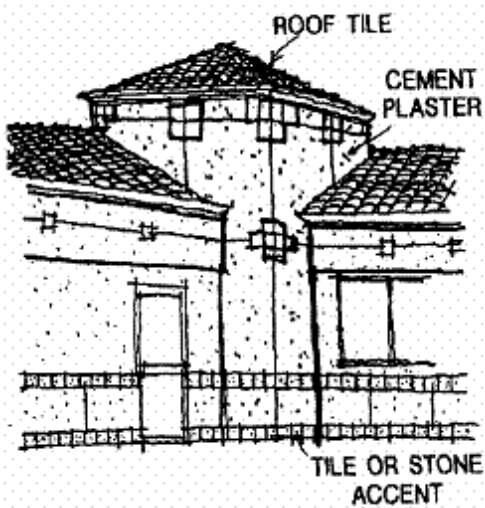


Architectural enhancements such as roof overhangs, arcades and trellises shall be used.

[1.1.3] **3.** Variations of building details, form, line, color and materials shall be employed to create visual interest. Variations in wall planes, roof lines and direction are encouraged to prevent monotonous appearance in buildings. Large expanses of walls devoid of any articulation or embellishment shall be avoided. Similarly, vertical variation in the roof line is encouraged. ~~[Mansard roofs shall wrap around the entire building.]~~ **On commercial and institutional buildings, facades greater than 100 feet in continuous length must incorporate recesses or projections of not less than 3 feet in depth for a minimum of 20 percent of the façade length, and wall planes may not run more than 50 feet in a continuous direction without a recess, projection or offset.**



Variation in wall planes adds interest



Typical materials and finishes

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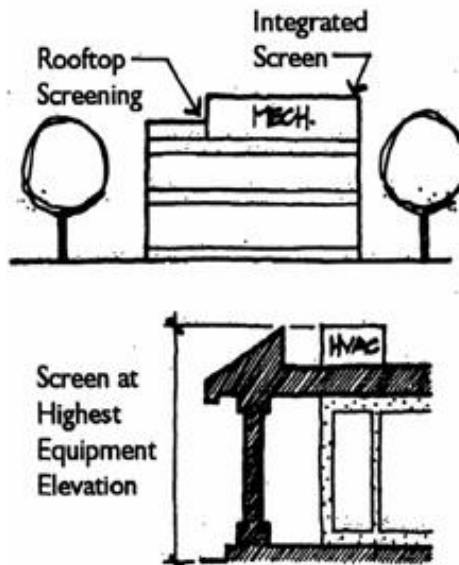
[1.1.4] **4.** All building elevations shall receive architectural treatment, except in special situations where an elevation is not visible from an adjoining property or street.

[1.1.5] **5.** Materials and finishes shall be selected for architectural harmony and enhancement of the architectural theme as well as aesthetic quality, durability and ease of maintenance. Materials, finishes and colors shall be varied where appropriate to provide architectural interest. The number of building materials generally shall be limited to three and these materials shall not stop abruptly at corners, but continue to side or back elevations. [~~Smooth faced block or fabricated metal wall panels are not allowed as the predominant building material.~~]

[~~1.1.6 Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earthtone in color. Bold colors shall be avoided except when used as accent or trim.~~]

[1.1.7] **6.** Except as otherwise provided in this section, roof-mounted equipment [~~within commercial, industrial, office, public or multi-family districts~~] shall be screened from view from a public right-of-way and adjacent property through the use of architectural means such as parapet walls and equipment wells. Screening of roof-mounted equipment from view must be integrated into the building design. All equipment shall be located below the highest vertical element of the building. Wall-mounted air conditioning units shall be integrated into the design and/or screened. Roof-mounted solar panels are excluded from the requirement for screening. Roof-mounted mechanical support and accessory mechanical equipment for solar panels shall be screened architecturally and integrated to match the existing roof and/or building materials.

On sites exhibiting topographic relief effecting visual screening capabilities, site-obscuring screening shall be provided to visually screen the equipment at a minimum of 100 feet from the site.



Typical Equipment Screening

[1.1.8] **7.** Reflective, untreated roofs shall be prohibited [~~unless painted flat, non-glossy paint to compliment or match the primary color of the primary exterior building material(s)~~].

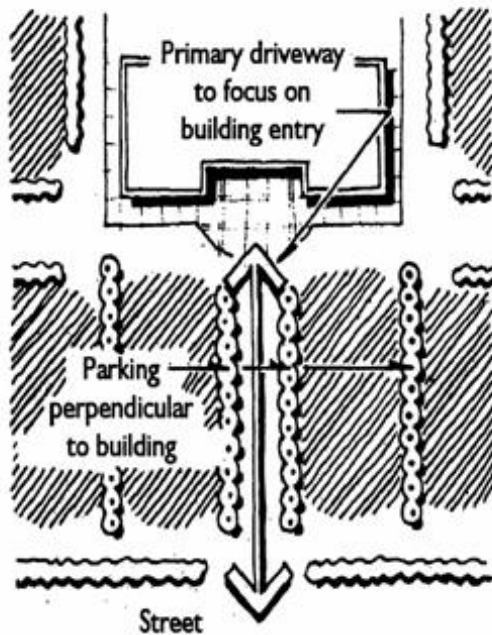
[1.1.9] **8.** Multi-building/tenant projects shall include architectural consistency for all buildings including color schemes, wall textures, roofs, roof slopes, awnings and other similar architectural themes.

[1.1.10] **9.** Buildings which give the appearance of "box-like" structures shall be discouraged. (Ord. 2001-23, Development Standards). ([Ord. No. 2008-29, § II, 8-7-2008](#))

1.2 - Site design.

These site design standards apply to development within all zoning districts excluding single-family residential districts. These standards are intended to promote quality development, visual compatibility, safety and consistency through an integration of site design elements including building orientation and location, site access, circulation, parking, service areas and pedestrian and bicycle access. Of primary concern is the appearance as viewed from the street.

[1.2.1] **1.** Primary entries and/or facades of buildings should be oriented towards the street or main parking area.



Typical building and parking relationship

[1.2.2] **2.** The orientation and location of a building should provide for pedestrian and bicycle activity and access. Bike racks shall be provided based on the type of use and location of the property. Bike racks shall be located in a safe and convenient location close to building entrances. Clustering of multiple buildings should create pedestrian plazas, courts or patio areas and be linked architecturally with arcades, trellises, or other similar open structure concepts.

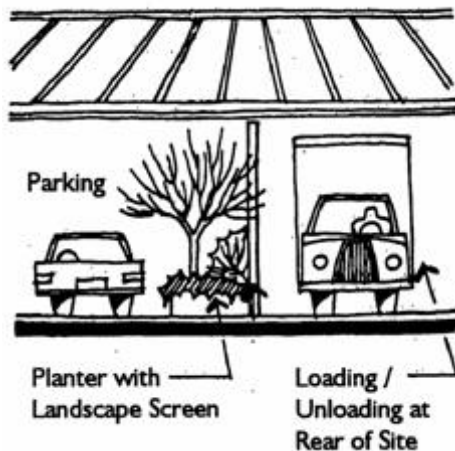


Typical building clusters shall create friendly outdoor spaces.

[1.2.3] **3. Site layouts shall be designed so buildings front on the primary street with parking to the side or rear of the buildings. Sites with multiple buildings may be designed with variations of buildings fronting on the primary street and parking fronting on the street. Buildings oriented in a "strip" or straight row with parking along the entire street frontage [are not encouraged] shall be avoided. The Director may waive the requirement for a building to be located on the street frontage based on lot size, lot shape or other constraints that may prevent the reasonable placement of buildings on the street frontage.**

[1.2.4] **4.** Buildings or other improvements shall not impair visibility at street corners or driveway.

[1.2.5] **5.** Detached storage buildings or storage areas shall be located towards the rear of a site and be screened with the use of walls, fencing, and/or landscaping.



Typical screening of service area.

[1.2.6] **6. Trash enclosures shall be provided to screen the storage of trash receptacles.** Trash enclosures shall be placed so as to be screened from public [right of ways] **rights-of-way** and adjacent uses. Outside areas used for the storage of trash, refuse or recycled materials shall be completely enclosed by a gate and a six-foot masonry block wall (all cells grouted solid) and be designed to integrate with the site design. Trash enclosures shall be screened with appropriate plant material.

Trash enclosures shall be designed to meet or exceed minimum size requirements as determined by the sanitation company **for the proposed use** and shall be located to provide unobstructed access to refuse vehicles. All trash, refuse or recycled material shall be stored in containers within its walled enclosure.

[1.2.7] **7.** Provision for [newspaper racks] **bus stops**, postal boxes and street furniture shall be included as necessary in the overall project design.

[1.2.8] **8.** All utilities shall be supplied to a building or project by underground service, except as approved by the Director.

[1.2.9] **9.** Non-residential power transformers or other above ground equipment shall not impair sight distances and shall be screened from the adjacent public right-of-way. Consideration shall be given to utility company access.

~~[1.2.10] Restaurant and food service businesses shall install a drain that is connected to an approved grease interceptor in accordance with Division 15.~~ *[Staff note: This standard is located in Division 15 (Water, Sewer, Reclaimed Water Standards). Generally, standards that are contained in other parts of the Municipal Code should not be duplicated elsewhere unless they directly relate to that section.]*

(Ord. 2001-23, Development Standards). ([Ord. No. 2008-33, § XIII, 9-4-2008](#))

1.3 - Lighting standards.

These lighting standards apply to development within all zoning districts excluding single-family residential districts, except as otherwise superseded by state or federal regulations. This section sets forth criteria and standards to mitigate impacts caused by lighting and glare.

Lighting Purpose Statement. Office, retail, commercial, public, institutional, industrial and multi-family buildings and their lighting are part of the overall image of the community. In all cases, these standards stress the importance of visually identifying and unifying the community character. Unnecessary and improperly designed light fixtures cause glare, or intense light that results in unnecessary brightness, a reduction of visual performance and visibility, light pollution and wasted resources through additional expense for utility costs, hazardous conditions for all modes of transportation, and also affects the ability to view the night sky, including astronomical observations. The following regulations are intended to mitigate these conditions by regulations that require shielding, pointing lighting downward (other than accent lighting), only using the amount of light that is necessary and recommending turning fixtures down or off when not required. All new lighting including upward wall lighting must be reviewed and approved by the ~~[director or his designee]~~ **Director**.
~~[Applicability:]~~

~~[1.3.1]~~ **1. Existing structures.** All existing structures ~~[and residential uses]~~ are exempt from this ordinance and are considered ~~[grand-fathered]~~ **legal nonconforming** improvements. All proposed new commercial developments, buildings, multi-family residential complexes of 10 units or more, structures or building additions of 50 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or other units of measurement specified herein, either with a single addition or cumulative additions subsequent to the effective date of this provision, shall meet the requirements of this Ordinance for the entirety of the property, including all existing and proposed lighting unless exempted under Nonconforming Uses, shown below. For all building additions of less than a cumulative amount of 50 percent, the applicant shall only have to meet the requirements of this section for only the new outdoor lighting proposed.

~~[1.3.2]~~ **2. Abandonment of a nonconforming use or structure** ~~[Nonconforming Uses or Structures]~~. Whenever a nonconforming use, structure or building is abandoned for a period of 12 months **or** longer ~~[and then changed to a new use according to the requirements of this code as described in Municipal Code Title]~~ **in accordance with the provisions of 18.04.030 (Nonconforming Uses)**, then any existing outdoor lighting ~~[, with the exception of conversion to a residential use of nine units or less,]~~ shall be ~~[reviewed and]~~ brought into compliance with ~~[this code]~~ **the lighting standards of this section upon the establishment of the new use or structure on the property.**

~~[1.3.3]~~ **3. General requirements.** ~~[Requirements in All Commercial and Industrial Zones: Light. All nonresidential uses shall provide lighting]~~ **Lighting shall be provided** within public parking areas and access ways to provide safety and security. All light sources shall be located and installed in ~~[such a way as to prevent spillover lighting onto adjoining properties and glare to the sky. The]~~ **accordance with** following provisions ~~[shall apply to all proposed development]:~~

~~[1.]~~ **(a) Except as otherwise provided in this section, lighting fixtures** ~~[Any lighting facilities]~~ shall be ~~[so]~~ installed ~~[as to project]~~ **so that light is projected** downward and away from adjoining properties ~~[and glare to the sky, with the exception of accent lighting, which is limited to a maximum upward angle of forty five (45) degrees. Site lighting trespass onto adjacent locations and the night sky shall be minimized]~~. Covers must be installed on all lighting fixtures and lamps **or bulbs** must not extend below the bottom of the cover. All light fixtures, except street lights, shall be located, aimed or shielded so as to minimize stray light trespassing beyond property boundaries.

~~[2.]~~ All light fixtures that are required to be shielded shall be installed in such a manner that the shielding is installed as designed. Fixtures, which are International Dark Sky Association approved such as Dark Sky Friendly or equivalent, with full cutoff lighting for area and wall pack fixtures are recommended. Sag, convex, drop lenses and luminaries with open bulbs are prohibited.

~~3.~~ If elevations of buildings are proposed for accent illumination, drawings and a photometric plan shall be provided for all relevant building elevations showing the fixtures, the portions of the

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elevations to be illuminated, the illuminance levels of the elevations and the aiming points. The maximum upward angle is forty five (45) degrees.]

[4.] **(b) All freestanding light fixtures and wall-mounted light fixtures** [Light standards, light poles and wall pack lighting] adjacent to residential zones shall be limited in height as follows: Fixtures shall not exceed an overall height of [~~twelve (12)~~] **12** feet within [~~seventy five (75)~~] **75** feet, [~~sixteen (16)~~] **16** feet within [~~one hundred (100)~~] **100** feet, [~~twenty (20)~~] **20** feet within [~~one hundred twenty five (125)~~] **125** feet, [~~twenty four (24)~~] **24** feet within [~~one hundred fifty (150)~~] **150** feet, and [~~twenty eight (28)~~] **28** feet within [~~one hundred seventy five (175)~~] **175** feet of **a property line of a residentially-zoned parcel**, or center of street **adjacent to a residentially-zoned parcel**, whichever is closer[~~, when adjacent to residential zones~~]. Additional height may be permitted by the Director provided such lights are a sharp cutoff lighting system. [Illumination levels at the property line of a project shall be reduced by the use of house side] **Light fixtures must include** shields and reflectors, **as necessary, to shield the lamp or bulb from view from the adjacent residential property line** [and shall be maintained in such a manner as to confine light rays to the premises of the project].

[5.] **(c)** No permanent rotating searchlights shall be permitted in any regulatory zone, except that an Administrative Permit may be issued by the Director for a period not to exceed [~~three (3)~~] **3** days for a temporary searchlight. The Administrative Permit shall be limited to a minimum of [~~three (3)~~] **3** times in [~~one (1)~~] **1** calendar year. [This prohibition shall not apply to the Carson City Airport.]

[6. Parking area lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level. A photometric plan is required on all projects with building size of fifty thousand (50,000) square feet or larger and may also be required at the discretion of the Director.

7. For all projects where the total initial output of the proposed lighting equals or exceed one hundred thousand (100,000) lumen, certification that the lighting, as installed, conforms to the approved plans shall be provided by a certified engineer before the certificate of occupancy is issued. Until this certification is submitted and reviewed, approval for use of a certificate of occupancy shall not be issued for the project.

[8.] **(d)** Exterior lighting installations shall include timers, dimmers, sensors or photocell controllers that turn the lights off during daylight hours or when lighting is not needed, which will reduce unnecessary lighting, as practical. Businesses are encouraged to turn lighting down or off when businesses are not open.

[9. Glare. Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided by incorporating overhangs and awnings, using building materials and colors which are less reflective for exterior walls and roof surfaces, controlling angles of reflection and placing landscaping and screening in appropriate locations.

[1.3.4] **(e)** Interior lighting. Where residential uses abut non-residential uses, interior building lighting of the non-residential uses shall be controlled at night through the use of timers, window blinds or other acceptable means.

[1.3.5 General Lighting Performance Standards. All exterior light fixtures shall use full cut off luminaries with the light source downcast and fully shielded with no light emitted above the horizontal plane. Again, fixtures which are International Dark Sky Association approved such as Dark Sky Friendly or equivalent with full cutoff lighting for area and wall pack fixtures are recommended. Exceptions are noted below.

[1.] **(f)** [Luminaries which have] **Luminaires with** a maximum output of 500 lumen per fixture, (**approximately** equivalent to one 40-watt incandescent bulb) regardless of number of bulbs, may be left unshielded provided the fixture has an opaque top to keep light from shining directly up. [Luminaries which have] **Luminaires with** a maximum output of 850 lumen per fixture, (**approximately** equal to one 60 watt incandescent light) regardless of number of bulbs, may be partially shielded, provided the bulb is not visible from off-site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up.

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~~[2-]~~ **(g)** Accent Lighting. Architectural features may be illuminated by up-lighting or light directed to the building, such as wall washing, provided that the light is effectively aimed to or contained by the structure by such methods as caps, decks, canopies, marquees, signs, etc, the lamps are low intensity to produce a subtle lighting effect, and no light trespass is produced. The angle of up-lighting shall not exceed 45 degrees. ~~[Luminaries]~~ **Luminaires** shall not be installed above the height of the parapet or roof. For national flags, statues, public art, historic buildings or other objects of interest that cannot be illuminated with down-lighting, upward lighting may be used in the form of narrow-cone spotlighting that confines the illumination to the object of interest.

~~[3-]~~ **(h)** All ~~[luminaries]~~ **luminaires** shall be aimed and adjusted to provide illumination levels and distribution as indicated on submitted plans. All fixtures and lighting systems shall be in good working order, cleaned and maintained in a manner that serves the original design intent of the system.

~~[4- Floodlights that are not full cut-off (light emitted above the fixture) may be used if permanently directed downward, not upward, and aimed at no more than a 45 degree angle, so no light is projected above the horizontal plane, and fitted with external shielding for top and side to prevent glare and off site light trespass. Unshielded floodlights are prohibited.~~

~~————~~ ~~5-]~~ **(i)** Sensor activated lighting may be used provided it is located in such a manner as to prevent direct glare and lighting into properties of others or into a public right-of-way, and provided the light is set to go on only when activated and to go off within five minutes after activation has ceased, and the light shall not be triggered by activity off the property.

~~[6-]~~ **(j)** Vehicular lights and all temporary emergency lighting such as search lights or any similar high-intensity lights as needed by the fire department, sheriff's office, public works department, Carson City Airport, utility companies, State or Federal Departments or other emergency services shall be exempt from the requirements of this ~~[ordinance]~~ **section**.

~~[7-]~~ **(k)** Illumination for outdoor recreation facilities must conform to the shielding requirements, except when such shielding would interfere with the intended activity. For such facilities, partially-shielded ~~[luminaries]~~ **luminaires** are permitted. Examples of activities where partially-shielded ~~[luminaries]~~ **luminaires** are permitted include, but are not limited to, baseball, softball and football. Fully-shielded ~~[luminaries]~~ **luminaires** are required for tennis, volleyball, racquetball, handball courts and swimming pools. ~~[Rotating airport beacons are exempt from this requirement.~~

~~————~~ ~~8- Service Station/Canopy Lighting. All luminaries mounted on the under surface of service station canopies shall be fully shielded and utilize flat covers. All lighting shall be recessed sufficiently so as to ensure that no light source causes glare on public rights of way or adjacent property. A maximum of 850 lumen per fixture is allowed (equivalent to one 60 watt incandescent bulb).]~~

~~[9-]~~ **(l)** Temporary Lighting. The ~~[director]~~ **Director** may grant a permit for temporary lighting ~~[7]~~ which does not conform to the provisions of this ordinance ~~[if the applicant meets]~~ **subject to** the following criteria: ~~[the purpose for which the lighting is proposed does not extend beyond 60 days, but may be granted a 30 day extension after review by the Director. The director will rule on the application within 5 business days of the date of submission of the request, and notify the applicant in writing of the decision.]~~

~~[a-]~~ **(1)** The proposed lighting must be designed in such a manner as to minimize light trespass and glare to the sky ~~[.] ;~~

~~[b- It will be]~~ **(2) The proposed lighting will be for** a temporary use and will be in the public interest ~~[.] ;~~

~~[e-]~~ **(3)** The application for temporary lighting shall include the ~~[following information:~~ The] name and address of the applicant and property owner, a site plan showing entire site and location of proposed ~~[luminaries]~~ **luminaires**, manufacturers specification sheets showing type, wattage and height of lamp(s) with type and shielding of proposed ~~[luminaries]~~ **luminaires**, or if not new, pictures of previous sites or of the fixtures proposed to be used ~~[.] ; and~~

(4) The proposed lighting may not be used for more than 90 consecutive days.

~~[10-]~~ **(i)** Maintenance. All fixtures shall be maintained in good working order, with aiming, angles, wattage and intensity as originally approved. Replacement bulbs shall be the same or less wattage

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and intensity as originally approved. Fixtures and reflecting surfaces shall be cleaned on a regular schedule to reduce additional unapproved glare.

~~[11.]~~ **(k)** The ~~[director]~~ **Director** may approve variations to the standards set out in this ~~[Division]~~ **section** if variations are more appropriate to a particular site, provide an equivalent means of achieving the intent of these lighting standards and are in keeping with the purpose statement of this section. A letter of request detailing the reason for the variation and changes requested is required to be submitted to the ~~[director]~~ **Director with any request for variation to the standards.**

~~_____ [12. These standards are enforced under Title 18.020.030 (Enforcement).]~~

[Staff note: This section is reworded primarily to eliminate redundant verbiage and to eliminate unnecessary requirements where the basic standards achieve the desired outcome to reduce over-spill of light.]

(Ord. 2007-12 § 1, 2007; Ord. 2001-23, Development Standards). ([Ord. No. 2008-29, § III, 8-7-2008](#))

1.4 - Guest building development.

These guest building development standards apply to all single-family residential zoning districts. “Guest building” refers to a **single** dwelling unit on the same lot as ~~[the]~~ **a** primary dwelling unit and ancillary to it. A guest building may provide complete, independent living facilities for 1 or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation. ~~[Typical uses include guest houses, second units, extended family housing and caretaker's quarters.]~~

~~[1.4.1]~~ **1. All applications for a guest building shall include a** ~~[A]~~ **site plan** ~~[shall be submitted]~~ indicating the following:

~~[a.]~~ **(a)** Location of **the guest building showing setbacks distances from the property line, the primary residential structure** ~~[with setback distances, distance to guest building]~~ and other accessory structures.

~~[b.]~~ **(b)** Location of all public and private ~~[utilities and/or well and septic tank/leach field]~~.

~~[c.]~~ **(c)** Access to primary residential structure and guest building.

~~[d.]~~ **(c)** Zoning, size of lot, assessor’s parcel number, north arrow, scale, location of other outbuildings.

~~[1.4.2]~~ **2. Minimum lot size. The minimum lot size required to construct a guest building is 8,000 square feet.** ~~[Recordation. The property owner shall, prior to the issuance of a certificate of occupancy for the building permit, record a deed restriction against the subject property with the city recorder's office stating the guest building occupation limitations contained in Section 1.4.10.]~~

~~[1.4.3]~~ **3. Existing Guest Buildings. An existing** ~~[Existing]~~ **guest buildings that does not include kitchen facilities** may ~~[expand]~~ **be modified** to include a kitchen facility only upon full compliance with the provisions of this division. ~~[Approval of a building permit is required if the structure itself is being altered.]~~ *[Staff note: The Building Code provides for when a building permit is required.]*

~~[1.4.4]~~ **4. Maximum Size.** Guest building living space gross floor area shall not exceed 50 percent of the assessed floor area of the main residence, excluding garages, basements and other accessory structures, or the following limitations, whichever is less:

~~[a.]~~ **(a)** In the SF6, MH6, SF12 and MH12 zoning districts **and on other residentially-zoned lots of less than 21,000 square feet in area,** a maximum of 700 square feet;

~~[b.]~~ **(b)** In all other single family residential districts, a maximum of 1,000 square feet **provided that the lot size is a minimum of 21,000 square feet in area.**

~~[1.4.5]~~ **5. Required Setbacks.** All guest buildings shall meet the same setbacks as required for the primary residence on the lot, provided that second story elements of a guest building are a minimum of 20 feet from all property lines.

~~[1.4.6]~~ **6. Maximum Building Height.** The guest building shall meet the maximum height requirements of the zoning district in which it is located, provided that second story elements of a guest building are a minimum of 20 feet from all property lines.

~~[1.4.7]~~ **7. Required Parking.** A minimum of 1 off-street parking space or, for guest buildings with multiple bedrooms, 1 parking space per bedroom shall be provided outside of the required front-yard

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setback area in addition to the required parking for the main residential use. In the SF6, MH6, SF12 and MH12 zoning districts, the guest parking must be provided on a paved surface.

[1.4.8] **8.** Site Design.

[a-] **(a)** Architectural design and materials for a guest building shall be consistent and compatible with the design and materials of the main structure, including but not limited to roof pitch, roof materials, siding materials and color, and other architectural features;

[b-] **(b)** Only one entrance may be visible from the street frontage.

[1.4.9] **9.** Modifications to These Provisions.

[a-] **(a)** The above guest building provisions relating to size, height and site design may only be modified by approval of a special use permit;

[b-] **(b)** The above guest building provisions relating to setbacks and parking may only be modified by approval of a variance.

[1.4.10] **10.** Guest Building Occupation. A guest building may only be occupied by the family members of the primary residence, as defined by Title 18 of the Carson City Municipal Code, and their non-paying guests. Guest buildings may not be rented as secondary dwelling units. **The property owner shall, prior to the issuance of a certificate of occupancy for the building permit, record a deed restriction against the subject property with the City Clerk-Recorder's office stating the guest building occupation limitations contained in this section.** [Staff note: This requirement relocated from Section 1.4.2, above.]

(Ord. 2007-24 § 2, 2007: Ord. 2006-4 § 1, 2006: Ord. 2001-23, Development Standards).

1.5 - Not used.

(Ord. 2006-4 § 2 (part), 2006: Ord. 2001-23, Development Standards).

1.6 - Child care facilities performance standards.

These child care facilities standards apply to the development of child care facilities in all zoning districts. The purpose of these standards is to promote the health, safety and welfare of the residents of Carson City by providing development standards of child care facilities with careful awareness of their compatibility with surrounding areas and residents, as well as providing needed non-institutionalized child care facilities. [Staff note: Purpose statement copied from Chapter 18.11 (Child Care Facilities).]

The following performance standards shall be used in review of individual special use permit requests for child care facilities in addition to other standards of this title.

1. The size, client density and operational characteristics, including, but not limited to, the number of employees, hours of operation and loading/unloading area of a proposed child care facility within a residential zoning district shall be compatible with and shall not adversely affect adjacent residents pursuant to the requirements of this chapter. Consideration shall be given to the following:

[a-] **(a)** With the construction of, or approval of, new facilities, the facility shall be similar in scale, bulk and site coverage with that of the immediate neighborhood;

[b-] **(b)** The availability of public facilities, services and utilities;

[c-] **(c)** Emphasis on maintaining the residential neighborhood character;

[d-] **(d)** The generation of traffic and the capacity and physical character of surrounding streets.

2. Parking shall meet the requirements of Division 2 (Parking and Loading) of the development standards.

3. Landscaping. In the design of parking area landscaping, considerations shall be given to the retention of existing trees and shrubbery.

4. Signs. [~~This section shall apply exclusively to signs for child care facilities located within a residential zoning district. Compliance with Division 4 (Signs) of the development standards shall not be required for a child care facility. The board find and declare that an on-site sign to "advertise or promote" the facility is not necessary. On-site~~] **Notwithstanding the sign provisions of Division 4 (Signs) of the Development Standards, within residential zoning districts, 1 on-site** identification [~~of the address and~~

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logo no greater than 2 square feet in size distinctive to a particular child care facility used as a public convenience in identifying the site for the public shall be] **sign of not more than 6 square feet in size is permitted.**

5. If the facility's structure is located within the historic district, then design and material shall require review and approval by the HRC.

6. Open Space. Open space **as required by the applicable State licensing agency must be provided and shown on the plans.** [~~requirements shall be designated and regulated by the Carson City health department prior to approval of the special use permit.~~]

7. Interior Space Requirement for Children. **Interior space as required by the applicable State licensing agency must be provided and shown on the plans.** [~~The interior space requirements shall be designated and regulated by the Carson City health department prior to approval of the special use permit.~~]

[Staff note: The Carson City Health Department does not regulate child care facilities.]

8. Child care facilities may be established in the [~~general industrial (GI) zoning district~~] **General Industrial (GI) and General Industrial Airport (GIA) zoning districts** only as an accessory use to a permitted primary use.

9. In residential zoning districts, a child care facility may only be established as an accessory use to the residential use of the structure, and the residence must be occupied by the operator as a primary residence.

[Staff note: Chapter 18.11 (Child Care Facilities) contains the purpose statement for child care facilities standards but is otherwise unnecessary. The required permits for child care facilities are identified in Chapter 18.04 (Use Districts). Staff recommends including the purpose statement in this section and deleting Chapter 18.11. This will be included when the amendments to this section are brought back to the Planning Commission for action.]

(Ord. 2002-33 § 2, 2002; Ord. 2001-23, Development Standards).

1.7 - Bed and breakfast inn performance standards.

These bed and breakfast inn standards apply to the development of bed and breakfast inns within any zoning district.

The purpose of these bed and breakfast inn standards is to provide transient occupancy, lodging and limited meals, primarily within the historic district and also for also residential zoning districts in which they are permitted. The intent of these standards is to provide some economic incentives to the owners of qualifying homes while showcasing the unique beauty of the historic homes. Within the historic district, it is the further purpose of these standards to require safeguards to protect the architectural, residential and historic character of the neighborhood.

[Staff note: Purpose verbiage adapted from Chapter 18.13 (Bed and Breakfast Inns).]

The following performance standards shall be used in review of individual special use permit requests for bed and breakfast inn uses in addition to the other standards of this title.

1. The location, size, design and operation characteristics of the proposed bed and breakfast inn shall be compatible with and shall not adversely affect adjacent uses and residents. Consideration shall be given to:

[a-] **(a)** Harmony in scale, bulk, site coverage and density of all associated improvements and alterations;

[b-] **(b)** The availability of public facilities, services, and utilities;

[c-] **(c)** The effect upon desirable neighborhood character;

[d-] **(d)** The generation of traffic and the capacity and physical character of surrounding streets;

[e-] **(e)** The suitability of the site for the use which is proposed including available parking in relation to intensity of use;

[f-] **(f)** Other relevant impacts of the proposed use.

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2. Parking. In all districts, 1 off-street parking space per guest room and 2 off-street parking spaces for the owner resident shall be required. On an individual basis, consideration may be given to off-premises and on-street parking as a part of the bed and breakfast inn special use permit. Replacement of existing landscaping (including lawns and ground cover) with paving for parking use shall be avoided whenever possible.

Consideration shall be given to allowing parking within landscaped areas by utilizing paver stones, turf stones, decorative gravel, or other alternatives to asphalt or concrete paving.

3. Landscaping:

~~[a-]~~ **(a)** Parking areas and exterior waste receptacles shall be screened by a ~~[wooden]~~ fence in conjunction with an earth berm and/or shrubbery. The combination of screening shall be at least 4 feet in height.

~~[b-]~~ **(b)** In design of landscaped areas, consideration shall be given to retention of existing trees, harmony with setting and structure, strengthening of vistas and seasonal shade.

4. Signs. ~~[This section shall apply exclusively to signs for bed and breakfast inns. Compliance with Division 4 (Signs) of the development standards shall not be required for a bed and breakfast inn business. The board finds and declares that an on-site sign to "advertise or promote" the business is not necessary. On-site identification of the address and a small logo distinctive to a particular inn used as a public convenience in identifying the site for guests shall be permitted.]~~ **Notwithstanding the sign provisions of Division 4 (Signs) of the Development Standards, within residential zoning districts, 1 on-site identification sign of not more than 6 square feet in size is permitted.**

~~[a-]~~ **(a)** The main performance criteria for bed and breakfast inn signs shall be design, materials and location which are compatible with the architecture, colors and materials of the subject residence and which enhances the character of the neighborhood.

~~[b-]~~ **(b)** Within the historic district, signs for bed and breakfast inns shall be limited to 1 per establishment, not to exceed a cumulative total of 3 square feet in size and consisting of the name and address only. Any sign illumination shall be exterior to the sign and shielded so as not to glare upon an adjacent property or public right-of-way. Backlighting shall be prohibited. Siting shall be either on the structure or a fence, or shall be freestanding. If freestanding, the sign shall not exceed 3 feet in height. Design materials and colors shall be compatible with the style and detailing of the residence and shall require review and approval of the HRC.

~~[e-]~~ **(c)** Outside the historic district, signs shall be approved on an individual basis at the time of special use permit approval. Regardless of the zoning district, signs shall be reviewed in terms of good design, compatibility with surrounding neighborhood, materials and identification as opposed to advertisement.

5. Number of Guest Rooms.

~~[a-]~~ **(a)** A maximum number of 5 guest bedrooms shall be allowed.

~~[b- A minimum of 2 guest bedrooms shall be allowed.]~~

6. Ancillary Uses.

~~[a-]~~ **(a)** The sale or display of merchandise or other commodities shall be prohibited unless allowed in the specific zoning district and the required public facilities, including parking, are provided.

~~[b-]~~ **(b)** Except for personal use of the owner, private weddings, receptions, luncheons, cocktail parties and any other such functions for which the owner receives consideration for the use of the inn shall be regulated in frequency and manner by the special use permit. Such ancillary functions shall be sponsored by paying guests at the inn.

~~[e-]~~ **(c)** Bed and breakfast inns which are located outside the historic district shall not be limited in the number of social functions, except as otherwise established in the zoning district, or by special use permit.

~~[d-]~~ **(d)** Each owner who manages a bed and breakfast inn shall obtain a permit for the facility from the Carson City health department prior to the validation of a special use permit.

~~[e-]~~ **(e)** The fire department shall inspect and approve all bed and breakfast inns prior to validation of a special use permit.

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[Staff note: Chapter 18.13 (Bed and Breakfast Inns) contains process-oriented standards and will be considered with amendments to this section. The provisions of 18.13 are generally redundant and may be considered for elimination.]

(Ord. 2001-23, Development Standards).

~~1.8 – Satellite dishes and antennas.~~

~~Satellite dish antennas exceeding 18 inches in diameter are subject to the following conditions:~~

~~1. Location and Placement.~~

~~a. All antennas must be ground-mounted. If ground mounting is not feasible, or special circumstances exist, an alternative location, such as roof mounting, may be approved subject to a special use permit.~~

~~b. Shall not be located within any front or street side yard setback, nor visible from the front or street side property line.~~

~~c. All cables and lines serving the antenna shall be located underground.~~

~~2. Height and Dimensions.~~

~~a. In residential districts, the antenna shall not exceed 12 feet in height above grade and 10 feet in diameter.~~

~~3. Setbacks.~~

~~a. The antenna shall set back from any side or rear property lines a minimum distance of 5 feet, or the applicable setback requirement for the respective use district in which it is located, whichever is greater.~~

~~b. If lot is irregular in shape, or other special circumstances exist, a variance may be requested from the standards listed above.~~

~~4. Screening and Design.~~

~~a. Satellite dish antennas shall be consistent in color with the surrounding natural or built environment.~~

~~b. Non-residential satellite dish antennas located adjacent to residentially zoned property and which exceed 10 feet in diameter shall require screening in accordance with adopted Carson City standards.]~~

(Ord. 2001-23, Development Standards).

[Staff notes: Small satellite dishes (39 inches in diameter or less) are exempt from the Wireless Communication Facilities standards of Division 1.9 (below) and Chapter 18.15 in accordance with FCC regulations. Larger dishes are regulated under those same sections, so this section is unnecessary.]

1.9 - Wireless ~~[telecommunication]~~ communication facilities and equipment.

These wireless communication facilities and equipment standards apply to the placement of such equipment within any zoning district. Regulations and standards set forth in this section are designed to address wireless telecommunication facilities and equipment used for the commercial broadcasting/receiving of transmissions regulated under the Telecommunications Act of 1996. Definitions for the various uses and terms referenced in this section are included in the Section 18.03 (Definitions). Electrical or mechanical equipment that creates video or audio interference in customary residential electrical appliances or causes fluctuations in line voltage outside the dwelling unit is prohibited.

1. Location and Placement Standards.

~~[a-]~~ **(a)** Facilities and equipment shall be located according to the following priorities, (#1 is the most acceptable, #5 is the least acceptable):

(1) Concealed within an existing structure;

(2) Camouflaged or screened within an existing structure;

(3) Camouflaged or screened on an existing structure, particularly existing telecommunications facilities, utility poles and towers, water towers, and commercial, industrial or public facility buildings;

(4) Co-located with existing wireless communication service facilities;

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(5) Erection of a new, freestanding facility subject to other requirements of this section and where visual impact can be minimized and/or mitigated.

~~[b-]~~ **(b)** The applicant shall adequately justify the location proposed based on a consideration of the above priorities.

~~[c-]~~ **(c)** Placement on existing structures shall not jeopardize the character and integrity of the structures as determined by the building and/or engineering department.

~~[d-]~~ **(d)** If ground mounted, facilities and equipment shall not be located in the front yard portion of a parcel with an existing structure.

~~[e-]~~ **(e)** Either the applicant or co-applicant must be a carrier licensed by the Federal Communications Commission and submit documentation of the legal right to install and use the proposed facility.

2. Height and Dimensional Standards.

~~[a-]~~ **(a)** The height of the facility shall include any antenna, array or other appurtenances.

~~[b-]~~ **(b)** Facilities shall not exceed 120 feet in height above grade. The applicant must provide a written justification for the proposed use and adequately demonstrate that the proposed height is necessary, including co-location opportunities. The applicant shall submit a report from an independent, accredited source providing justification for the proposed height or an alternative lower height.

3. Setbacks.

~~[a-]~~ **(a)** All facilities, equipment and equipment shelters shall comply with the building setback provisions of the zoning district in which they are located.

~~[b-]~~ **(b)** Roof mounted facilities shall be stepped back from the front facade in order to limit their impact on the building's silhouette and/or concealed, camouflaged or screened.

~~[c-]~~ **(c)** Facilities and equipment shall be located no closer than 4 times the facility height from any residentially zoned property.

4. Design Standards.

~~[a-]~~ **(a)** Ground mounted facilities and equipment not camouflaged by design, existing buildings or structures shall be screened according to adopted Carson City standards, including landscaping and screen walls.

~~[b-]~~ **(b)** Facilities and equipment that are side mounted on buildings shall be consistent with the architectural style and color of the building on which it is mounted.

~~[c-]~~ **(c)** Ground and roof mounted facilities shall be painted a non-glossy color that blends with the surrounding natural and built environment.

~~[d-]~~ **(d)** Equipment shelters not placed underground shall be appropriately screened according to adopted Carson City standards.

~~[e-]~~ **(e)** New, stand-alone facilities shall be designed to allow additional wireless service providers to co-locate antennas on the structure.

~~[f-]~~ **(f)** The exterior of facilities and equipment shall not be lighted unless required by the Federal Aviation Administration (FAA) with the exception of manually operated emergency lighting.

~~[g-]~~ **(g)** All ground mounted facilities and equipment shall be surrounded by a security barrier. The barrier shall contain adequate controlled access and be posted with a 1 square foot sign indicating the facility owner(s) and a 24-hour emergency telephone number.

[Staff note: Chapter 18.15 (Communications Facilities and Equipment) contains the process standards for these types of facilities. Staff will bring Chapter 18.15 forward for consideration concurrent with standards for this section. No changes to the process-oriented standards are recommended.]
(Ord. 2007-9 § 7, 2007; Ord. 2006-4 § 2 (part), 2006; Ord. 2001-23, Development Standards).

1.10 - Personal storage and metal storage containers.

These personal storage and metal storage containers standards apply to the use and placement of such containers within any zoning district.

Trends indicate that as communities continue to grow, the need for personal storage uses also increases. With the continued development of upscale subdivisions prohibiting on-site storage of vehicles

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or other items, personal storage facilities are becoming increasingly necessary. Commercial locations may also require additional storage in metal storage containers. The following ~~[section sets forth criteria and standards for development of]~~ **standards shall apply to** personal storage facilities and metal storage containers.

1. Personal storage facilities. ~~[Storage:]~~

~~[1-]~~ **(a)** A minimum of 60% of the lot's street frontage(s) shall be developed with retail and/or office space in the neighborhood business, retail commercial and tourist commercial (NB, RC and TC) zoning districts only.

~~[2-]~~ **(b)** A sight-obscuring entrance gate and perimeter opaque fence or wall shall be provided to screen views of individual storage units.

~~[3-]~~ **(c)** The architectural and site design of the retail/office building, storage units, perimeter fencing, lighting, and landscaping is subject to approval by the director. A metal pre-fabricated exterior office/retail building is prohibited.

~~[4-]~~ **(d)** No business activities other than storage shall be conducted within individual storage units.

~~[5-]~~ **(e)** Outside storage is prohibited except as expressly permitted in Title 18 or the development standards. Storage containers may be utilized in industrial districts to house storage items within them. Temporary storage containers are allowed at construction sites for a maximum of 30 days, or as approved by the director after review of the individual construction schedule.

~~[6- Additionally, storage]~~ **(f) Storage** units adjacent to residential ~~[areas]~~ **zoning districts** shall:

~~[a-]~~ **(1)** Not exceed ~~[14]~~ **16** feet in height (1 story);

~~[b-]~~ **(2)** Have a minimum 20 foot landscape buffer and a solid 6 foot masonry wall located between the storage units and residential uses;

~~[e-]~~ **(3)** Have limited hours of operation 7:00 a.m. to 7:00 p.m. unless otherwise approved by the planning commission; **and**

~~[d- Have a monument style sign not]~~ **(4) Not have a freestanding sign** exceeding 6 feet in height.

~~[7- Shared use parking shall not exceed 5% of total parking.]~~

~~[8-]~~ **(g)** Must meet the definition as defined in CCMC 18.03.

~~[9-]~~ **2.** Metal storage containers ~~[, as defined in CCMC 18.03 is a fully enclosed unit, excluding semi-truck trailers, that house storage items and]~~ may be utilized in any industrial, public or commercial zoning district, excluding the ~~[neighborhood business]~~ **Neighborhood Business** (NB) zoning district, in conjunction with a permitted primary use of the property subject to the following use performance standards:

~~[a-]~~ **(a)** Metal storage containers may be utilized on a temporary basis, for a maximum of 90 days, once in any calendar year, subject to the approval of the ~~[director]~~ **Director**.

~~[b-]~~ **(b)** Within any industrial zoning district, the use of metal storage containers on a permanent basis is subject to the approval of the ~~[director]~~ **Director**.

~~[e-]~~ **(c)** Within the commercial or public zoning districts, excluding the ~~[neighborhood business]~~ **Neighborhood Business** (NB) zoning district, the use of metal storage containers ~~[on a permanent basis beyond]~~ **for a period of more than 90 days within a calendar year** requires approval of a special use permit. No metal storage containers are allowed in the neighborhood business (NB) zoning district.

~~[d-]~~ **(d)** The use of metal storage containers within the ~~[downtown commercial (DC)]~~ **Downtown Mixed-Use (DTMU)** zoning district also requires approval by special use permit ~~[and downtown design review approval pursuant to 18.07 and development standards Division 6].~~

~~[e-]~~ **(e)** Metal storage containers shall be used for storage purposes only **with no human occupancy** ~~[and no human occupation shall occur]~~. No alterations shall be made or allowed to the metal storage container including, but not limited to, doors, windows, electrical, plumbing, or connection of multiple containers unless factory built with those improvements. No storage shall be placed upon or above the metal storage container. Storage containers shall not be stacked upon each other.

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~~[f-]~~ **(f)** No hazardous materials shall be stored in metal storage containers. Metal storage containers shall not be sited in a manner to be detrimental to the public's health and safety.

~~[g-]~~ **(g)** Metal storage containers shall be at building grade and located at the side or rear of the primary structure. Metal storage containers shall not occupy any required parking spaces, landscape areas, drive-aisles, firelanes, drainage courses, drainage easements, detention basins, or vehicular or pedestrian access ways. Metal storage containers shall not be permitted on vacant property.

~~[h-]~~ **(h)** All metal storage containers shall be painted either to blend with the primary or adjacent structures or painted earth-tone colors to minimize visual impacts. Graffiti shall be removed in accordance with the city's graffiti ordinance. All metal storage containers in use shall be in a condition free from rust, peeling paint, or other visible forms of deterioration. Metal storage containers shall be screened with chain link fencing with slats, concrete masonry unit (CMU) block walls and/or landscaping as approved by planning staff. Metal storage containers and their screening and landscaping shall be maintained in good repair. Any metal storage containers that are not maintained in good repair or that are dilapidated or dangerous, shall be repaired or removed, following an order to comply from the director.

~~[i-]~~ **(i)** Advertising is prohibited on the exterior of all metal storage containers.

~~[j-]~~ **(j)** The use of semi-truck trailers as storage containers is prohibited in all zoning districts.

~~[k-]~~ **(k)** The number of metal storage containers allows for a business is dependent upon the following list of factors:

- (1) Overall site placement;
- (2) Screening provisions;
- (3) Square footage of store or building;
- (4) Square footage of parcel;
- (5) Adjacency to residential zoning districts;
- (6) Length of stay of metal storage container;
- (7) Applicants justification/need for extra on-site storage for their business.

1. A permit for a metal storage container shall be reviewed by the Director in 5-year increments for continued compliance with the storage container standards. The Director may require the removal of the storage container if the primary use of the property has changed or the container is in violation of any of the standards of this section. ~~[A metal storage container special use permit shall be reviewed in 5 year increments or at any time the principal property use changes, with a \$50.00 administrative service charge and noticing costs paid by applicant.~~

~~_____ m. Special use permit fees for metal storage containers as adopted by resolution of the board, shall be charged, collected and deposited with the planning and community development department.]~~

3. Metal storage containers may be used in residential zoning districts upon approval of an application for a metal storage container by the Director and subject to the following requirements:

(a) Metal storage containers may only be placed in the side or rear yard area and must meet the location, placement and maximum permitted area standards for detached accessory structures contained in this title;

(b) Metal storage container exterior walls shall be fully covered in building siding material to have the appearance of a permanent structure and shall be painted to blend with or complement the color of the primary structure;

(c) Metal storage containers shall be used for storage purposes only with no human occupancy;

(d) No storage shall be placed upon or above the metal storage container; and

(e) Notwithstanding the above provisions regarding metal storage containers in residential zoning districts, a storage container may be placed on a hard surface in the front yard area on a temporary basis of up to 30 days, with approval from the Director, when used to store household goods during a construction or home remodeling project or when moving to or from the residence.

(Ord. 2006-4 § 2 (part), 2006: Ord. 2002-40, Development Standards: Ord. 2001-23, Development Standards).

[Staff note: The requirement for a 5-year review of storage container permits (paragraph l) provides no added value to the process, in staff's opinion. If there are circumstance where the Planning Commission thinks a future review is warranted, it can be added as a condition to the special use permit. Also, it is unnecessary to state here (paragraph m) that application fees are collected.

From 18.03 (Definitions), "Metal storage container means a fully enclosed unit, excluding semi-truck trailers, that houses storage items in the industrial, commercial and public districts. In addition, used temporarily at a construction site." Currently, the use of metal storage containers—also known as "conex boxes," or shipping containers—are prohibited in residential districts, and the modification of metal storage containers for other uses (e.g. addition of windows, electricity, etc.) is expressly prohibited. New standards are proposed in a new subsection 3 for the use of metal storage containers within residential zoning districts. In staff's opinion, metal storage containers have the same visual impacts as other types of storage shed structures. When properly maintained, they can be less obtrusive to adjacent properties than other types of storage buildings that are currently permitted.]

1.11 - Street vendors.

The following minimum standards shall apply to all requests for street vendor permits.

1. **Approval of a street vendor permit shall be for a specific location.** [~~Street vendors shall be approved at a specific, permanent location.~~]

2. Carts used for street vending shall be on wheels and the carts shall not be larger than 3 feet by 5 feet, **excluding appurtenances.**

3. Only consumable products may be sold from a street vendor cart.

4. If located within a city or state right-of-way, **an encroachment permit is** [~~permits and liability insurance shall be~~] required. *[Staff note: The encroachment permit requires liability insurance, among other things.]*

5. If adjacent to or in front of a business not their own, the street vendor cart operator shall be responsible for obtaining permission of the affected business and property owner and shall submit written evidence of such permission.

6. If adjacent to or in front of a property listed in the Carson City historic district, review, approval and compliance with conditions of the HRC shall be required.

7. Electrical and gas services require review and approval of the building department and the fire marshall.

8. Approval of the health department is required for all food vendors.

9. Other conditions deemed appropriate by the commission or redevelopment advisory citizens committee, as applicable, may be required to mitigate any adverse impacts to adjoining properties and pedestrians.

(Ord. 2007-33 § 4, 2007: Ord. 2001-23, Development Standards).

1.12 - Outside storage.

These outside storage standards apply to outside storage on properties within any non-residential zoning district in which outside storage is a permitted, accessory or conditional use.

Outside storage requires the following:

1. Storage areas shall be enclosed by a one hundred percent (100%) sight obscuring fence or wall permanently installed and maintained by a minimum height of six (6) feet. No materials and/or equipment shall be stored therein to a height exceeding that of the wall or fence.

2. Storage areas allowed as an accessory use in a commercial or Limited Industrial zoning district shall not occupy more than twenty percent (20%) of the lot area unless a Special Use Permit is first obtained.

3. Storage areas shall not be located within any required yard setback, or parking areas nor shall they be located in any way which interferes with normal traffic flow onto, within or from the lot, or which impedes sight distance at intersections, or which otherwise impedes driver visibility. In the case of

gasoline service stations, storage areas shall not be permitted in the setback distance applicable to pump islands.

4. Outside storage is prohibited as a primary permitted use in the RC and GC districts.

5. Storage containers or other similar enclosures are allowed in the LI, GI, **GIA** and AIP districts, subject to approval of the Director. The storage containers themselves shall be screened from view from a public right-of-way by a one hundred percent (100%) site obscuring fence or wall six (6) feet in height (minimum).

(Ord. 2006-4 § 2 (part), 2006: Ord. 2001-23, Development Standards). ([Ord. No. 2008-33, § XIV, 9-4-2008](#))

1.13 - Fences, walls and hedges.

These fences, walls and hedges standards apply to properties within all zoning districts.

1. Fences, walls and hedges are a permitted use in all districts so long as such uses are consistent with health, safety and welfare of the community and in compliance with following regulations as outlined in this section. All retaining walls 4 feet or taller shall require a building permit. All block or masonry walls/fences 4 feet or taller shall require a building permit.

2. All fences and walls shall meet the requirements of the Building Code and Fire Code as currently adopted by Carson City.

3. Electrically charged or barbed fences are a permitted accessory use in CR, A, MH1A, SF5A, SF2A and SF1A districts. Such fences are a permitted accessory use in all other use districts **for security purposes** ~~[only]~~ with the prior written approval of the **Director** ~~[director or his designee]~~.

4. The height of a fence, wall or hedge shall be measured from the highest adjacent ground, either natural or filled, upon which it is located ~~[, except within 15 feet of any front property line or within 30 feet of any street intersection, wherein all base measurements shall be considered from an extension of street grade]~~. *[Staff note: This method of measuring fence height has not been applied consistently in the past and would be difficult to enforce.]*

5. A fence, wall or hedge not exceeding 6 feet in height may be located within any yard except as follows:

~~[a-]~~ **(a)** No fences, walls or hedges exceeding 4 feet in height shall be permitted within a front yard setback or within 5 feet of the property line on the street side. When such fence is constructed of a sight-obscuring material, it shall not exceed 3 feet in height; and

~~[b-]~~ **(b)** A maximum 5 foot tall split rail fence within SF5A, SF2A, SF1A and MH1A districts are not restricted by this section and may be located along or within the front yard or street side yard property line or setback; and

~~[c-]~~ **(c)** No fences, walls or hedges exceeding 3 feet in height, which obstruct vision to any significant degree, shall be permitted within sight distance areas as defined in Section 18.03 (Definitions);

~~[d-]~~ **(d)** For the purposes of this section only, picket fences, tight-railed fences, chain-link fences with slats, or wire fences with slats, are considered to be sight-obscuring.

6. The height of fences, walls or hedges, which in no way encroach upon setback requirements and conform with the Building Code as currently adopted by Carson City, shall be governed by building height restrictions for each use district.

7. Fences within setbacks may be permitted in excess of ordinance requirements by approval of a special use permit.

8. 6 foot high fences on flag lots may be located on the property line on all sides except portions of the parcel fronting on a public street must maintain a 10 foot setback for fences over 4 feet tall.

9. Driveway lots must maintain a sight distance area as defined in Section 18.03 (Definitions) measured from the property line intersection adjacent to the neighbor's driveway measuring a distance of 10 feet along both the common property line and along the street.

10. Where property lines may be in the center of the road, the boundary line for purpose of measuring setbacks are measured 30 feet from the centerline of the road with sight distance area requirements met in accord with Section 18.03 (Definitions).

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11. When this title requires open storage to be screened by a fence or wall, the intent is to require items such as stacked materials to be screened, but not to require large equipment over 6 feet in height to be obscured by a fence or wall.
(Ord. 2006-4 § 2 (part), 2006: Ord. 2004-13 § 5, 2004: Ord. 2001-23, Development Standards).

1.14 – [~~Cornices, porches and projections~~] Encroachments into setbacks.

These encroachments standards apply to properties within all zoning districts.

1. Cornices, eaves, canopies, fireplaces, decks [~~thirty (30)~~] **30** inches high or less, bay windows and similar architectural features, but not including flat walls, may extend into any required setback a distance not to exceed [~~two (2)~~] **2** feet.

2. Uncovered porches may project not more than [~~three (3)~~] **3** feet into any required side yard setback, and not more than [~~six (6)~~] **6** feet into any required front or rear yard setback. Unenclosed covered porches with decks [~~thirty (30)~~] **30** inches high or less may project into the front yard setback no more than eight (8) feet provided they are no less than [~~five (5)~~] **5** feet from a front or street side property line; and do not impede sight distance area. [~~All construction must comply with the Building Code currently adopted by Carson City.~~]

3. Landing places, outside stairways, railings and guardrails may project not more than [~~three (3)~~] **3** feet into any required front, side, street side or rear yard setback. Eaves over the encroaching landing places, outside stairways, railings or guardrails may extend, only over areas of encroachment, up to a maximum of [~~three (3)~~] **3** feet into any required front, side, street side or rear yard setback.
(Ord. 2007-14 § 5, 2007: Ord. 2001-23, Development Standards). ([Ord. No. 2008-29, § IV, 8-7-2008](#))

1.15 - Manufactured home installation within a single family zoning district.

The following standards **shall apply to** [~~shall be used in the review of and~~] the placement of a manufactured home in a single family zoning district.

1. The manufactured home shall be permanently affixed to a residential lot and converted to real property. A foundation permit is required. Foundations are to be designed by a Nevada licensed engineer to meet Carson City's requirements for wind, snow and seismic zone.

2. The manufactured home shall be manufactured within 5 years immediately preceding the date on which it is affixed to the single family zoned residential lot.

3. The owner/owner's agent shall provide written and photographic documentation that the manufactured home shall have:

[~~a-~~] **(a)** Siding which is similar in color, material and appearance to the exterior siding primarily used on other single family residential dwellings in the immediate vicinity of the proposed location of the manufactured home.

[~~b-~~] **(b)** Roof pitch/slope, eaves and roof covering which is consistent with those roofs primarily used on other single family residential dwellings in the immediate vicinity of the proposed location of the manufactured home.

[~~c-~~] **(c)** Foundation that is masked architecturally with materials primarily used on other single family residential dwellings in the immediate vicinity of the proposed location of the manufactured home.

4. For the purpose of this chapter, the term "primarily" shall mean "51 percent" and the term "immediate vicinity" shall mean "within 300 feet" of the subject parcel, excluding commercial, multi-family and industrial development.

5. The manufactured home shall consist of more than 1 section.

6. The manufactured home shall consist of at least 1,200 square feet of living area.

7. The owner/owner's agent shall provide written documentation that the subject site is not located within:

[~~a-~~] **(a)** An "A" flood zone.

[~~b-~~] **(b)** The historic district as recognized by Carson City pursuant to NRS 384.005 and NRS 384.100

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8. The placement complies with all covenants, conditions and restrictions (CC&R's) of the subdivision where the manufactured home is proposed to be placed. The owner/owner's agent shall provide a copy of the CC&R's or written documentation of the non-existence of CC&R's within the subject area.

9. If there are no single family residential dwelling units in the immediate vicinity, a minimum 4:12 roof pitch/slope is required and a minimum eave length of 12 inches is required.

[Continued on next page]

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[CARSON CITY

RESIDENTIAL DISTRICT INTENSITY AND DIMENSION STANDARDS

Site Development Standards

Zoning Districts	Min. Parcel Area (Acres or Sq. Ft.)	Max. Density	Min. Lot Width (Feet)	Max. Lot Depth (Feet)	Max. Height (Feet)	Min. Setbacks (Feet) Front	Min. Setbacks (Feet) Side	Min. Setbacks (Feet) Street Side	Min. Setbacks (Feet) Rear
SF5A ⁽⁺⁾	5 AC	1 per 5 AC parcel	200 ⁽⁹⁾	N/A	40*	100	50	50	50
SF2A ⁽⁺⁾	2 AC	1 per 2 AC parcel	200 ⁽⁹⁾	N/A	32*	50	20	20	30
SF1A ⁽⁺⁾	1 AC	1 per 1 AC	120 ⁽⁹⁾	360 ⁽⁷⁾	32*	30	15	20	30
SF21 ⁽⁺⁾	21,000 SF	1 per 21,000 SF parcel	80 ⁽⁹⁾	240 ⁽⁷⁾	26*	20	10	15	20
SF12 ⁽⁺⁾	12,000 SF	1 per 12,000 SF parcel	70 ⁽⁹⁾	210 ⁽⁷⁾	26*	20	10	15	20
SF6 ⁽⁺⁾	6,000 SF 6,500 SF Corner	1 per 6,000 SF parcel/ 6,500 SF corner parcel	60 ⁽⁹⁾	180 ⁽⁷⁾ (120 eul-de-sae)	26*	20 ⁽²⁾	5 ⁽²⁾	10	10 ⁽³⁾
MH6 ⁽⁺⁾	6,000 SF 6,500 SF Corner	1 per 6,000 SF parcel	60 ⁽⁹⁾	180 ⁽⁷⁾	26*	20	5	10	10 ⁽³⁾
MH12 ⁽⁺⁾	12,000 SF	1 per 12,000 SF parcel	70 ⁽⁹⁾	210 ⁽⁷⁾	26*	20	10	15	20
MH1A ⁽⁺⁾	1 AC	1 per acre	120 ⁽⁹⁾	360 ⁽⁷⁾	32*	30	15	20	30
MFD	6,000 SF	1 or 2 per 6,000 SF parcel	60 ⁽⁹⁾	150	26*	20	5 ⁽⁴⁾	10	10 ⁽³⁾
MHFA ⁽⁸⁾	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 ⁽⁹⁾	150	45*	20	10 ⁽⁴⁾⁻⁽⁵⁾	15	20 ⁽⁵⁾
MHP	1 AC	N/A	N/A	N/A	N/A	10 ⁽⁶⁾	10 ⁽⁶⁾	10 ⁽⁶⁾	10 ⁽⁶⁾
RO ⁽⁺⁾	6,000 SF	7.26	60 ⁽⁹⁾	150	35*	20	10	15	20

Additional Requirements or Allowances:

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———— *Additional height allowed by Special Use Permit.

———— (1) Only 1 main building or home is allowed per 1 parcel.

———— (2) Varied setbacks are permitted in accordance with Division 1.17 of the development standards.

———— (3) All portions of a structure exceeding 20 feet in height must be a minimum of 20 feet from the rear property line.

———— (4) Side setback may be waived if 2 adjacent structures are subject to the latest adopted edition of the Uniform Building Code.

———— (5) For each story above 1 story, add 10 feet if adjacent to a single family district.

———— (6) Park perimeter only; see Division 10 of the development standards for interior space/setback requirements.

———— (7) Maximum lot depth is 3 times the minimum lot width except as necessary to meet minimum parcel size.

———— (8) Open Space. Each parcel of land must contain a single, continuous tract of land designated as an open area of not less than 150 square feet per dwelling unit, reserved exclusively for the common recreational use of the tenants on such parcel. 50 percent of the required common open space shall be softscape as listed in definitions. Only 25 percent of the total required open space requirement may be within an enclosed recreation facility. The required open space must not be contained within any of the required front yard or side yard setback abutting a street. In addition, there must be an open space area at least 100 square feet in size either contiguous to each dwelling unit for the exclusive use of the resident of that dwelling unit, or that space added to the requirements of this section.

———— (9) 54 feet minimum street frontage at the end of a cul-de-sac.]

[Staff note: See same table in 18.04.090. The table should be in one location and not duplicated.]

[Continued on next page.]

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[CARSON CITY

NON-RESIDENTIAL DISTRICT INTENSITY AND DIMENSION STANDARDS

Site Development Standards

Zoning Districts	Minimum Area (SF or AC)	Minimum Lot Width (Feet)	Maximum Lot Depth (Feet)	Maximum Height (Feet)	Minimum Setbacks (Feet) Front	Minimum Setbacks (Feet) Side	Minimum Setbacks (Feet) Street Side	Minimum Setbacks (Feet) Rear
RO	6,000 SF ⁴	60 ¹²	150	35 ¹	20 ⁸	10 ⁵	15 ^{5,8}	20 ⁸
GO	6,000 SF ⁴	60	150	50 ¹	15 ⁸	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 ⁴	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
DC	6,000 SF	50	N/A	45 ^{1,2}	0 ^{8,9}	0 ⁹	0 ^{8,9}	0 ^{8,9}
LI	21,000 ⁴	100	N/A	32 ¹	30 ^{8,10}	10 ^{10,11}	10 ^{8,10}	30 ^{8,10,11}
GI	12,000 SF ⁴	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

_____ Additional Requirements or Allowances:

- _____ 1. Additional height allowed by special use permit.
- _____ 2. In accordance with the restrictions outlined in the downtown master plan element for building heights of structures located within 500 feet of the State Capital.
- _____ 3. Building height, building setbacks, minimum area, minimum lot width, and maximum lot depth to be determined by special use permit.
- _____ 4. For each main structure.
- _____ 5. Side setback may be waived if 2 adjacent structures are connected by a parapet fire wall.
- _____ 6. Rear yard shall be increased by 10 feet for each story above 2 stories. Where the rear yard abuts a commercial district, the setback is zero feet.
- _____ 7. Adjacent to Residential District, 30 feet is required. Corner lots require setback for sight distance.
- _____ 8. Business Arterial landscape setback requirement = 10 feet (average).
- _____ 9. Adjacent to Residential District, 10 feet required. Corner lots require setback for sight distance.
- _____ 10. 50 feet adjacent to Residential District.
- _____ 11. If Adjacent to Limited Industrial (LI) District, the side and rear yard setbacks may be reduced to zero subject to applicable building and fire codes.
- _____ 12. 54 feet minimum street frontage at the end of a cul-de-sac.]

[Staff note: See same table in 18.04.095.]

13. Except in the CR, A, P, PN, PC and PR zoning districts, minimum area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or condominium units where common access is provided to the project site. (Ord. 2007-33 § 3, 2007; Ord. 2004-10 § 2, 2004; Ord. 2003-20 § 2, 2003; Ord. 2003-13 § 2, 2003; Ord. 2001-23, Development Standards).

1.16 - Youth recreation facilities performance standards.

The following performance standards shall be considered in review of individual special use permit requests for youth recreation facilities with residential zoning districts in addition to other development standards.

1. Design and Development Standards.

~~[a-]~~ **(a)** Lot size shall be a minimum of 3 acres.

~~[b-]~~ **(b)** Youth recreation facilities within residential zoning district shall be located a minimum of one mile from other facilities or separated by Highway 395, Highway 50, or the freeway right-of-way.

~~[c-]~~ **(c)** A facility for youth recreation should be designed to enhance the character of the surrounding neighborhood.

~~[d-]~~ **(d)** The availability of public facilities, services and utilities **shall be considered**.

~~[e-]~~ **(e)** The pedestrian, bicycle, and motor vehicle traffic generated by the facility and how it relates to the existing circulation plans shall be considered. Circulation patterns and pick-up/drop-off areas for users of the facilities shall be designed to minimize negative impacts to surrounding properties while providing safe and convenient pedestrian, bicycle, and vehicular traffic movements and access to the site.

~~[f-]~~ **(f)** Landscaping should be designed to enhance the character of the surrounding area and shall include deciduous trees and a variety of decorative plantings and shrubs.

~~[g-]~~ **(g)** Lighting shall be designed with residential character and shall be shielded to eliminate glare onto adjoining properties.

~~[h-]~~ **(h)** All structures shall meet a minimum setback of 50 feet from adjacent residential property lines. Active outdoor recreation use areas such as ball fields, courts, and play equipment shall be setback a minimum of 25 feet from adjacent residential properties.

~~[i-]~~ **(i)** Fencing and/or screening shall be located along the perimeter of the site abutting residential properties. Fencing/screening should be sufficient to minimize noise and visual impacts to adjacent properties.

~~[j-]~~ **(j)** Loading and unloading areas shall be located at or near the rear of the building and away from and/or screened from adjacent streets and abutting residential properties.

2. Operational and Program Standards.

~~[a-]~~ **(a)** Programs designed for the users may include but not be limited to leadership programs, education and career guidance, health and life skills, arts, sports, fitness, recreation and specialized programs.

~~[b-]~~ **(b)** Programs should be scheduled at times that noise will not be a problem for surrounding areas.

~~[c-]~~ **(c)** Hours of operation shall be such that indoor activities and programs are completed 10:00 p.m. weekdays and 11:00 p.m. weekends. Outdoor activities shall be completed by 9:00 p.m. weekdays and 10:00 p.m. on weekends.

~~[d-]~~ **(d)** The facility shall have a minimum of 1 instructor, with appropriate training, per 20 youth. (Ord. 2002-37, Development Standards).

1.17 - Multi-family apartment (MFA) development standards.

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The following standards are intended to establish minimum standards for residential development within the Multi-Family Apartment (MFA) zoning district.

1. Maximum permitted density:

[a-] **(a)** For one-bedroom or studio units, one (1) unit per one thousand two hundred (1,200) square feet of area.

[b-] **(b)** For two (2) or more bedroom units, one (1) unit per one thousand five hundred (1,500) square feet of area.

2. Maximum building height: Forty-five (45) feet.

3. Setbacks:

[a-] **(a)** Front yard: Ten (10) feet, plus an additional ten (10) feet for each story above two (2) stories; minimum driveway approach from property line to garage doors is twenty (20) feet.

[b-] **(b)** Side yard: Ten (10) feet for external project boundaries; minimum ten (10) feet between residential structures for internal setbacks. Where a side yard is adjacent to a single-family zoning district, an additional ten (10) feet is required for each story above one (1) story.

[c-] **(c)** Street side yard: Ten (10) feet, plus an additional five (5) feet for each story above two (2) stories; minimum driveway approach from property line to garage doors is twenty (20) feet.

[d-] **(d)** Rear yard: Twenty (20) feet. Where a rear yard is adjacent to a single-family zoning district, an additional ten (10) feet is required for each story above one (1) story.

4. Required parking: Two (2) spaces per dwelling unit; and in compliance with the Development Standards Division 2, Parking and Loading.

5. Open Space:

[a-] **(a)** For Multi-Family Residential development, a minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas with no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape surface covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than 25 feet.

[b-] **(b)** For Multi-Family Residential development, a minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.

[c-] **(c)** For Single-Family Residential development or Two-Family Residential development, a minimum of 250 square feet of open space must be provided for each unit either as private open space or common open space.

[d-] **(d)** Front and street side yard setback areas may not be included toward meeting the open space requirements.

6. Landscaping. Landscaping shall comply with the Development Standards Division 3, Landscaping.

(Ord. 2007-14 § 6, 2007). ([Ord. No. 2008-37, § IV, 12-4-2008](#); Ord. No. [2017-15](#), § I, 7-6-2017)

1.18 - Residential development standards in non-residential districts.

The following standards are intended to establish minimum standards and Special Use Permit review criteria for residential development within the Neighborhood Business (NB), Retail Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts.

1. Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts.

2. Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of this chapter.

3. Maximum building height shall be the maximum height established by the zoning district in which the project is located.

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4. Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:

~~[a-]~~ **(a)** In the NB, RC, GC and GO zoning districts, a minimum setback of [~~twenty (20)~~] **30** feet is required adjacent to a residential zoning district, with an additional ten (10) feet for each story above one (1) story if adjacent to a single-family zoning district. *[Staff note: 30 ft. setback per 18.04.195.]*

~~[b-]~~ **(b)** A minimum setback of ten (10) feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area.

5. Required parking: Two (2) spaces per dwelling unit; and in compliance with the Development Standards Division 2, Parking and Loading.

6. Open Space.

~~[a-]~~ **(a)** For Multi-Family Residential development, a minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas with no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape surface covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than 25 feet.

~~[b-]~~ **(b)** For Multi-Family Residential development, a minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.

~~[c-]~~ **(c)** For Single-Family Residential development or Two-Family Residential development, a minimum of 250 square feet of open space must be provided for each unit either as private open space or common open space.

~~[d-]~~ **(d)** Front and street side yard setback areas may not be included toward meeting the open space requirements.

7. Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.

8. Special Use Permit review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two (2) of the following findings in the affirmative in the review of the Special Use Permit in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code.

~~[a-]~~ **(a)** The development is not situated on a primary commercial arterial street frontage.

~~[b-]~~ **(b)** The development is integrated into a mixed-use development that includes commercial development

~~[c-]~~ **(c)** The applicant has provided evidence that the site is not a viable location for commercial uses.

~~[d-]~~ **(d)** The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.

(Ord. 2007-14 § 7, 2007). ([Ord. No. 2008-37, § V, 12-4-2008](#) ; Ord. No. [2017-15](#), § II, 7-6-2017)

1.19 - Adult merchandise retail establishment performance standards.

The following performance standards are mandatory requirements in the review of business licenses for Adult Merchandise Retail Establishments.

1. The floor area devoted to material defined in "Adult Merchandise Retail Establishment" does not exceed up to five percent (5%) of the total display or retail floor area of the business or two hundred (200) square feet, whichever is less;

2. The material is available only for sale or lease for private use by the purchaser or lessee off the premises of the business;

3. The floor area devoted to material as defined in "Adult Merchandise Retail Establishment" is segregated by partition, separate entrance or otherwise obscured from casual observance by minors;

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4. The floor area devoted to material defined in "Adult Merchandise Retail Establishment" is clearly signed to prohibit access to minors;

5. The floor area devoted to material defined in "Adult Merchandise Retail Establishment" is adequately staffed by persons over eighteen (18) years of age to assure monitoring of minors who may seek access to the restricted floor area;

6. The business does not advertise or hold itself out to the public in any way as being an adult merchandise retail establishment, whether by store window displays, signs or other means;

7. The business cannot be combined with any other area or business to result in an increase in the floor area devoted to this activity beyond the maximum specified in (1) above;

8. No product for sale or gift, picture or other graphic representation thereof, shall be displayed so as to be visible from the street or exterior of the building;

9. At the time of the business license request, the applicant shall provide a detailed site plan designating the proposed Adult Merchandise Retail Establishment area, as it relates to the total floor area of the business;

10. Adult Merchandise Retail Establishments established prior to November 7, 2007 which do not comply with the provisions of Division 1.19 Adult Merchandise Retail Establishment shall be deemed non-conforming and may continue to operate as approved by the criteria identified in their approved Carson City Business License.

11. Nonconforming Adult Merchandise Retail Establishments shall not relocate in Carson City unless the establishment comes into full compliance with the current code and development standards.

12. No Adult Merchandise Retail Establishment shall be located within one thousand (1,000) feet of any other Adult Merchandise Retail Establishment or Adult Entertainment Facility.

13. Location Criteria. Adult Merchandise Retail Establishments may be located only in Retail Commercial (RC), General Commercial (GC), Limited Industrial (LI), and General Industrial (GI) zoning districts and provided that the business comply with all performance standards.

(Ord. 2007-37 § 2, 2007). ([Ord. No. 2008-33, § XV, 9-4-2008](#))

1.20 - Medical Marijuana Establishments and Marijuana Establishments.

The following standards are intended to establish minimum standards and Special Use Permit review criteria for Medical Marijuana Establishments and Marijuana Establishments, in addition to other standards for commercial and industrial development.

1. The following standards apply to all Medical Marijuana Establishments and Marijuana Establishments:

~~[a-]~~ **(a)** All Medical Marijuana Establishments and Marijuana Establishments require the issuance of a Special Use Permit. Special Use Permits for Medical Marijuana Establishments and Marijuana Establishments are only valid at the specific location for which a person has obtained the required approval through the applicable state agency to operate as a Medical Marijuana Establishment or Marijuana Establishment. A Special Use Permit that is issued in accordance with this Division automatically expires and shall be deemed null and void if the Medical Marijuana Establishment or Marijuana Establishment loses or otherwise forfeits the required state approval to operate. A Special Use Permit issued in accordance with this Division is not transferable between operators and locations within Carson City. Except as otherwise provided in this Division and notwithstanding any other provision of CCMC, a separate Special Use Permit is not required for a Medical Marijuana Establishment or Marijuana Establishment that will be established in an existing location at which a Medical Marijuana Establishment or Marijuana Establishment in good standing already operates. The expansion of any location of a Medical Marijuana Establishment or Marijuana Establishment that will result in an increase of more than ten (10) percent of the space in which the Medical Marijuana Establishment or Marijuana Establishment has been approved to operate requires the issuance of an amended Special Use Permit.

~~[b-]~~ **(b)** The consumption of marijuana products is prohibited on the premises of any Medical Marijuana Establishment and Marijuana Establishment.

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~~[c-]~~ **(c)** All business activities related to Medical Marijuana Establishments and any marijuana cultivation facility, marijuana testing facility, marijuana product manufacturing facility or retail marijuana store must be conducted indoors and within a permanent building. The use of an office trailer or other temporary structure is prohibited. All Medical Marijuana Establishments and Marijuana Establishments must at all times maintain an interior and exterior appearance that is professional, orderly, dignified and consistent with the traditional style of pharmacies and medical offices.

~~[d-]~~ **(d)** The outdoor display or sale of any Medical Marijuana Establishment or Marijuana Establishment merchandise or product is prohibited.

~~[e-]~~ **(e)** Accessory outside storage for Medical Marijuana Establishments and Marijuana Establishments must comply with the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.12 (Outside Storage).

~~[f-]~~ **(f)** Access to Medical Marijuana Establishment or Marijuana Establishment must comply with all applicable state ~~and federal~~ laws and regulations.

~~[g-]~~ **(g)** Medical Marijuana Establishment and Marijuana Establishment merchandise and products must not be visible when viewed from outside the building in which the Marijuana Establishment or Marijuana Establishment is located.

~~[h-]~~ **(h)** All signage for Medical Marijuana Establishments and Marijuana Establishments must be discreet, professional and consistent with the traditional style of signage for pharmacies and medical offices. All Medical Marijuana Establishments and Marijuana Establishments are limited to following signage:

- (1) A maximum of 30 square feet of wall sign area.
- (2) A maximum of 32 square feet of freestanding sign area.
- (3) The maximum freestanding sign height for Marijuana Dispensaries and Marijuana Retail Stores shall be determined by the applicable commercial or shopping center regulations of Division 4.
- (4) The maximum freestanding sign height for all Medical Marijuana Establishments and Marijuana Establishments other than Medical Marijuana Dispensaries and Marijuana Retail Stores shall be 10 feet.
- (5) Where a Medical Marijuana Establishment and Marijuana Establishment are jointly located on a single property, the maximum permitted sign area applies to the property and not each type of Establishment.

~~[i-]~~ **(i)** Off-street parking must be provided for Medical Marijuana Establishments and Marijuana Establishments in accordance with the following:

- (1) For Medical Marijuana Dispensaries and Marijuana Retail Stores: A minimum of one space for every 300 square feet of gross floor area.
- (2) For Medical Marijuana Cultivation Facilities and Marijuana Cultivation Facilities: A minimum of one space for every 1,000 square feet of gross floor area.
- (3) For Medical Marijuana Product Manufacturing Facilities and Marijuana Product Manufacturing Facilities: A minimum of one space for every 500 square feet of gross floor area.
- (4) For Medical Marijuana Testing and Marijuana Testing Facilities: A minimum of one space for every 400 square feet of gross floor area.

~~[j-]~~ **(j)** Notwithstanding any other provision of CCMC, not more than two Medical Marijuana Dispensaries are allowed to operate at the same time in Carson City.

~~[k-]~~ **(k)** A Marijuana Retail Store may only be jointly located within the same premises of an existing Medical Marijuana Dispensary that is operating in good standing.

~~[l-]~~ **(l)** A Medical Marijuana Establishment or Marijuana Establishment is prohibited within 1,000 feet of a public or private school that provides formal education traditionally associated with preschool or kindergarten through grade 12, or within 300 feet of a facility that provides day care to children, a public park, a playground, a public swimming pool, and any other center or facility, the primary purpose of which is to provide recreational opportunities or services to children or adolescents, which already exists on the date the application for the proposed Medical Marijuana Establishment or

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Marijuana Establishment is submitted to the applicable state agency for approval to operate, as measured on a straight line from the property line of the nearest such school or facility to the front door or primary entrance of the Medical Marijuana Establishment or Marijuana Establishment.

2. The following standards apply to all Medical Marijuana Dispensaries:

~~[a-]~~ **(a)** A single point of secure public entry must be provided and identified.

~~[b-]~~ **(b)** Hours of operation are limited to between 7:00 a.m. and 8:00 p.m., daily.

~~[c-]~~ **(c)** Drive-through service is prohibited.

~~[d-]~~ **(d)** A Medical Marijuana Dispensary or Retail Marijuana Store is prohibited on any property, or within a shopping center with frontage, that is located on the same street on which a residentially zoned property is also located unless the dispensary or store is located more than 300 feet from the residential property, as measured on a straight line from the nearest residential property line abutting the street right-of-way to the front door of the dispensary or store.

3. In addition to the required findings for a Special Use Permit, the following standards must also be considered in the review of a request for a Special Use Permit for a Medical Marijuana Dispensary or Marijuana Retail Store to be located within the General Industrial zoning district:

~~[a-]~~ **(a)** That the proposed Medical Marijuana Dispensary or Marijuana Retail Store is located where sufficient, convenient and safe access is provided to the public.

~~[b-]~~ **(b)** That the proposed location has adequate lighting and street improvements for a use providing public access.

(Ord. No. 2014-10, § IV, 7-3-2014; Ord. No. [2017-21](#), § VI, 10-5-2017, Ord. No. 2018-7)

Division 2 – PARKING AND LOADING

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- 2.1 - Purpose and enforcement.
- 2.2 - Applicability.
- 2.1 - Access/Circulation/Parking.
- 2.2 - Number of spaces required.
- 2.3 - General parking requirements.
- 2.4 - Off-street loading and unloading.

2.1 - Purpose and enforcement.

1. Purpose. The purpose of this section is to establish parking and loading standards for new and expanded development within the city, to protect the health, safety and welfare of the community, to protect property values, and to enhance the aesthetic appearance of the community, including the visual appearance of streets. These standards shall be the minimum requirements necessary for the promotion of the foregoing purposes.

2. Enforcement. The standards of this Division are enforced under CCMC 18.020.030 (Enforcement).

2.2 - Applicability.

These parking and loading standards apply to development within all zoning districts.

[2.1] 2.3 - Access/Circulation/Parking.

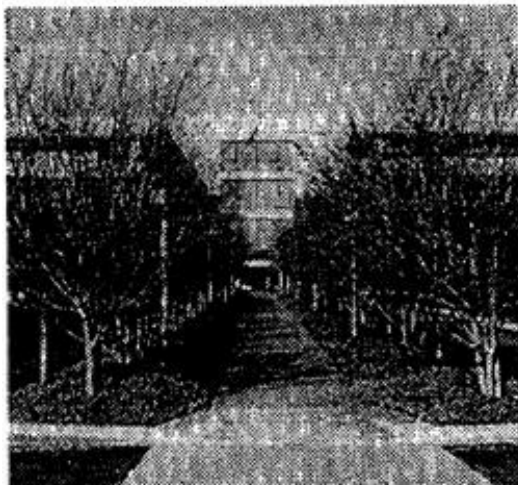
[2.1.1] **1.** Site access, parking and internal circulation should be designed [in a straight forward manner] to provide convenient, safe and efficient flow of pedestrians, bicycles and vehicles.

[2.1.2] **2.** Ingress and egress to a site should be kept to a minimum to reduce disruption of street traffic flow and reduce conflicts with pedestrians. [See also] **Also see** Division 12, Transportation, for **ingress and egress** location requirements.

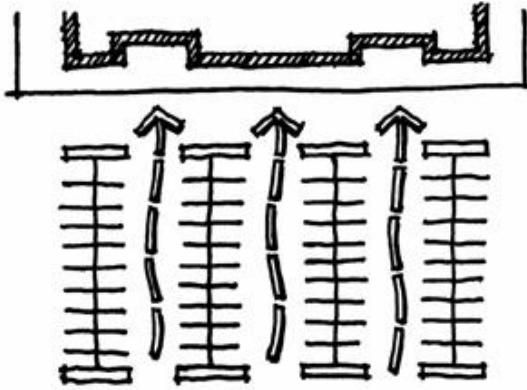
[2.1.3] **3.** Joint access between adjacent sites is encouraged.

[2.1.4] **4.** Adequate stacking areas for vehicle traffic shall be provided at site entrances and exits. Drop-off areas [shall] **should** be provided when appropriate.

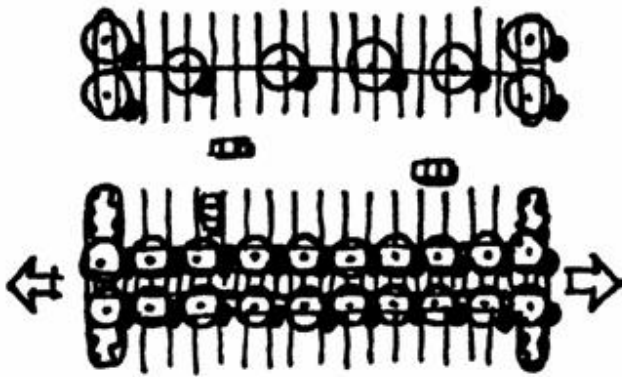
[2.1.5] **5.** Parking areas should be aligned to direct pedestrian movement perpendicular to buildings, reducing the need to cross parking aisles and landscape areas.



Typical separated pedestrian walkway

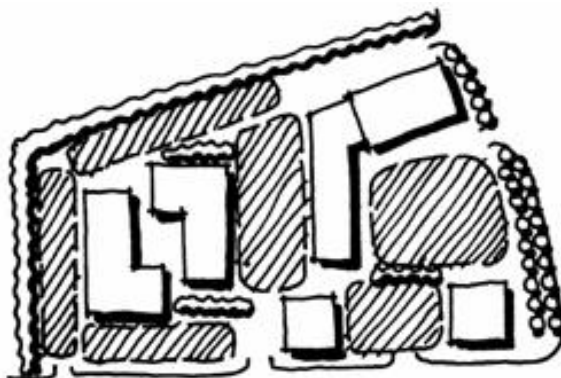


Typical separated pedestrian walkway in parking lot



Typical separated pedestrian walkway in parking lot

- [2.1.6] **6.** Separated pedestrian walkways are encouraged in large parking lot areas.
- [2.1.7] **7.** Provision for bicycles and other modes of transportation such as bus stops or pick-up/drop-off areas should be incorporated into [~~design of facilities~~] **parking lot areas, as appropriate.**
- [2.1.8] **8.** Parking should be located to the side and rear of a project site where feasible. For projects with large parking demands, parking areas should be separated into a series of smaller parking lots.



Typical Large Lot Break-up



Typical parking separated by landscape and/or sidewalk.

[2.1.9] **9.** Parking spaces ~~[must]~~ **may** not directly abut a building and ~~[should]~~ **must** be separated by ~~[foundation]~~ landscape planting beds ~~[and/or]~~ **or** sidewalks. ~~[Parking should not be located directly in front of building entries to avoid impeding pedestrian access.]~~

[2.1.10] **10.** All parking and pedestrian areas **and access ways** must be designed to the most current American With Disabilities Act/American National Standards Institute (ADA/ANSI) standards.

[2.1.11] **11.** Access for service vehicles and emergency vehicles ~~[shall]~~ **must** be provided.

[2.1.12. Drive thru] **12. Drive-through service** windows ~~[shall not front]~~ **may not face directly to** a street **unless approved by an Administrative Permit. Drive-through areas for car stacking behind the service window must be a minimum of 80 feet and must be screened from view from the right-of-way using landscape berms or other similar means.** ~~[If unavoidable due to site constraints, an Administrative Permit application shall be required to address screening with landscape berms, or other mitigation. Holding/stacking lanes shall be a minimum of eighty (80) feet for drive thru windows.]~~

[2.1.13 Automobile repair/service] **13. Automobile repair or service** buildings ~~[shall]~~ **must** be oriented so that the bay doors do not ~~[front]~~ **face directly to** a street. **The Director may approve an alternative layout where parcel constraints make it impractical to orient repair or service doors away from the street frontage.**

[2.1.14] **14.** A safe and convenient area for loading and unloading of passengers ~~[shall]~~ **must** be provided **as appropriate for the type of use and size of development.**

[2.1.15] **15.** Sidewalks ~~[shall]~~ **must** be provided along all street frontages except where specifically exempted. Sidewalk linkages to all buildings and uses on the site ~~[shall]~~ **must** be provided. The use of parkways adjacent to streets with a sidewalk setback from the street is encouraged. The use of enhanced paving materials such as ~~[pavers]~~ **pavers**, stamped concrete, bricks or similar materials is encouraged.

[2.1.16] **16.** Snow storage shall be considered in the design of all parking areas. Snow storage shall not be located within landscaping areas except for rock and non-vegetated sites.

(Ord. 2006-4 § 3 (part), 2006: Ord. 2001-23, Development Standards).

([Ord. No. 2008-29, § V, 8-7-2008](#))

[2.2] **2.4 - Number of spaces required.**

The minimum number of off-street parking spaces for each use is set forth in the following subsections. If there are ~~[a number of]~~ **multiple** uses on a single parcel, the parking for each individual use is calculated and the total required is the sum of the separate individual requirements ~~[, except as provided in subsection G of this section].~~ If a **residential** garage is counted as required parking, the driveway access to the garage ~~[shall not then]~~ **may not** be counted as required parking **unless approved by Special Use Permit.** If an accredited source (e.g. Institute of Transportation Engineers (ITE)) provides

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an acceptable alternative to a parking **standard in this section, the Director may approve the alternative standard** ~~[standards in this division, the director may consider an alternative]~~.

These parking requirements are mandatory for the various buildings and uses irrespective of the zoning districts in which they occur, except as otherwise noted in this section.

[A-] 1. Residential Uses.	
All single-family, two family, and multiple family residential dwellings	2 spaces per dwelling unit. [*] <u>In developments where internal or abutting public streets are reduced to less than the standard street width thereby prohibiting on-street parking, 1 additional off-street parking space per 2 units shall be designated and shall be signed as guest parking within 300 feet, measured by walking distance, of the units which they serve.</u>
Rooming or boarding house, fraternity or other residential group dwelling	1 parking space for each bedroom plus 1 space for each staff member on the largest shift.
[Senior citizen] <u>Age-restricted senior</u> housing developments	1 space per unit plus 1 parking space per 5 units classified and signed as guest parking.
<i>[Editor's note: Delete column]</i>	[* In developments where internal or abutting public streets are reduced to less than the standard street width thereby prohibiting on-street parking, 1 additional off-street parking space per 2 units shall be designated and shall be signed as guest parking within 300 feet, measured by walking distance, of the units which they serve.]
[B-] 2. Institutional Uses.	
Child care [centers] <u>facilities</u> and preschools	1 space for each employee plus a permanently maintained loading/unloading area installed in accordance with engineering standards.
Churches and funeral homes	1 space for each 3 fixed seats or every 10 feet of bench length. Where no permanent seats or benches are maintained, 1 space for every 20 square feet of principal assembly area.
Commercial or business schools	1 space for each 150 square feet of classroom area.
Congregate care housing/senior citizen home	1 space for each 5 beds plus 1 space per 3 employees.
Elementary and junior high schools	1.5 spaces for each employee or faculty member plus 1 space for every 20 square feet of seating area in auditorium or assembly area.
High schools and colleges	2 spaces for every 3 employees or faculty members plus 1 space for every 4 students.
Hospitals	To be determined with master plan or per ITE.
Libraries, museums and art galleries	1 space for each 400 square feet of gross floor area.

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[C.] 3. Commercial Uses.	
Amusement parks	1 space for each 500 square feet of park area.
Art galleries	1 space for each 300 square feet of gross floor area.
Automobile, boat, recreational vehicle or small machinery rental or sales; service garages, nurseries and garden supply, building material yards.	1 space for each 500 square feet of gross floor area plus 1 space for each 2,000 square feet of outdoor display or service area.
Auto service stations	2 spaces per bay plus 1 space for each employee.
Banks, post offices	1 space for each 250 square feet of gross floor area. [Drive up windows shall have at least 80 lineal feet of driveway per window.]
Barber and beauty shops or schools, manicure shop	1 space for each 100 square feet of gross floor area.
Business and professional offices	1 space for each 325 square feet of gross floor area. If the office space utilizes partitions rather than separate spaces or rooms, then 1 space for each 200 square feet of gross floor area.
Clinics, psychologist, medical offices, medical laboratories, medical uses.	1 space for each 200 square feet of gross floor area.
Commercial recreation, indoor, health club, roller or ice skating rink, bowling, racquetball or similar facilities (except as otherwise provided)	1 space for each 150 square feet of gross floor area.
Dance halls, assembly halls and sports arenas, bars with live entertainment, nightclubs	1 space for each 4 fixed seats. Where no fixed seats are provided, 1 space for each 150 square feet of floor used for assembly or dancing.
Flea markets	1 space for each 200 square feet of gross floor and display area.
Furniture and large appliance stores or repair shops, carpet shops and similar uses which handle only bulky merchandise	1 space for each 600 square feet of gross floor area.
Gaming	1 space for each 150 square feet of gross floor area.
Hotels, motels	1 space for each guest room; 1 guest space for every 10 rooms; 1 space for each employee of the largest shift.
Launderettes	1 space for each 5 washing machines.
Restaurants, bars, brew pubs [tea houses]	1 space for each 4 seats. Fast food restaurants shall provide 1 space for each 100 square feet of gross floor area and 1 space for every 2 employees. [Drive thru restaurants shall provide at least 80 lineal feet of driveway per window.]

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Retail stores, secondhand shops, grocery stores, repair shops, etc., except as otherwise specified herein.	1 space for each 300 square feet of gross floor area.
Shopping center	1 space for each 250 square feet of gross floor area.
Theaters	1 space for each 4 seats.
Veterinarian, dog grooming	1 space per each 250 square feet of gross floor area.
[D.] 4. Industrial Uses.	
Warehouse, storage building, wholesale operations	1 space for each 1,000 square feet of gross floor area plus 1 space for each employee.
Manufacturing plant	1 space for each 500 square feet of gross floor area.
Laboratories and research facilities (non-medical)	1 space for each 400 square feet of gross floor area.
Large machinery and equipment rental or sales	1 space for each 600 square feet of gross floor area.
[E.] 5. Other Uses.	Off-street parking requirements for uses not herein specified shall be determined by the [director] <u>Director based on similar uses.</u>
[F.] 6. Determination by the Director.	Upon submittal of accredited documentation (e.g. latest version of ITE parking manual), <u>the Director</u> [-the director] may modify the parking requirements specified herein, or may request [commission] <u>Commission</u> approval of such a modification.
[G.] 7. Handicapped Parking.	The number of handicapped parking spaces provided shall be as required by the Building Code currently adopted by Carson City and ADA/ANSI standards.
[H. Joint Uses and Ancillary Uses.]	<i>[Staff note: The text from the deleted cells H and I in this table is relocated below.]</i>
[1. Where adjoining parcel owners wish to cooperate in the establishment and operation of joint parking facilities in situations where the maximum parking demands are generated at different times by the established uses, application may be made to the director to combine facilities and to thereby reduce the total number of off-street parking spaces required.]	
[2. Where a motel or hotel use includes ancillary restaurant, bar, gaming and convention facility uses, application may be made to the director to reduce the off-street parking space requirement up to a maximum of 30% of the off-street parking required for ancillary uses only.]	
[I. Downtown Mixed-Use District.]	
[Parking requirements for projects within the downtown mixed-use zoning district shall be	

established by the requirements of Division 6 (downtown mixed-use district) of the development standards and shall supersede the parking requirements above.]	
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8. Joint parking and ancillary uses.

(a) Adjoining parcel owners may cooperate in the establishment and operation of joint parking facilities where the maximum parking demands of different uses are generated at different times of the day. Application may be made to the Director to combine parking facilities and to thereby reduce the total number of off-street parking spaces required, subject to an analysis of the parking demands for the different uses at different times of the day.

(b) Where multiple uses are conducted on one development property, application may be made to the Director to reduce the total number of off-street parking spaces required, subject to an analysis of the parking demands for the different uses at different times of the day.

(c) Where a motel or hotel use includes ancillary restaurant, bar, gaming and convention facility uses, application may be made to the director to reduce the off-street parking space requirement up to a maximum of 30% of the off-street parking required for the ancillary uses only.

9. Downtown Mixed-Use district. Parking requirements for projects within the Downtown Mixed-Use zoning district are established by the requirements of Division 6 (Downtown Mixed-Use District) of the development standards and supersede the parking requirements of this section.

(Ord. 2007-21 § 6, 2007; Ord. 2006-24 § 1, 2006; Ord. 2006-4 § 3 (part), 2006; Ord. 2004-13 § 6, 2004; Ord. 2001-23, Development Standards).

[2.3] 2.5 - General parking requirements.

1. Any off-street parking area that abuts or faces a [~~single family, two family, or multi family~~] residential district [~~or residential use must, in a manner satisfactory to the Director, include the use of~~] **must include** screening located along the side of the parking area abutting or fronting on the residential district or residential use. **Such screening may include plantings, berms, solid fencing, or a combination thereof to a sufficient height to screen automobile headlights.**

2. A parking lot for a business must be paved using a hard surface material such as asphalt, concrete, turf stone paver or other similar surface material approved by the Director. Gravel and other similar surface materials may be used for storage and display areas only.

3. [~~If a parking area is not available on a building site~~] **If the required number of parking spaces cannot be provided on the site on which the use requiring the parking is conducted,** off-street parking may be authorized [~~for the parcel in a location not farther than 300 feet from the building site~~] upon the issuance of a [~~special use permit~~] **Special Use Permit.** [~~authorizing the off-site parking. An applicant for such a special use permit may also request a modification to the distance requirement set forth in this subsection by including with his or her application properly accredited documentation as supporting material, including, without limitation, the most current publication of the trip and parking generation report issued by the Institute for Transportation Engineers. Upon receipt of such accredited documentation, the Director may elect to administratively authorize the requested modification to the distance requirement or cause the request to be placed on an agenda for a public meeting of the Commission of consideration.~~]

[Staff note: The distance that the parking is from the primary site should be considered with the Special Use Permit based on the context of the nature of the use and the size of the parcel.]

4. Except as otherwise provided by CMCC, a parking lot:

(a) May only be used for vehicle parking; and

(b) May not be used for the storage of an inoperable or unlicensed vehicle or the repair, dismantling or servicing of a vehicle.

5. Except as otherwise provided in this [~~subsection~~] **title,** a driveway or any other area used or intended to be used as a parking space, the use or intended use of which requires one or more vehicles to

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be moved so as to allow the ingress or egress of another vehicle, shall not be ~~[deemed compliant with]~~ **counted towards meeting** any off-street parking requirements. Such a parking space may be ~~[deemed compliant with]~~ **counted towards meeting the** off-street parking requirements if the parking area is ~~[authorized by the provisions of Division 6.6.5 of this Appendix or if the parking area is]~~ located within:

(a) A single-family residential development that:

~~[1-]~~ **(1)** Is authorized for the parking pursuant to a ~~[special-use permit]~~ **Special Use**

Permit:

~~[2-]~~ **(2)** Has internal and abutting public streets which ~~[provides]~~ **provide** parking on both sides of ~~the~~ internal and abutting public streets within the boundaries of the development or, ~~[in such circumstances]~~ where on-street parking is not provided, has **not fewer than 1** guest parking ~~[spaces which are]~~ **space per dwelling unit** provided within the boundaries of the development ~~[at an increased ratio of 1 space for each unit];~~

~~[3-]~~ **(3)** Provides a tandem parking space on each individual lot for the exclusive use of the lot;

~~[4-]~~ **(4)** Uses a minimum dimension of 10 feet wide by 20 feet in length for each tandem parking space which is used, excluding the width of any adjoining sidewalk~~[-]~~ ;

~~[5-]~~ **(5)** Provides an enclosed, covered structure for at least one of the two spaces of each tandem parking space; and

~~[6-]~~ **(6)** Uses a minimum depth of 20 feet for each driveway, excluding the width of any adjoining sidewalk;

(b) A planned unit development that:

~~[1-]~~ **(1)** Provides a tandem parking space on each individual lot for the exclusive use of the lot;

~~[2-]~~ **(2)** Uses a minimum dimension of 10 feet wide by 20 feet in length for each tandem parking space which is used, excluding the width of any adjoining sidewalk;

~~[3-]~~ **(3)** Provides an enclosed, covered structure for at least one of the two spaces of each tandem parking space; and

~~[4-]~~ **(4)** Uses a minimum depth of 20 feet for each driveway, excluding the width of any adjoining sidewalk;

(c) A mobile home park for the use of an individual mobile home; or

(d) A recreational vehicle park.

6. If the calculation of a required number of off-street parking spaces results in a fractional space, any fraction ~~[up to ½]~~ **of less than one-half** of one parking space ~~[must be]~~ **is** disregarded ~~[,]~~ and any fraction of ~~[½]~~ **one-half** of one parking space ~~[and above must be]~~ **or more is** counted as an additional space that is required.

7. A commercial truck or trailer, other than a commercial van or pickup truck that is used for personal transportation, or vehicular equipment of a commercial or industrial nature, is prohibited from parking in any **residential** district except:

~~[(a) As specifically authorized as a use in that use district;]~~

~~[(b)]~~ **(a)** On residential parcels that are 1 acre or larger in size, if the truck or trailer does not exceed 10 feet in height and 22 feet in length, is not parked within a setback and is screened from view from any sidewalk, roadway or adjacent parcel;

~~[(c)]~~ **(b)** Where the truck or trailer is deemed to be a vehicle of historic significance, it is parked temporarily for the purpose of restoration and it is not being used for a commercial purpose; or

~~[(d)]~~ **(c)** Where the truck or trailer is temporarily parked and actually and expeditiously being used in the loading or unloading of merchandise, or where the truck or trailer is being used in conjunction with the performance or provision of a repair, construction or similar essential use or service where it is temporarily parked.

8. Except as otherwise provided in CCMC 8.10.090 (**Occupied recreational vehicle parking in commercial parking lots**) and ~~[13.03.190]~~ **13.02.190 (Camping)**, the owner of a public and private

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parking lot shall not allow any recreational vehicle to park and to be occupied for living or sleeping purposes.

~~9. A recreational vehicle may not be parked for living purposes except in an area approved as a recreational vehicle park or where authorized by CCMC 18.05.030. [Staff note: Regulations regarding where RV's may be used for living purposes are contained elsewhere in the Municipal Code.]~~

10. ~~[Except as otherwise noted in subsection 10, if]~~ **If** an existing building that is located within a residential office, general office or redevelopment district is converted to a use requiring more parking spaces than the existing use, on-street ~~curb~~ parking **adjacent to the exterior boundary of the property** may be counted towards the total number of required parking spaces if:

(a) Adequate off-street parking space is not available or the Commission, **through approval of a Special Use Permit**, determines that strict compliance with the new parking space requirements as a result of the conversion would adversely affect the character of the neighborhood;

(b) Not less than 50 percent of the required number of parking spaces will be provided off-street;

~~(c) [The number of curb parking spaces adjacent to the exterior boundaries of the property is limited to not]~~ **Not** more than 50 percent of the total number of ~~[authorized]~~ **adjacent** on-street parking spaces are counted towards meeting the minimum parking requirement;

(d) On-street parking is not deducted from the total number of required off-street parking spaces for car, truck or trailer rental agencies or property zoned for an air industrial park use district; and

(e) Allowable on-street parking is not located upon any street or roadway that is designated as an arterial ~~[street or roadway]~~ in the **transportation** master plan.

11. ~~[Notwithstanding any other provision of]~~ **Except as otherwise provided in** this section, all required parking for new construction must be located off-street.

12. Any maintenance that requires the restriping or altering of a parking lot is prohibited without the approval of the Director.

13. All applicable sight distance requirements must be met ~~[in each use district]~~ **at each access point onto the right-of-way.**

(Ord. 2007-33 § 5, 2007; Ord. 2006-4 § 3 (part), 2006; Ord. 2001-23, Ord. 2020-1, Development Standards).

([Ord. No. 2009-4, § I, 2-5-2009](#))

~~[2.4]~~ **2.6 - Off-street loading and unloading.**

1. In addition to the required off-street parking area for every building used for commercial or industrial purposes in any commercial or industrial area outside the ~~[downtown area]~~ **Downtown Mixed-Use zoning district**, off-street loading and unloading space shall be provided at the rear of the primary building or use, and screened with walls, landscaping or a combination **thereof**.

2. Off-street loading ~~[or]~~ **and** unloading space may be provided at the side or the front of the building only if landscaped and screened by walls which are architecturally integrated with the main structure. Loading, unloading, or maneuvering may not take place within the aisleway, traffic lane or parking area on parcels exceeding ~~[a three thousand (3,000)]~~ **3,000** square feet **in** area except in the ~~[downtown area]~~ **Downtown Mixed-Use zoning district**.

3. Any individual loading space ~~[shall]~~ **must** be at least ~~[fifteen (15)]~~ **15** feet wide by ~~[sixty (60)]~~ **60** feet long and have a minimum height clearance of ~~[fourteen (14)]~~ **14** feet when full size tractor rigs are used for shipping and receiving. When a building requires less area for loading and unloading space, a reduction of the size and number of spaces may be approved by the ~~[director]~~ **Director** based upon the applicant's presentation of information and justification of the request ~~[and further upon determining compliance with the other provisions of this division.]~~

4. The number of ~~[such]~~ **loading** spaces provided shall be based on the operating characteristics of the use. ~~[Restaurants and food sales businesses shall provide 2 spaces.]~~



Typical loading/unloading area screened and oriented away from the street.

(Ord. 2001-23, Development Standards).

Division 3 – LANDSCAPING

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- 3.6 - Turf.
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- 3.10 - Plant materials.
- 3.11 - Details.
- 3.12 - Inspection, certifications and security.
- 3.13 - Maintenance.
- 3.14 - Revisions to landscape plans.
- 3.15 - Design standards.
- Landscaping Appendix

3.1 – Purpose and enforcement.

1. The purpose of this section is to ~~[set forth]~~ **establish landscaping** standards for new and expanded development within the city, **to** enhance the aesthetic appearance of the community, including the visual appearance of streets, **to** complement the visual effect of buildings, **to** aid in the enhancement of property values, **to** provide buffers between various land uses, **to** provide protection from intense land use activities, **to** insulate from the effects of weather conditions, including the provision shading for parking lots, and **to** aid in conserving water by encouraging the use of varieties of plants indigenous to arid regions. These standards ~~[shall]~~ **are established to** be the minimum requirements necessary for the promotion of the foregoing purposes. Text and diagrams describing landscaping and irrigation requirements, planting details, approved tree and shrub lists and other examples for the requirements of this ~~[division]~~ **landscaping section** are in the ~~[appendix]~~ **Landscaping Appendix attached** to this section~~[-, and available on the Carson City website and on CD at the planning division office].~~

2. Enforcement. The standards of this Division are enforced under CCMC 18.020.030 (Enforcement).

(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

3.2 - Applicability.

1. These landscaping standards apply to new construction and expansion of existing buildings and uses within all zoning districts excluding single-family residential zoning districts.

~~[These landscape standards shall apply to new construction of the following projects:~~

- ~~— Multi-family Residential with 3 or more units;~~
- ~~— Institutional Uses;~~
- ~~— Office Uses;~~
- ~~— Commercial Uses;~~
- ~~— Industrial Uses; **and**~~
- ~~— Public Uses.]~~

2. ~~[The director]~~ Notwithstanding other provisions of this section relating to deviations to certain landscaping standards or requirements, the Director may approve variations to the standards set out in this division if they respond more appropriately to a particular site and provide equivalent means of achieving the intent of the landscape standards **and will not detrimentally affect the public health, safety or general welfare.**

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3. Any expansion of [a] **an existing building or existing site improvements** not in compliance with the landscape requirements in this [division and Title 18 of the Carson City Municipal Code] **section** must comply with landscape standards by [twice] the proportion to the expansion pursuant to Table 3.1 (Expansion Compliance).

**Table 3.1
Expansion Compliance**

<u>Amount of Building Expansion:</u>	<u>Landscaping Compliance Requirement</u>
[≤ 5% Building Expansion] <u>Not more than 5 percent</u>	No [Requirements] <u>additional requirements</u>
[≤ 10% Building Expansion] <u>Not more than 10 percent</u>	20[% of Landscape Requirements] <u>percent of landscaping requirements</u> for <u>the</u> entire site
[≤ 20% Building Expansion] <u>Not more than 20 percent</u>	40[% of Landscape Requirements] <u>percent of landscaping requirements</u> for <u>the</u> entire site
[≤ 30% Building Expansion] <u>Not more than 30 percent</u>	60[% of Landscape Requirements] <u>percent of landscaping requirements</u> for <u>the</u> entire site
[≤ 40% Building Expansion] <u>Not more than 40 percent</u>	80[% of Landscape Requirements] <u>percent of landscaping requirements</u> for <u>the</u> entire site
[≤ 40% Building Expansion] <u>More than 40 percent</u>	100[% of Landscape Requirements] <u>percent of landscaping requirements</u> for <u>the</u> entire site

(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

3.3 - Landscape and irrigation plans.

1. A landscape and irrigation plan shall be filed with the city and approved by the [director] **Director** prior to the approval of a site plan or issuance of a building permit. The plan shall be prepared by a landscape architect registered in the state of Nevada, or other person permitted to prepare landscape plans pursuant to Chapter 623A of the Nevada Revised Statutes (NRS). Landscaping on all commercial[~~]~~ **and** industrial projects must be installed or supervised by an individual at the job location with at least one of the following credentials: Certified Landscape Technician, Licensed Landscape Contractor, Certified Landscape Professional, ISA Certified Arborist, Registered Landscape Architect, a C10 Qualified Employee as recognized by the State Contractor's Board, or an equivalent certification, approved by the parks and recreation department.

[3.3.1] **2.** The landscape and irrigation plan [shall] **must** be clearly and neatly drawn in a commonly used scale such as engineer or architect (i.e., 1 inch equals 20 feet or ¼ inch equals 1 foot) and shall include a north arrow, owner/developer name, project location, location of adjacent streets, property lines, **access and utility** easements, sidewalks, drives, paved areas, sign and light standard locations, building outlines, eaves, topography and grading, existing trees or other natural features influencing the use of the site, utilities either overhead or underground and ground-mounted equipment such as vaults, transformers and air conditioning units.

[3.3.2] **3.** The plans [shall] **must** include landscape calculations relevant to the application of the standards of this section and [shall] **must** include a plant list in a legend format giving the common and botanical names of each plant with a key number or identifying symbol assigned to each plant, the size of the plant, its spacing and the quantity to be used.

[3.3.3] **4.** The landscape plans [shall] **must** include construction details for planting, staking, soil amendments and any special requirements for the project [and may be an attachment to the plans].

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[3.3.4] **5.** Irrigation plans [~~shall~~] **must** be drawn at the same scale as the landscape plans and **must** include specifications which comply with the most current Uniform Plumbing Code as adopted by the [city] **City**. [~~On all submitted plans, provide~~] **Detail** showing number of emitters/bubblers and rate or gallons per hour (gph) or gallons per minute (gpm) [~~or~~] **for** all plants and trees **must be provided**. See emitter detail in [~~appendix~~] **the Landscaping Appendix** for example.

[3.3.5] **6.** Identification and description of automatic irrigation components **must be provided** to insure that vegetation is adequately serviced through water conserving features. Overhead sprinkler irrigation is only allowed on turf areas or other areas requiring overhead sprinkler irrigation.

[3.3.6] **7.** All drip and bubbler irrigation systems for trees and shrubs must be on a separate irrigation zone from turf irrigation zones. The utilization of water savings irrigation design [~~is encouraged,~~] and incorporation of separation of irrigation zones based on water needs **is encouraged**.

[3.3.7] **8.** [~~Indication~~] **Location** of the irrigation system point of connection to the water supply and size, water pressure available, and maximum demand of the system in gallons per hour/minute [~~shall~~] **must** be provided.

[3.3.8] **9.** Irrigation equipment specified must be identified by manufacturer's name and equipment identification number.

[3.3.9] **10.** All equipment locations [~~shall~~] **must** be indicated for irrigation valves, controllers, hydrants, quick coupler valves, sprinkler heads, backflow preventors and pipe sizing.

[3.3.10] **11.** Additional irrigation details may be needed to clarify particular situations as shown in typical irrigation legend in the **Landscaping Appendix**.

[3.3.11] **12.** Typical details [~~shall~~] **must** include backflow prevention devices, backflow enclosure valves, irrigation heads and irrigation controllers. [~~Note that pressure~~] **Pressure** vacuum breakers are allowed for residential applications, and reduced pressure principle backflow prevention devices are required in all other applications.

[3.3.12] **13.** All below ground equipment must be located within boxes of adequate size to protect the components.

[3.3.13] **14.** Schedule 40 PVC pipe is required for all pressure lines and under all paved areas.

[3.3.14] **15.** Piping must be installed a minimum of 18 inches underground for non-pressure irrigation lines and 24 inches underground for constant pressure irrigation lines.

[3.3.15] **16.** Freeze protection and/or winterization for the irrigation system [~~shall~~] **must** be provided.

[3.3.16] **17.** Schedule 40 PVC pipe or equivalent sleeving under sidewalks or driveways is required.

[3.3.17] **18.** Landscape irrigation water use shall be separately metered or sewer charges shall apply for **uses** other than residential uses.

19. For projects located within the Wildland Urban Interface area as defined by the Carson City Fire Department, landscape plans must comply with the International Wildland Urban Interface Code and Northern Nevada Wildland Urban Interface Code amendments as adopted by Carson City.

(Ord. 2007-26 § 1 (part), 2007; Ord. 2001-23).

3.4 - Preservation and protection of existing trees and shrubs.

[Trees] **1. Existing trees** and significant shrubs [~~shall~~] **must** be preserved whenever possible and [~~shall~~] **may** be considered part of the required landscape area. Preservation of **healthy**, existing 4-inch caliper [~~(6-8 foot for evergreens) healthy trees will be~~] **or larger deciduous trees and 6 foot or taller evergreen trees are** eligible for a 2:1 credit toward the total tree requirement [~~if approved by the director,~~] up to a maximum of 25 percent of the requirement for trees on the site. [~~Provide an~~] **An** overlay **must be provided** on all submitted plans [~~of~~] **showing** all existing trees with **the** caliper (deciduous) or height (evergreen), [~~and~~] significant shrubs on the site, and [~~clearly mark~~] which **trees or shrubs** will be retained on the site [~~and which are~~] **or** proposed to be removed.

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~~[3.4.1]~~ **2.** Deciduous trees with a trunk diameter of 4 ~~[inch]~~ **inches** or greater at a point ~~[four and ½ foot]~~ **4 ½ feet** above ground level, ~~[or]~~ evergreen trees 6 ~~[foot or greater]~~ **feet or more** in height or significant shrubs ~~[, shall]~~ **may** not be removed unless authorized by prior written approval from the ~~[director]~~ **Director**. The applicant ~~[is encouraged to]~~ **must** submit a report ~~[to the director]~~ prepared by a certified arborist ~~[,]~~ or licensed design professional detailing a reason for a request to authorize removal of trees ~~[and]~~ **or** significant shrubs. After consultation with other applicable ~~[city divisions]~~ **City departments**, the ~~[director]~~ **Director** may authorize the removal of existing trees and shrubs if any of the following criteria exist:

~~[1-]~~ **(a)** The health or condition of the tree presents a clear danger to people or property or it constitutes a nuisance~~[,]~~ **;**

~~[2-]~~ ~~When the~~ **(b) The** tree or shrub is located within the footprint of the building, or ~~[when a]~~ **the** tree trunk or shrub is so close to the building area that construction would result in irreparable damage or death to the plant~~[,]~~ **;**

~~[3-]~~ **(c)** Access is so restricted to the site that removal is necessary and unavoidable~~[,]~~ **;**

~~[4-]~~ **(d)** The elevation will be severely changed by grading/building/development~~[, The]~~ **and the** tree or shrub cannot remain on the site as a result of the change in elevation~~[,]~~ **;** **or**

~~[5-]~~ **(e)** Any other instances deemed appropriate by the ~~[director shall]~~ **Director may** be considered.

~~[3.4.1.1]~~ **3.** All trees removed from a site, ~~[which were not previously approved under the criteria outlined in subsection 3.4.1 above]~~ **excluding those approved for removal by the Director**, require replacement by 1 of the **following** methods ~~[listed below. As an example, removal of a 6-inch diameter tree would require replacement of the tree with 4, 3-inch caliper trees or the equivalent.]~~ **;**

~~[a-]~~ **(a)** Deciduous trees require replacement with ~~[a 2:1 caliper ratio tree]~~ **new deciduous trees totaling twice the diameter of the trees removed**, with a minimum caliper of 2 ~~[inch]~~ **inches** and a maximum of 3 ~~[inch]~~ **inches** per **new** tree. **For example, removal of a 6-inch diameter tree would require replacement with trees totaling not less than 12 inches in diameter (6 inches x 2 = 12 inches), which could be accomplished using four 3-inch caliper trees (4 x 3 = 12) or six 2-inch caliper trees (6 x 2 = 12);**

~~[b-]~~ **(b)** Evergreen trees require replacement with ~~[a 2:1 height ratio]~~ **new evergreen trees totaling twice the height of the trees removed**, with a height minimum of 6 foot and maximum of 8 foot per replacement tree~~[,]~~ **;** **or**

~~[c-]~~ **(c)** Tree replacement may require off-site mitigation, including planting of trees on public property, **when adequate space is not available on the site to accommodate the additional new trees. In lieu of planting replacement trees on the development site, a fee may be paid to the City for the cost to purchase and plant the trees within the public right-of-way or on City property. Fees for planting of trees within the right-of-way or on City property must be paid in an amount as established by the Parks, Recreation and Open Space Department.** ~~[Off-site mitigation shall require approval by the parks and recreation director. Payment of fees to purchase and plant trees, as well as associated costs are required, rather than actual planting of trees on public property. Appropriate fees which are based on the placement of trees in the right of way program as periodically updated shall be paid to the parks and recreation department. Provide the planning department with a copy of receipt for payment of required tree replacement/mitigation fees. Payment]~~ **When off-site mitigation is proposed, payment for the off-site mitigation** is required prior to the building permit **for the proposed development** being issued.

~~[3.4.2]~~ **4.** Tree Protection. ~~[All deviations from the tree protection code must be approved by the planning division.]~~ Construction activities can severely damage or kill trees. ~~[See tree retention/protection, root pruning detail, and excavation adjacent to retained trees in appendix for additional requirements and information.]~~ The following practices must be followed during all construction activities **when existing trees are proposed to be retained on a building site:**

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[1-] **(a)** Pruning of live branches from trees identified for preservation is prohibited except in **accordance with the pruning standards of this section**; ~~[conjunction with subsection 3.4.3 Pruning Standards. See pruning details in appendix for more requirements and details.]~~

[2-] **(b)** Tree protection fencing and protection is required around all trees identified for preservation. See **the applicable** detail in ~~[appendix]~~ **the Landscaping Appendix**. ~~[Construct]~~ **The construction of** protection fencing ~~[which complies]~~ **must comply** with the following:

[a-] **(1)** Protective fencing must be constructed of ~~[4-foot wide]~~ minimum **4-foot tall** orange netting or chain link. Fencing must be **located** a minimum of 5 feet outside the tree drip line. Fences must be mounted on above ground concrete footings, which ~~[shall]~~ **may** not be driven into the ground~~[-Spacing shall]~~ **and may** be no more than 10 ~~[foot]~~ **feet apart**. This detail shall be placed on all grading, demolition and improvement plans~~[-]~~ ;

[b-] **(2)** Protective fencing ~~[shall]~~ **must** enclose the entire area under the canopy drip line of the tree protection zone throughout the life of the project, or until work within the tree protection zone is completed. The fence ~~[shall]~~ **may** not be moved during construction phase without prior approval of the qualified site professional utilizing the best management practices. The protective fence may be removed at final grading inspection or at the time final landscaping is installed. Refer to **the** detail in ~~[appendix]~~ **the Landscaping Appendix** for **a** sample drawing~~[-]~~ ; **and**

[e-] **(3)** A sign describing the fence as protective tree fencing ~~[shall]~~ **must** be prominently displayed on each fence. The sign must be a minimum of 8.5 ~~[by]~~ **x** 11 inches and clearly state: "Tree Protection Zone. This fence shall not be removed and is subject to penalty per Carson City Municipal Code." Refer to detail in ~~[appendix]~~ **the Landscaping Appendix** for **a** sample drawing~~[-]~~ ;

[3-] **(c)** If protective fencing cannot be placed around the entire tree protection zone, then protective fencing ~~[shall]~~ **must** be placed around the trunk of the **tree** ~~[tree(s) but only after prior approval of the proposal by the planning division]~~. ~~[2 by 4]~~ **Two-by-four** lumber shall be secured with banding around the trunk of tree(s) to be preserved. ~~[Do not attach boards]~~ **Boards** or banding **may not be attached** directly into the bark or trunk of the tree~~[-]~~ ;

[4-] **(d)** There should be no activity in the tree protection zone without prior approval by the planning division. The following are prohibited activities within the tree protection zone:

a. Soil disturbance, including excavation, trenching or grade change ~~[without prior approval of the planning division.]~~ ;

b. Spoils, non-spoils, storage of any equipment, materials or parking~~[-]~~ ; **and**

c. Placement of non-spoil material or equipment~~[-]~~ ;

[5-] **(e)** ~~[Apply 6 inches of wood]~~ **Wood** chips or bark **must be applied to a depth of not less 6 inches** over the root zone of trees within the protective barriers. Mulching areas outside of protective barriers will help to minimize compaction from construction traffic adjacent to sensitive root zones~~[-]~~ ;

[6-] **(f)** Hand digging ~~[shall be]~~ **is** required to determine if lateral roots are present on trees in the direction of proposed **building** foundation location. If support roots are found, it is recommended that correct root pruning is performed~~[-]~~ so as to not compromise the stability of the ~~[tree(s)]~~ **trees**;

[7-] **(g)** ~~[Correctly and cleanly prune exposed]~~ **Exposed** roots that are not to be saved **must be pruned** back to the soil horizon in compliance with ~~[detail in subsection 3.4.3]~~ **the pruning standards of this section**. Pruning should be supervised by a qualified licensed professional and should be performed to ISA standards (see details in ~~[appendix]~~ **the Landscaping Appendix**)~~[-]~~ ;

[8-] **(h)** ~~[Promptly cover exposed]~~ **Exposed** roots **must be promptly covered** with damp tarp(s) which are kept moist~~[-]~~ or **other** material that will keep roots from drying~~[-]~~ ;

[9-] **(i)** ~~[Irrigate]~~ **Irrigation must be provided** within the dripline of trees once a week if natural precipitation does not occur during spring, summer and fall~~[-]~~ ; **and**

[10-] **(j)** See ~~[detail]~~ **details** for tree retention, root pruning and excavation adjacent to retained trees in ~~[appendix]~~ **the Landscape Appendix for additional tree preservation notes**.

[3.4.3] **5.** Pruning Standards. No trees **which are part of required landscaping** on commercial, ~~[or]~~ industrial **or public** land ~~[which is part of required landscaping shall]~~ **may** be pruned in a manner that impairs the health of the tree. All pruning performed on required trees shall be in accordance with pruning

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standards published by the American National Standards Institute (ANSI), per ANSI A300 Part 1 Pruning, and International Society of Arboriculture, Western Chapter. See ~~[appendix]~~ **the Landscaping Appendix** regarding pruning ~~[detail]~~ **details**.

[1-] **(a)** ANSI pruning standards require, in part, the use of certain tools, cutting techniques, and pruning methods to be followed, including not leaving branch stubs, few or no heading cuts, not cutting off the branch collar (not making a cut flush with the trunk), not topping or lion's tailing ("gutting-out" a tree by removing a large number of the inner branches), not removing more than 25 percent of the foliage of a single branch, not removing more than 25 percent of the total tree foliage in a single year, not damaging other parts of the tree during pruning and not using wound paint. [50] **Fifty** percent of the foliage should remain evenly distributed in the lower 66 percent of the tree canopy after pruning.

[2-] **(b)** All pruned material shall be controlled and removed in a manner to prevent damage to the surrounding plant material and property. Tree topping, tipping and heading back are all terms used to describe severe cutting back of a tree's crown and is prohibited on any tree which is part of required landscaping and ~~[strenuously]~~ **is strongly** discouraged on any other trees on the site.

[3-] **(c)** Trees severely damaged by storms or other causes, or trees under utility wire or other obstructions[7] where other pruning practices are impractical, may be exempted from the prohibition of topping, tipping and heading back, at the discretion of the ~~[director]~~ **Director**. A letter of request must be submitted to the ~~[director]~~ **Director** and approved prior to ~~[such-severe]~~ pruning **that is not otherwise in compliance with the provisions of this section**.

(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

3.5 – ~~[Landscape design standards]~~ Landscaped area required.

[3.5.1] **1.** All landscaping ~~[shall]~~ **must** aesthetically enhance and be compatible with the site area. Landscaping ~~[shall]~~ **must** be installed to enhance the view of the site from public ~~[street(s)]~~ **streets** and adjacent properties.

[3.5.2] **2.** A minimum of 20 percent of the site's impervious surfaces, excluding the building coverage, must be pervious areas of landscape material. The area within the public right-of-way ~~[adjacent to a site]~~ **between the property line and the paved roadway surface, excluding sidewalk area**, must be landscaped and may be counted for **not more than** 25 percent of the total required landscaped area. In areas with ~~[right-of-ways over]~~ **rights-of-way more than** 20 feet in depth **between the property line and the paved roadway surface or back of sidewalk**, the ~~[director]~~ **Director** may modify or waive the requirement for landscaping ~~[of]~~ **within** the right-of-way. The requirement may also be waived by the ~~[director]~~ **Director** if the public agency denies permission for an encroachment permit or lease of the area to be landscaped.

(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

3.6 - Turf.

The following standards for the use of turf in landscaping are intended to conserve water by minimizing the need for water for irrigation and minimizing irrigation water wasting.

[3.6.1] **1.** Turf areas ~~[shall]~~ **may** not constitute more than the percentage of the total landscape area as established by the table below unless approved by ~~[special-use permit]~~ **Special Use Permit**.

Table - Permitted percentage of turf area. ~~[Turf area is shown as a percentage of the total landscaped area:]~~

Development Area	Permitted Turf Area
Less than 5 acres (ac.)	50[%] <u>percent of the total landscaped area</u>
5 ac. to less than 10 ac.	40[%] <u>percent of the total landscaped area</u>
10 ac. to less than 15 ac.	30[%] <u>percent of the total landscaped area</u>

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15 ac. or larger	25[%] percent of the total landscaped area
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[3-6.2] **2.** Turf shall not be used on slopes greater than 4:1 or in areas less than 8 feet in width or length.

[3-6.3] **3.** Where landscape areas abut sidewalks, drive-aisles, parking areas or other hardscape surfaces, a minimum 3-foot wide landscape buffer area must be provided between any turf areas and the hardscape to capture irrigation overspray and runoff. The buffer area may be drip-irrigated plant materials or non-living landscape materials.

4. Artificial turf may be used in the permitted proportions for turf, provided that the artificial turf must be of a quality to resemble natural turf and must be maintained perpetually in compliance with the recommended maintenance schedule for the particular product.

[Staff note: Section 3.10 (Plant materials) currently prohibits the use of artificial plants unless approved by the Director. Subsection 4 is added to expressly allow artificial turf to be used as landscaping material.]

(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

3.7 - Trees.

[3-7.1] **1. A minimum of 1 tree is required for each 400** ~~[The minimum number of trees shall be one (1) tree per four hundred (400)]~~ square feet of **required** landscape area. Additional trees are required if the number of trees for parking areas and along right-of-way areas as ~~[described in subsections 3-7.1.1 and 3-7.1.2 exceed]~~ **required by this subsection result in the total number of required trees exceeding** this minimum. The Director may modify this standard for public uses such as parks.

[1-] **(a)** Included in the minimum **total** required number of trees, a minimum of ~~[one (1)]~~ **1** shade tree must be planted for every ~~[ten (10)]~~ **10** parking spaces or fraction thereof~~;~~ and **must be** distributed throughout the parking area ~~[surface]~~ to provide even shading within the parking lot. For example, ~~[eighteen (18)]~~ **11** parking spaces ~~[shall require two (2)]~~ **requires 2** trees. A minimum of ~~[one (1)]~~ deciduous tree shall be placed in each standard sized parking island.

[2-] **(b)** Included in the minimum required number of trees, at least ~~[one (1)]~~ **1** tree ~~[shall]~~ **must** be placed along the right-of-way frontage for ~~[every thirty (30)]~~ **each 50** lineal feet of right-of-way **frontage** at a point not more than ~~[twenty (20)]~~ **20** feet from the right-of-way. **Trees should generally be spread out along the right-of-way frontage but may be grouped to avoid driveways, buildings or other site constraints.** The Director may allow for different spacing or locations of trees for projects with outdoor display such as automobile sales lots.

[Staff note: Full-sized trees should generally be spaced a minimum of 30 feet apart. When one tree per 30 feet of parcel frontage is required, this results in trees needing to be spaced closer together after eliminating areas such as driveways where trees cannot be planted. Staff believes the one-tree-per-50 feet requirement will result in the desired number of trees for property frontages.]

[3-7.2] **2.** Where more than ~~[ten (10)]~~ **10** deciduous trees are provided as a part of the landscape plan, a ~~[minimum of fifty percent (50%)]~~ **maximum of 60 percent** of the trees ~~[shall]~~ **may** be of ~~[a different]~~ **the same** species to ensure diversity **of tree species**. Additional species may be required on larger projects.

[Staff note: This modification is intended to meet the same intent as the original requirement of “a minimum of 50 percent” of the trees being of a different variety.]

(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

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

3.8 - Groundcover ~~[(including shrubs)]~~ **and shrubs.**

[3-8.1] **1.** Groundcover shall be used to prevent erosion, inhibit weed growth, and present an aesthetically pleasing appearance when mature. Groundcover may include living plants such as turf,

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shrubs, vines, meadow grasses, flowers or other living covers. Ground cover and shrubs ~~[shall]~~ **must** be incorporated into all landscape plans in a balanced manner.

~~[3-8.2]~~ **2.** Non-planted, non-living materials such as wood chips, bark, decorative rock, mulch, stone or other non-living materials ~~[may be used as groundcover, and shall be distributed throughout the site]~~ **customarily used as landscaping ground cover must be used in all landscaped areas that do not have living plant material as groundcover.** ~~[All landscape areas shall be covered with materials suitable for reducing dust and evaporation and shall be designed to improve the aesthetic appearance of the area.]~~ An attractive mix of organic and non-organic materials is encouraged. ~~[Products which appear to be dirt shall not be used.]~~

~~[3-8.3]~~ **3.** A ~~[ratio of at least]~~ **minimum of** 6 shrubs is required for each **400 square feet of required landscape area, excluding turfed areas.** ~~[tree placed or retained on the site. If a large quantity of] turf is proposed for the site, the required shrub count may be reduced after review and approval of the submitted landscaping plans by the planning division.]~~

[Staff note: The proposed requirement of 6 shrubs per 400 square feet of landscaped area is consistent with the current requirement of 6 shrubs per tree since one tree is also required per 400 square feet of landscaped area. However, the amendment also clarifies that areas that are turfed are not counted towards the required number of shrubs since turfed areas already provide live plant material.]

(Ord. 2007-26 § 1 (part), 2007; Ord. 2001-23).

3.9 - Streetscape.

On arterial streets, minimum ~~[10-foot]~~ **10-foot** wide landscape areas shall be provided along the frontage of the site adjacent to the street. On all other streets, a minimum ~~[of 6-foot]~~ **6-foot** wide landscape area shall be provided along the frontage of the site adjacent to the street. On sites with unique constraints, the ~~[director]~~ **Director** may approve an alternative dimension if the alternative does not compromise the integrity of the landscape plan.

(Ord. 2007-26 § 1 (part), 2007; Ord. 2001-23).

3.10 - Plant materials.

~~[3-10.1]~~ **1.** The latest edition of the American Standard for Nursery Stock by the American Association of Nurserymen shall be **used as** the criteria for sizes and grades of plant materials. **Except as otherwise provided in this section, no** ~~[No]~~ artificial plants are allowed ~~[unless approved by the director].~~

All trees ~~[to]~~ **must** be number 1 grade nursery stock and meet current industry quality standards adopted by the American Association of Nurserymen, American National Standards Institute (ANSI) Z60 and NRS 555 (Regulations of Nursery and Nursery Stock). All trees must comply with the following:

No girdling, kinked, circling or "J" roots;

No trees that have been topped;

No wounds in the trunk, bark or on limbs;

Insect and disease free, rodent and mechanical damage free;

No trees that have large nursery stakes through rootball or have been grown on a nursery stake;

Rootball ~~[to]~~ **must** be appropriate to caliper and crown size;

Trunk/crown structure and trunk taper ~~[to]~~ **must** be appropriate for the species;

All graft unions ~~[to]~~ **must** be healthy with trunk diameter below union larger than above union;

All trees ~~[to]~~ **must** stand upright without stakes;

Roots, bark and shoot growth ~~[to]~~ **must** give evidence of good tree vigor;

Any replacement of plant stock ~~[to]~~ **must** be equal to original specification and approved by the owner's representative~~[;]~~ **and**

Any substitution of plant material must be submitted in writing for approval by the landscape architect or design professional and the planning division~~[;]~~ .

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[3-10.2] **2.** Container grown shrubs ~~[shall]~~ **must** be minimum 5 gallon size at the time of planting, excluding trees and those plants grown in flats. Perennials ~~[shall]~~ **must** be a minimum 1 gallon size at the time of planting.

[3-10.3] **3.** Required evergreen trees ~~[shall]~~ **must** be a minimum of 6 feet in height at the time of planting and ~~[shall]~~ **must** not comprise more than 40 percent of the total number of **required** trees ~~[or as dictated by the site and approved by the director]~~.

[3-10.4] **4.** Required deciduous trees ~~[shall]~~ **must** be a minimum caliper of 2 inches at the time of planting. Using 3 inch ~~[maximum]~~ caliper new trees shall reduce the number of required trees by 10 percent ~~[or as approved by the director. This does not refer to required replacement trees as shown in subsection 3.4.1.1, for trees removed without permission]~~.

[3-10.5] **5.** If additional trees **or shrubs** beyond the minimum requirement are proposed, ~~[they]~~ **the additional trees or shrubs** may be smaller in size **than otherwise required by this section**. The required number of trees **and shrubs** in each category and total for the project must be clearly marked on the plan, with additional trees **and shrubs** noted as supplemental.

[3-10.6] **6.** Trees which overhang sidewalks, parking lots or streets shall be free of thorns or fruit types that litter the ground. Evergreen trees are not permitted in ~~[standard-sized]~~ parking islands **less than 12 feet in width**.

[3-10.7] **7.** Within an urban setting, ~~[the following types of trees shall not be installed because of undesirable characteristics:]~~ 'Populus genus' (aspens, poplars and cottonwoods), 'Salix genus' (willows), and 'Ulmus genus' (elms) **may not be planted due to undesirable characteristics**. ~~[New species which do not exhibit undesirable characteristics are acceptable.]~~ Requests for waiver of this requirement may be considered by the ~~[director]~~ **Director** in appropriate instances. ~~[Developers are encouraged to protect and preserve existing healthy trees on site.]~~

[3-10.8] **8.** Tree selection for projects ~~[will]~~ **should** be guided by the approved Carson City tree list for commercial projects. Trees planted in the ~~[city will]~~ **City must** be installed according to the ~~[city's]~~ tree planting standards **contained within this section**. The approved tree list and standard planting details are located in the ~~[appendix]~~ **Landscaping Appendix**.

[3-10.9] **9.** Riparian Areas. Areas along established riparian corridors may utilize native riparian trees and shrubs which are identified on the Carson City riparian area list. These materials may be planted along river/stream corridors within Carson City after approval of the intended choices and locations by the ~~[director]~~ **Director**. Request for use of riparian trees and shrubs outside of a riparian or wetland zone within the urban setting may be considered by the ~~[director]~~ **Director** in appropriate instances. The approved riparian area tree and shrub lists are located in the ~~[appendix]~~ **Landscaping Appendix**.

[3-10.10] **10.** Historic District Properties. Areas within the historic district are encouraged to utilize trees and shrubs shown as noted on the Carson City tree list for commercial projects, further noted as Carson City historic district preferred trees. The approved tree list with historic district preferred trees noted is located in the ~~[appendix]~~ **Landscaping Appendix**.
(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

3.11 - Details.

[3-11.1 Parking] **1. Landscaped areas abutting parking** and driveway areas ~~[shall]~~ **must** include concrete curbs or similar improvements ~~[as approved by the director]~~ for protection of landscaping. Vehicle overhangs into landscaped areas ~~[shall]~~ **may** not exceed 2 feet. Planter areas ~~[shall]~~ **must** not be less than 72 square feet in size and ~~[shall]~~ **must** have a minimum width of 6 feet.

[3-11.2] **2.** Drainage basins, when required, ~~[shall]~~ **must** be incorporated into the landscape design, utilize non-buoyant landscape materials, and ~~[shall]~~ be irrigated if landscaped **with live plant material**. Access ~~[shall]~~ **must** be provided for maintenance. The landscaped basin area may count ~~[as]~~ **towards not more than** 10 percent of the total landscape requirement if the basin is not fenced with sight-obscuring materials and is landscaped along the perimeter to enhance the appearance.

[3-11.3] **3.** Snow storage should be incorporated within the design of projects and should be oriented for maximum sun exposure for acceleration of melting. Driveways, drive aisles, sidewalks and

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landscape areas, cannot be used for snow storage. Drainage and run-off from snow storage areas ~~[shall]~~ **must** be considered in the design.

~~[3-11-4]~~ **4.** Soil in planted areas should be mechanically loosened to a minimum depth of 12 inches and/or to the depth of the root ball and 3 times the diameter for trees and shrubs. Tests of soils, based upon one test per site (sites over 25,000 square feet in landscape area may require additional tests as required by the ~~[director, shall]~~ **Director, must** be conducted and appropriate soil amendments recommended. Soils should be improved by incorporating the recommended soil amendments into the loosened soil prior to planting.

~~[3-11-5]~~ **5.** All non-planted landscape areas ~~[shall]~~ **must** be covered with materials such as mulch **in accordance with the provisions of this section.** ~~[Products which appear to be dirt shall not be used.]~~ A weed barrier fabric is required under all rock and cobble mulches and pre-emergent herbicide is recommended.

~~[a-]~~ **(a)** Planted areas should be mulched to a minimum depth of 3 inches for organic mulches. No fabric shall be used under wood mulch.

~~[b-]~~ **(b)** Sufficient quantity of rock mulch ~~[shall]~~ **must** be installed to completely cover all weed control fabric. Fabric ~~[shall]~~ **must** be trimmed back in compliance with landscaping details to allow for future growth of plants. All rock mulch must be washed and cleaned prior to installation. Large cobble mulch should include top dressing of smaller matching cobble or similar material. Nonporous material such as plastic sheeting ~~[shall]~~ **may** not be placed under the mulch.

~~[3-11-6]~~ **6.** All debris, including concrete, asphalt, wire, wood, steel and other foreign matter, must be removed from a planting area prior to soil preparation or planting and prior to request for a final inspection of the site.

~~[3-11-7]~~ **7.** Conflicts ~~[shall]~~ **must** be avoided in design of landscape improvements by considering the size and breadth of mature landscaping. ~~[Show existing]~~ **Existing** and proposed overhead and underground power lines, utility poles, light standards and utility easements **must be shown** on submitted landscape plans. Fire hydrants, fire connections, water boxes (3 feet clearance required), water and sewer service lines (10 feet clearance required for trees), overhead utilities, signs, roof overhangs, light standards etc., shall be taken into consideration in design of landscaping. ~~[Show all]~~ **All** proposed and existing signage for the site **must be shown on the landscape plans.** (Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

3.12 - Inspection, certifications and security.

~~[3-12-1]~~ **1.** Upon installation of landscaping and irrigation systems, the registered design professional, licensed design professional, general contractor, certified landscape contractor, registered landscape architect, or others as allowed per ~~[Nevada Revised Statutes (NRS)]~~ **NRS** who created, stamped and signed the landscaping and irrigation plans, or who has been authorized by that person, ~~[shall]~~ **must** certify that the installation was completed per the approved plans, including review of installation of correct plant materials, planting was according to diagrams and instructions included in the plan, emitter location and detail, etc. A letter attesting to this inspection and compliance ~~[shall]~~ **must** be submitted to the planning division **prior to the issuance of a final certificate of occupancy for the proposed use.** Plant tags ~~[are to]~~ **must** be left on plants until after approval of the landscaping plan by the authorized professional and ~~[shall]~~ **must** be removed upon approval. The planning division retains the right to inspect projects, and if not in compliance with submitted plans, require compliance prior to issuance of a final certificate of occupancy.

~~[3-12-2]~~ **2.** ~~[It is understood that minor]~~ **Minor** deviations ~~[and/or]~~ **or** plant substitutions may be necessary during the course of the project. These deviations may be done if approved by the registered design professional or others as allowed per NRS, and if consistent with the original approved design and plants selected are similar to the original plan and intended purpose. Notification in writing to the ~~[director is required for these instances. Approval is required from the director]~~ **Director and approval of the revisions are required** prior to installation. Upon completion, as-built landscape plans ~~[shall]~~ **must** be submitted. Major design revisions require a new **plan review** fee ~~[and additional staff resources].~~

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~~[3-12.3]~~ **3.** If, due to weather constraints, all landscaping is not completed prior to the final inspection, financial security in a form acceptable to the [city] **City** in the amount of 150 percent of the estimated cost of installation of remaining landscape improvements ~~[shall]~~ **must** be filed with the city guaranteeing installation within 9 months of final inspection. The estimated cost of the landscaping improvements not completed must be verified by the [city] **City**. Installation of plant materials during times when the ground is likely to be frozen is discouraged due to high mortality of plants. Delay of planting~~[;]~~ and providing financial security ~~[in a form acceptable to the city, as described in subsection 3-13.1,]~~ is recommended during these times.
(Ord. 2007-26 § 1 (part), 2007: Ord. 2001-23).

3.13 - Maintenance.

~~[3-13.1]~~ **1.** All landscape areas must be maintained by the property owners, including using the most current pruning standards accepted by the ANSI International Society of Arboriculture ~~[and/or]~~ **or** the National Arborist Association. Any damaged or dead ~~[plant(s)]~~ **plants** must be replaced or repaired by the property owners ~~[within]~~ **not more than** 30 days following notification by the ~~[director]~~ **Director**. If the season of the year makes this repair or replacement within ~~[a 30 day period]~~ **30 days** impractical, ~~[the person responsible for landscaping shall schedule an appropriate time for the completion of the accomplishment of this work as required and approved by the director. Property owner shall provide a]~~ financial security in a form acceptable to the city, in the amount of 150 percent of the estimated cost of installation of remaining landscape improvements ~~[-which shall be filed with the city guaranteeing installation]~~ **must be provided to the City**. The estimated cost of the landscaping improvements not yet completed must be verified by the [city] **City**.

~~[3-13.2]~~ **2.** Maintenance must include the checking of the sprinkler pattern and drip systems, plant condition, weeding, fertilization, pest control, replacement of mulches, weed barrier and dead material, or other debris, proper pruning and use of proper mowing heights. Radical pruning or trimming such as topping shall require replacement of the plant material. The required maintenance schedule for both the planting and the irrigation system ~~[shall]~~ **must** be shown on the landscape plan provided to the owner by the registered design professional or others as allowed by NRS.

~~[3-13.3]~~ **3.** An acknowledgment by the property owner of the required maintenance for a project must be submitted to the [city] **City** as a part of landscape and irrigation plan submittals.
(Ord. 2007-26 § 1 (part), 2007: Ord. 2004-13 § 7, 2004; Ord. 2001-23).

3.14 - Revisions to landscape plans.

~~[3-14.1]~~ If a revision to a landscape plan results in a change to the approved plans of more than 25 percent, a new landscape plan and review fee are required. Variations to the plan include, but are not limited to, change in species, type (e.g. rock, mulch, turf, etc.), and ~~[change in]~~ location **of plants and materials**.
(Amended by Ord. 2007-26 § 1 (part), 2007).

3.15 - Design standards.

Diagrams, text and examples are located in the ~~[appendix]~~ **the Landscaping Appendix**, including, but not limited to, general landscape and irrigation notes, irrigation legend detail, typical plant list legend example, tree and shrub planting details, emitter layout and staking, bubbler, tree protection, flushing end cap, drip, spray and coupling valves, rotor/pop-up head, irrigation trench wall section, rock wall, wood and pipe bollards, approved tree, shrub, riparian and historic district lists, pruning, tree retention~~[/]~~ **and** protection, root pruning and excavation adjacent to retained tree details.
(Ord. 2007-26 § 1 (part), 2007).

Landscaping Appendix.

[See following pages]

GENERAL LANDSCAPE NOTES:

02/2007

ALL LAWN AREAS SHALL BE CONTOURED AND ROLLED WITH A WEIGHTED HAND ROLLER PRIOR TO SOODING OPERATIONS.

CONTRACTOR MAY PROVIDE PHOTOGRAPHS OR SAMPLES OF ALL TREE PLANT MATERIAL FOR APPROVAL BY THE DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE TO SEE IF SPECIFICATIONS ARE MET. THIS DOES NOT GUARANTEE ACCEPTANCE OF ALL TREES UPON DELIVERY TO PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION. THE ACQUISITION OF ALL NECESSARY PERMITS ASSOCIATED WITH CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING ALL NOTES, CHECKING PLANT NAMES AND CONFIRMING ALL NUMBERS, SIZES, AND PLANT AVAILABILITY PRIOR TO SUBMITTING BID.

IF QUANTITIES LISTED IN THE PLANTING SCHEDULES DO NOT CORRELATE WITH THE QUANTITIES INDICATED ON THE PLANS, THEN PLAN QUANTITIES SHALL GOVERN.

THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO INSTALL ALL MATERIALS COMPLETE AND IN PLACE AS SHOWN AND/OR SPECIFIED.

FINISH GRADES IN ALL LAWN AREAS SHALL BE ESTABLISHED BEFORE INSPECTION BY THE DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF SOD.

ROUGH GRADE, FINISH GRADE AND ALL BERM LOCATION/SHAPES SHALL BE ESTABLISHED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION OF THE IRRIGATION SYSTEM, SITE ELEMENTS OR ANY SOD.

SOIL AMENDMENTS IN COMPLIANCE WITH DEVELOPMENT STANDARDS 3.11 SHALL BE INCORPORATED INTO THE TOP 8" TO 10" (MIN) OF THE ROUGH GRADE OF ALL LAWN AREAS PRIOR TO SOODING.

ROUGH GRADE IN ALL LAWN AND PLANTING BED AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8"-10" (MIN.) PRIOR TO INSTALLATION OF PLANT MATERIAL, BERMS AND SOD.

ALL SOD AND PLANT MATERIALS SHALL BE #1 GRADE NURSERY STOCK AND WARRANTED FOR ONE YEAR AFTER FINAL PROJECT ACCEPTANCE. REPLACE ANY PLANT WHICH DIES WITHIN 30 DAYS AFTER NOTIFICATION, EXCEPT DURING WINTER, WHEN REPLANTING MAY BE DELAYED, WITH PLANTS EQUAL TO ORIGINAL MATERIALS.

THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE ALL LAWN & PLANTING BED AREAS TO ESTABLISH ROUGH GRADE AND INSTALL REQUIRED SOIL AMENDMENTS. (4 1/2" BELOW TOP OF CURBS IN PLANTING AREAS & 1 1/2" BELOW SIDEWALKS IN LAWN AREAS.)

ANY IMPORTED TOPSOIL REQUIRED FOR INSTALLATION OF THE BERMS OR ESTABLISHMENT OF ROUGH GRADE OR FINISH GRADE SHALL BE TOPSOIL MIX APPROVED BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL PRIOR TO INSTALLATION.

TREE STAKING SHALL BE DONE ON ALL TREES. CONTRACTOR SHALL STAKE AS PER DETAIL. ORIGINAL NURSERY STAKES ON TREES SHALL BE REMOVED BEFORE INSTALLATION. TREES MUST STAND UPRIGHT WITHOUT SUPPORT TO BE ACCEPTABLE.

INSTALL A PROFESSIONAL GRADE LANDSCAPE FABRIC UNDER ALL ROCK MULCH AREAS. SECURE TO ROUGH GRADE. DO NOT LEAVE EXPOSED. (SEE DEV ST 3.11) NO PLASTIC SHEETING CAN BE PLACED UNDER ROCK MULCH

ROCK MULCH SHALL BE WASHED AND CLEANED. MULCH DEPTH TO BE 4"-6" MIN. AND BE INSTALLED IN ALL PLANTING AREAS AND OVER ALL BERMS AS SHOWN ON APPROVED LANDSCAPE PLANS. WEED FABRIC SHOULD BE COVERED BY MULCH AND NOT VISIBLE.

ALL PLANTING PITS SHALL BE EITHER HAND OR BACKHOE DUG (NO AUGER). THE BOTTOM AND SIDES OF THE PLANTING PITS SHALL BE SCARIFIED BEFORE INSTALLATION OF THE PLANT MATERIAL. HOLES SHALL BE THREE TIMES AS WIDE AS THE ROOTBALL DIAMETER, THE SAME DEPTH AS THE ROOTBALL AND BACKFILLED WITH AN APPROVED SOIL MIX.

ALL PLANTING BEDS AND SOD AREAS SHALL BE STRIPPED AND CLEARED OF ALL LAWN, ROOTS, WEEDS, AND DEBRIS AND SHALL BE RAKED TO A SMOOTH AND EVEN GRADE PRIOR TO PLANT MATERIAL OR SOD INSTALLATION.

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INSTALL IBDU WATER SOLUBLE STARTER PLANT FERTILIZER BAGS/TABLETS OR AN APPROVED EQUAL IN ALL PLANTING PITS. USE 1 PER 1-GALLON CONTAINER, 3 PER 5-GALLON CONTAINER, AND 5 PER 15-GALLON CONTAINER/ 2" CAL. OR LARGER TREE.

CONTRACTOR TO APPLY A PRE-EMERGENT HERBICIDE AND PERMEABLE LANDSCAPE FABRIC THROUGHOUT ALL ROCK MULCH AREAS PRIOR TO PLACING MULCH. NO PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN PERENNIAL, GROUNDCOVER, BULB AND ANNUAL AREAS. ADD GRANULAR PRE-EMERGENT HERBICIDE PER MANUFACTURER'S WRITTEN RECOMENDATIONS PRIOR TO INSTALLING LANDSCAPE FABRIC AND ROCK MULCH.

FINAL LOCATION OF ALL LANDSCAPE PLANT MATERIAL SHALL BE SET BY THE CONTRACTOR ACCORDING TO THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL OR OWNER'S REP BEFORE INSTALLATION.

NO PLANTS SHALL BE PLACED TO CONFLICT OR CREATE CONFLICT W/ SIGNS, LIGHTS, UTILITIES, ETC. IF PLANT LOCATION WILL CAUSE A CONFLICT, CONTACT THE LANDSCAPE ARCHITECT.

ALL PERENNIAL & GROUNDCOVER AREAS SHALL BE HAND SET BY THE CONTRACTOR IN AREAS SHOWN ON DRAWINGS AND APPROVED BY THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL OR OWNER'S REP BEFORE INSTALLATION.

THE CONTRACTOR SHALL REMOVE ALL BURLAP, TWINE, TIES, CONTAINERS AND WIRE BASKETS FROM ALL PLANT MATERIAL. DO NOT DISTURB ROOTBALLS. REMOVE ANY EXCESS SOIL ON TREES OR SHRUBS THAT HAS ACCUMULATED DURING THE PACKAGING & SHIPPING PROCESS, (B&B STOCK – ESPECIALLY) IN ORDER TO DETERMINE PROPER PLANTING DEPTH IN ORDER TO PLACE ROOTBALL AT 1" ABOVE GRADE. CLEAN DOWN TO THE TOP OF STRUCTURAL (FLARED) ROOT SYSTEM.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROVIDE EFFECTIVE DUST CONTROL OF ALL PREPARED SOIL AREAS.

ALL TREES TO BE #1 GRADE NURSERY STOCK AND MEET CURRENT INDUSTRY QUALITY STANDARDS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60 AND NEVADA REVISED STATES (NRS) 555 (REGULATIONS OF NURSERY AND NURSERY STOCK). ALL TREES MUST COMPLY WITH:

- NO GIRDLING, KINKED, CIRCLING OR "J" ROOTS.
- NO TREES THAT HAVE BEEN TOPPED.
- NO WOUNDS IN THE TRUNK BARK OR ON LIMBS.
- INSECT AND DISEASE FREE, RODENT AND MECHANICAL DAMAGE FREE.
- NO TREES THAT HAVE LARGE NURSERY STAKES THROUGH ROOTBALL OR HAVE BEEN GROWN ON A NURSERY STAKE.
- ROOTBALL TO BE APPROPRIATE TO CALIPER AND CROWN SIZE.
- TRUNK/ CROWN STRUCTURE AND TRUNK TAPER TO BE APPROPRIATE FOR THE SPECIES.
- ALL GRAFT UNIONS TO BE HEALTHY WITH TRUNK DIAMETER BELOW UNION LARGER THAN ABOVE UNION.
- ALL TREES TO STAND UPRIGHT WITHOUT STAKES.
- ROOTS, BARK AND SHOOT GROWTH TO GIVE EVIDENCE OF GOOD TREE VIGOR.
- ANY REPLACEMENT OF PLANT STOCK TO BE EQUAL TO ORIGINAL SPECIFICATION AND APPROVED BY THE OWNER'S REPRESENTATIVE OR DESIGN PROFESSIONAL AND THE COMMUNITY DEVELOPMENT PLANNING DEPARTMENT.

ALL PLANTING BEDS AND SOD AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.

ALL BOX TREES TO BE STAKE FREE NURSERY STOCK, NO LARGE STAKES THROUGH ROOTBALL.

THE CONTRACTOR SHALL SPACE PLANT MATERIALS TO ACCOMMODATE EVERGREEN TREE GROWTH. SPACE ALL SHRUBS/ GROUND COVERS/ PERENNIALS A MINIMUM OF 8' AWAY FROM ANY EVERGREEN TREE TRUNK.

ANY SUBSTITUTION OF PLANT MATERIAL MUST BE SUBMITTED IN WRITING FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL AND THE COMMUNITY DEVELOPMENT DEPARTMENT.

THE CONTRACTOR SHALL INSPECT THE SITE REGULARLY TO REVIEW THE CONDITION OF ALL PLANTINGS. IF ANY CHANGES IN THE OVERALL MAINTENANCE PROGRAM ARE REQUIRED TO IMPROVE THE CONDITIONS TO AN ACCEPTABLE STANDARD, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING. OTHERWISE THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR THE CONDITION OF THE PLANTINGS AND MUST HONOR THE GUARANTEE. ANY PLANTS REPLACED UNDER THIS GUARANTEE SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF REPLACEMENT.

THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE MAINTENANCE OF THE ENTIRE IRRIGATION SYSTEM & ALL LANDSCAPING UNTIL FINAL PROJECT ACCEPTANCE. AFTER FINAL PROJECT ACCEPTANCE ALL PROJECT MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

THE CONTRACTOR SHALL TOP DRESS ROUGH GRADE OF ALL LAWN AREAS WITH 2" OF PROFESSIONAL GRADE TOP SOIL MIX, APPROVED BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL. SCARIFY ALL LAWN AREAS INCORPORATING TOPSOIL INTO ROUGH GRADE.

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UPON INSTALLATION OF LANDSCAPING AND THE IRRIGATION SYSTEM, THE REGISTERED DESIGN PROFESSIONAL OR LANDSCAPE ARCHITECT OR OTHERS AS ALLOWED PER NRS SHALL CERTIFY THAT THE INSTALLATION WAS COMPLETED PER THE APPROVED PLANS. THE REGISTERED DESIGN PROFESSIONAL SHALL CHECK THE INSTALLATION TO VERIFY COMPLIANCE WITH APPROVED PLANS. THEN THE PLANNING DEPARTMENT SHALL INSPECT FOR FINAL APPROVAL. PLANT SPECIES IDENTIFICATION TAGS ARE TO BE LEFT ON PLANTS UNTIL AFTER APPROVAL OF THE LANDSCAPING AND THEN REMOVED.

IT IS UNDERSTOOD THAT MINOR DEVIATION AND/OR PLANT SUBSTITUTIONS MAY BE NECESSARY DURING THE COURSE OF THE PROJECT. THESE DEVIATIONS MAY BE DONE IF APPROVED BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL OR OTHERS AS ALLOWED PER NRS, AND IF CONSISTENT WITH THE ORIGINAL APPROVED DESIGN AND PLANTS SELECTED ARE SIMILAR TO THE ORIGINAL PLAN AND INTENDED PURPOSE. NOTIFICATION IN WRITING TO THE COMMUNITY DEVELOPMENT PLANNING DEPARTMENT IS REQUIRED FOR THESE INSTANCES. APPROVAL IS REQUIRED FROM THE DIRECTOR PRIOR TO INSTALLATION. UPON COMPLETION, AS-BUILT LANDSCAPE PLANS SHALL BE SUBMITTED TO COMMUNITY DEVELOPMENT PLANNING DEPARTMENT. MAJOR DESIGN REVISIONS MAY REQUIRE NEW FEES AND ADDITIONAL STAFF RESOURCES.

ALL LANDSCAPE AREAS MUST BE MAINTAINED BY THE PROPERTY OWNERS, INCLUDING USING THE MOST CURRENT PRUNING STANDARDS ACCEPTED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND/OR THE NATIONAL ARBORIST ASSOCIATION. ANY DAMAGED OR DEAD PLANT MUST BE REPLACED OR REPAIRED BY THE PROPERTY OWNERS WITHIN 30 DAYS FOLLOWING NOTIFICATION BY THE DIRECTOR. IF THE SEASON OF THE YEAR MAKES THIS REPAIR OR REPLACEMENT WITHIN A 30 DAY PERIOD IMPRACTICAL, THE PERSON RESPONSIBLE FOR LANDSCAPING SHALL SCHEDULE AN APPROPRIATE TIME FOR THE COMPLETION OF THE ACCOMPLISHMENT OF THIS WORK AS REQUIRED BY THE DIRECTOR.

MAINTENANCE MUST INCLUDE THE CHECKING OF THE SPRINKLER PATTERN AND DRIP SYSTEMS, PLANT CONDITION, WEEDING, FERTILIZATION, PEST CONTROL, REPLACEMENT OF MULCHES, WEED BARRIER AND CLEAR AWAY DEBRIS, PROPER PRUNING AND USE OF PROPER MOWING HEIGHTS. RADICAL PRUNING OR TRIMMING SUCH AS AS TOPPING SHALL REQUIRE REPLACEMENT OF THE PLANT MATERIAL.

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GENERAL IRRIGATION NOTES:

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ALL PLUMBING AND ELECTRICAL WORK SHALL BE COMPLETED AS PER ALL LOCAL CODES.

INSTALLATION OF MATERIALS SHALL BE PER MANUFACTURERS RECOMMENDATIONS OR AS SPECIFIED. SPRINKLER HEADS ARE EXACT. NO EXTRA PAYMENT WILL BE MADE WHERE PIPING MUST BE OFFSET TO AVOID EXISTING CONDITIONS, OTHER WORK OR WHERE CHANGES ARE NECESSARY TO FACILITATE INSTALLATION.

THE IRRIGATION SYSTEM SHALL BE CONSTRUCTED FOR WINTERIZATION BY THE CONTRACTOR.

ALL MATERIALS SHALL BE NEW, WITHOUT FLAWS AND CONSIDERED THE BEST AVAILABLE IN STOCK. THE COMPLETE SYSTEM SHALL HAVE A ONE-YEAR WARRANTY AFTER FINAL PROJECT ACCEPTANCE ON ALL PARTS AND LABOR.

PRIOR TO FINAL PROJECT ACCEPTANCE, THE CONTRACTOR SHALL INSTRUCT THE OWNER, OR HIS REPRESENTATIVE, IN THE PROPER OPERATION, MAINTENANCE, AND WINTERIZATION OF THE ENTIRE IRRIGATION SYSTEM.

THE CONTRACTOR SHALL PROVIDE AND KEEP CURRENT A COMPLETE SET OF RECORD DRAWINGS WHICH SHALL BE CORRECTED DAILY TO SHOW CHANGES IN THE ORIGINAL DRAWINGS. ALL MAINLINE PIPING AND VALVE LOCATIONS SHALL BE SHOWN WITH ACTUAL MEASUREMENTS TO REFERENCE POINTS.

WHEN THE SYSTEM IS COMPLETE, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL LAWN & LANDSCAPE PLANTING AREAS.

ALL IRRIGATION MAINLINE PIPING & LATERAL PIPING SHALL BE SCHEDULE 40 PVC PIPE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SETTLING IN THE IRRIGATION TRENCHES OR ASSOCIATED IRRIGATION WORK AS A WARRANTY ITEM.

ALL IRRIGATION VALVES SHALL BE LOCATED IN PROFESSIONAL GRADE VALVE BOXES. SIZE OF VALVE BOXES SHALL VARY WITH NUMBER OF VALVES LOCATED IN BOX. ALL VALVE BOX LID ELEVATIONS SHALL BE SET FLUSH WITH FINISHED GRADE. PROVIDE BOX SIZE THAT WILL ALLOW 6" CLEARANCE AROUND ALL SIDES OF VALVES. PROVIDE BOLTS PER MANUFACTURER'S RECOMMENDATIONS AND SECURE EACH VALVE BOX.

ON ALL THREADED JOINTS WITHIN THE IRRIGATION SYSTEM, THE CONTRACTOR SHALL USE 2-3 FULL TURNS OF TEFLON TAPE AT EACH CONNECTION.

WIRE CONNECTORS SHALL BE USED ON ALL FIELD WIRE SPLICES AND CONNECTIONS.

ALL CONTROL WIRE SHALL BEAR A U/L APPROVED LABEL FOR DIRECT UNDERGROUND BURIAL IN NATIONAL ELECTRIC CODE CLASS IT CIRCUITS. AWG SIZES. ALL CONTROL WIRE RUNS LESS THAN 1000' SHALL HAVE NO SPLICES. IF A SPLICE OCCURS ON A FIELD CONTROL WIRE, THE CONTRACTOR SHALL INSTALL THE SPLICE IN A 6" ROUND VALVE BOX USING APPROVED WATERTIGHT CONNECTORS. IF APPROVED BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL. OTHERWISE THE ENTIRE FIELD CONTROL WIRE SHALL BE REMOVED & REPLACED.

TAPE AND BUNDLE ALL CONTROL WIRE TO BOTTOM OF MAINLINE PIPE AT 10' O.C.

THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN A LOCATION AS SHOWN ON THE PLANS. THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL, OR THE OWNER'S REPRESENTATIVE WILL APPROVE FINAL CONTROLLER LOCATION.

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IRRIGATION VALVE BOXES ARE TO BE INSTALLED IN LANDSCAPE PLANTING AREAS OR OTHER PROTECTED SPACES. VALVE BOXES SHALL NOT BE INSTALLED IN LAWN AREAS.

THE CONTRACTOR SHALL INSTALL SCHEDULE 40 GALVANIZED PIPING 5' ON EITHER SIDE OF THE BACK FLOW PREVENTER, AS DEPICTED IN THE STANDARD CITY'S DETAIL.

FILTER FABRIC FOR ABOVE ALL ROCK SUMPS SHALL BE PROFESSIONAL GRADE WEED BARRIER OR AN APPROVED EQUAL.

IRRIGATION MAINLINE TO BE BURIED 24" BELOW FINISHED GRADE AND ALL SPRAY SYSTEM LATERAL LINE PIPING TO BE BURIED 18" BELOW FINISH GRADE. ALL 3/4" DRIP IRRIGATION TUBING TO BE BURIED 4" – 6" BELOW FINISH GRADE.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. THE ACQUISITION OF ALL NECESSARY PERMITS ASSOCIATED WITH CONSTRUCTION SHALL BE THE CONTRACTORS RESPONSIBILITY.

ALL GALVANIZED PIPE IN CONTACT WITH SOIL SHALL BE COVERED WITH PVC TAPE TO PREVENT PIPE CORROSION (PER UNIFORM PLUMBING CODE).

THE CONTRACTOR SHALL INSTALL A CURB STOP AND WASTE VALVE AT THE BACKFLOW PREVENTER (SIZE TO MATCH MAINLINE) (AS PER CITY'S PUBLIC WORKS DEPARTMENT DETAIL.).

PIPE DOPE SHALL NOT BE USED ANYWHERE ON THE IRRIGATION SYSTEM.

NO 3/4" PIPE SHALL BE USED ANYWHERE ON THE SPRAY IRRIGATION SYSTEM. (EXCEPT FOR 3/4" SWING JOINT ASSEMBLIES FOR ROTOR OR POP-UP SPRAY HEADS).

THE CONTRACTOR SHALL EXPOSE ENDS OF ALL IRRIGATION SLEEVES. ANY BROKEN OR SHATTERED ENDS OF THE IRRIGATION SLEEVES SHALL BE CUT TO A CLEAN END BEFORE INSTALLATION OF EITHER MAINLINE PIPE, LATERAL LINES OR DRIP IRRIGATION TUBING. ALL SLEEVE ENDS SHALL BE INSPECTED BY THE LA/DESIGN PROFESSIONAL BEFORE BURYING.

FINAL CONNECTION OF THE VALVE WIRES TO THE CONTROLLER SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

THE CONTRACTOR SHALL AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND UTILITIES WHICH MAY EFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME.

THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE, WATER, GAS AND SEWER FACILITIES SO AS TO SAFELY PROTECT ALL UTILITIES, PERSONNEL, AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL MAINLINES SHALL BE PRESSURE TESTED AT 1.5 TIMES THE STATIC PRESSURE FOR A MINIMUM 2 HOUR PERIOD PRIOR TO BACKFILLING OF TRENCHES. TEST WILL BE CONSIDERED SUCCESSFUL IF NO PRESSURE LOSS OCCURS DURING THE TWO HOURS. IF ANY LEAKS ARE PRESENT THEY SHALL BE CORRECTED AND LINES SHALL BE RE-TESTED PRIOR TO BACKFILLING TRENCHES.

SCALE: NTS

NO.	REVISION	DATE	Standard Irrigation Detail	File Name: <small>(H:\landscape details\IRRIGATION NOTES.dwg)</small>	
			GENERAL IRRIGATION NOTES	Landscape Detail Number: L-XX	
				Date: 2/2007	Page: 2b

PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

THE CONTRACTOR SHALL FLUSH ALL LATERALS AND EMITTER LINES PRIOR TO INSTALLING EMITTERS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS, FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER SIDEWALKS AND PAVING.

SHOULD DISCREPANCIES ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS WHICH REQUIRE FIELD MODIFICATIONS OR PLAN REVISIONS, THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL, OR OWNER'S REPRESENTATIVE SHALL BE CONTACTED PRIOR TO CONSTRUCTION FOR RESOLUTION OR PLAN REVISION.

DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL, OR THE OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO A 110 VOLT POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE IRRIGATION CONTROLLER WIRING TO THE POWER SOURCE. CONNECTING THE CONTROLLER TO THE POWER SOURCE SHALL BE THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES OR ORDINANCES THAT APPLY. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE POWER SOURCE AND EXACT LOCATION OF THE CONTROLLER WITH OWNER'S REPRESENTATIVE.

SCALE: NTS

NO.	REVISION	DATE	Standard Irrigation Detail	File Name:
			GENERAL IRRIGATION NOTES	[I:\landscape detail\IRRIGATION NOTES.dwg]
				Landscape Detail Number: L-XX
				Date: 2/2007 Page: 2c

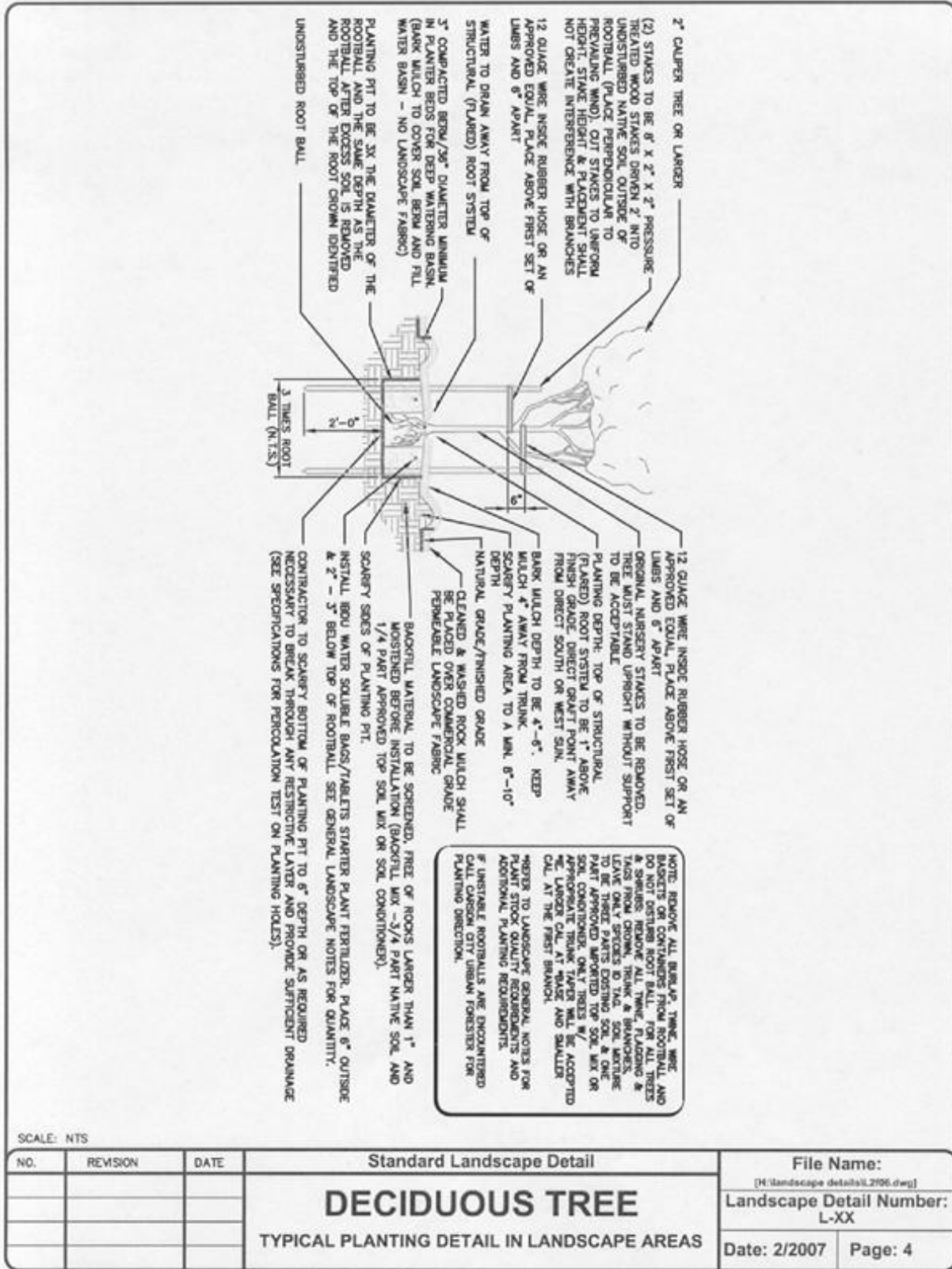
Title 18 Appendix, Development Standards – Division 3, Landscaping

TYPICAL PLANT LIST EXAMPLE				
5/2006				
TREE LEGEND				
QUANTITY	SYMBOL	COMMON/ BOTANICAL NAME	SIZE	SPACING
9	A	CHANTICLEER FLOWERING PEAR <i>Pyrus calleryana</i> 'Chanticleer'	2" CAL	40 FEET ON CENTER
4	B	BLOODGOOD JAPANESE MAPLE <i>Acer palmatum</i> 'Bloodgood'	2" CAL	AS PER PLANS
16	C	NORTHERN RED OAK <i>Quercus rubra</i>	2" CAL	40 FEET ON CENTER
5	D	BLUE ASH <i>Fraxinus quadrangata</i>	2" CAL	40 FEET ON CENTER
3	E	BACHER'S BLUE SPRUCE <i>Picea pungens</i> 'Baehari'	6" TALL (MIN.)	15 FEET ON CENTER
1	F	BLUE HAVEN JUNIPER <i>Juniperus scopulorum</i>	6" TALL (MIN.)	8 FEET ON CENTER

TYPICAL PLANT LIST EXAMPLE				
5/2006				
SHRUB/ PERENNIAL LEGEND				
QUANTITY	SYMBOL	COMMON/ BOTANICAL NAME	SIZE	SPACING
120	AA	JAPANESE REDLEAF BARBERRY <i>Barberis thunbergii</i> 'Atropurpurea'	5 GAL.	6 FEET ON CENTER
15	BB	ROCK COTONEASTER <i>Cotoneaster horizontalis</i>	5 GAL.	6 FEET ON CENTER
207	CC	DWARF OREGON GRAPE <i>Mahonia aquifolium</i> 'Compacta'	5 GAL.	4 FEET ON CENTER
109	DD	SUTTER'S GOLD POTENTILLA <i>Potentilla fruticosa</i> 'Sutter's Gold'	5 GAL.	4 FEET ON CENTER
11	EE	VANHOUTTE SPIREA <i>Spiraea vanhouttei</i>	5 GAL.	6 FEET ON CENTER
3	FF	DWARF MUGHO PINE <i>Pinus mugo</i> 'mugo'	5 GAL.	5 FEET ON CENTER
55	GG	RED-HOT POKER <i>Kniphofia uvaria</i>	1 GAL.	3 FEET ON CENTER
30	HH	MOONBEAM COREOPSIS <i>Coreopsis lanceolata</i> 'Moonbeam'	1 GAL.	2 FEET ON CENTER
27	II	DAY LILIES (MIXED COLORS) <i>Hemerocallis</i> spp.	1 GAL.	3 FEET ON CENTER
24	JJ	BALTIC IVY <i>Hedera helix</i> 'Baltica'	1 GAL.	18 INCHES ON CENTER

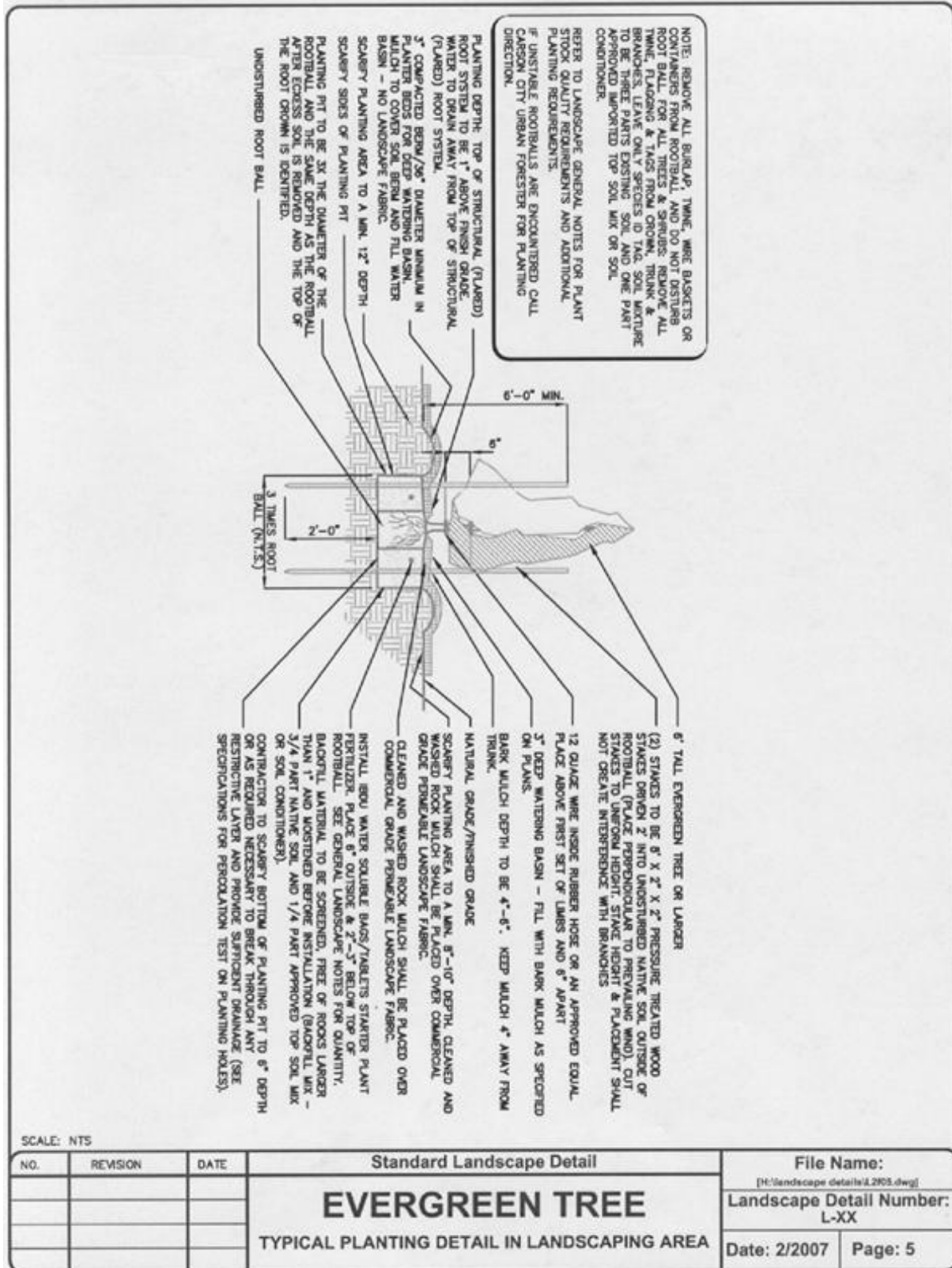
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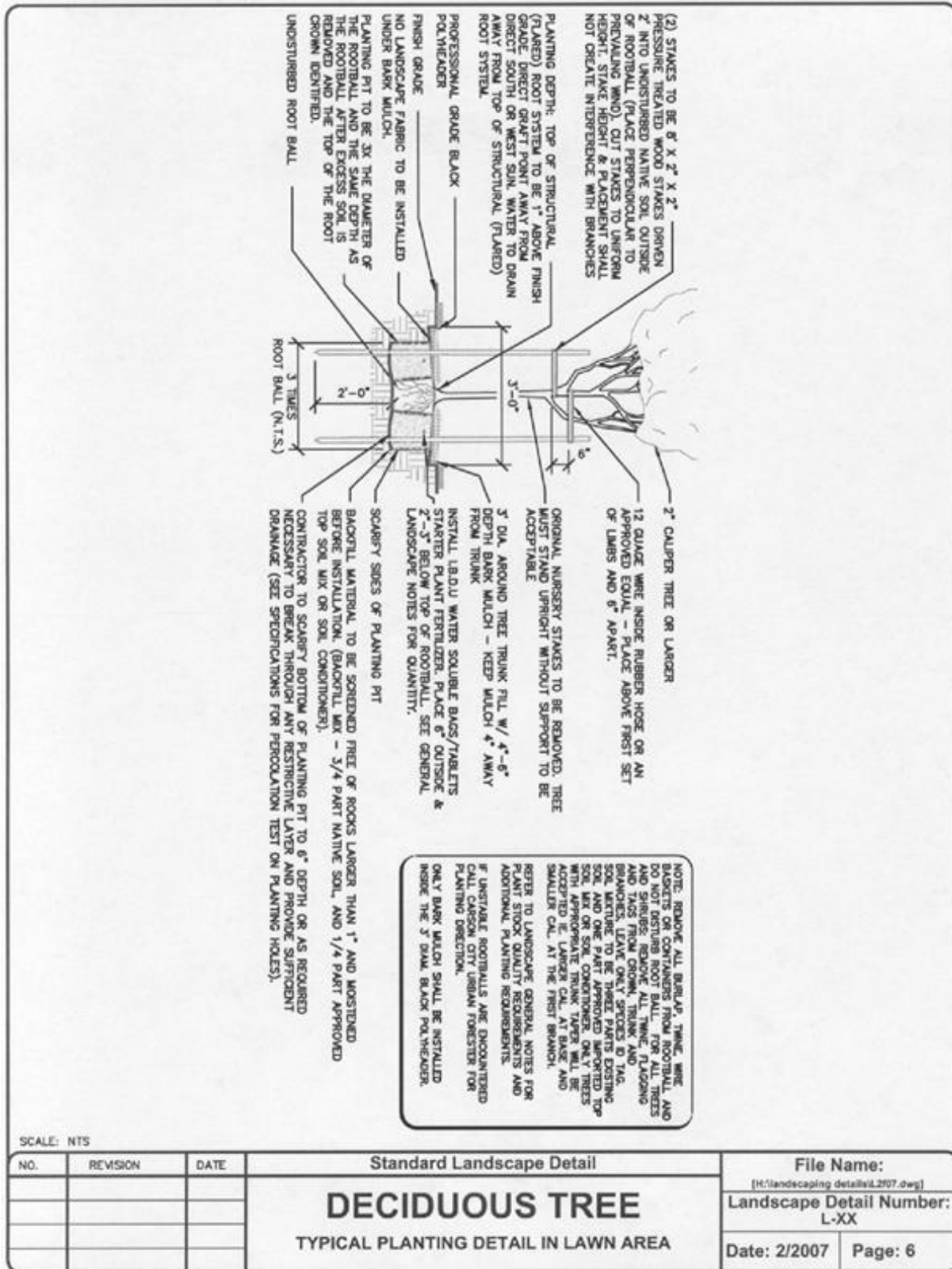
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					Date: 5/2006	Page: 3

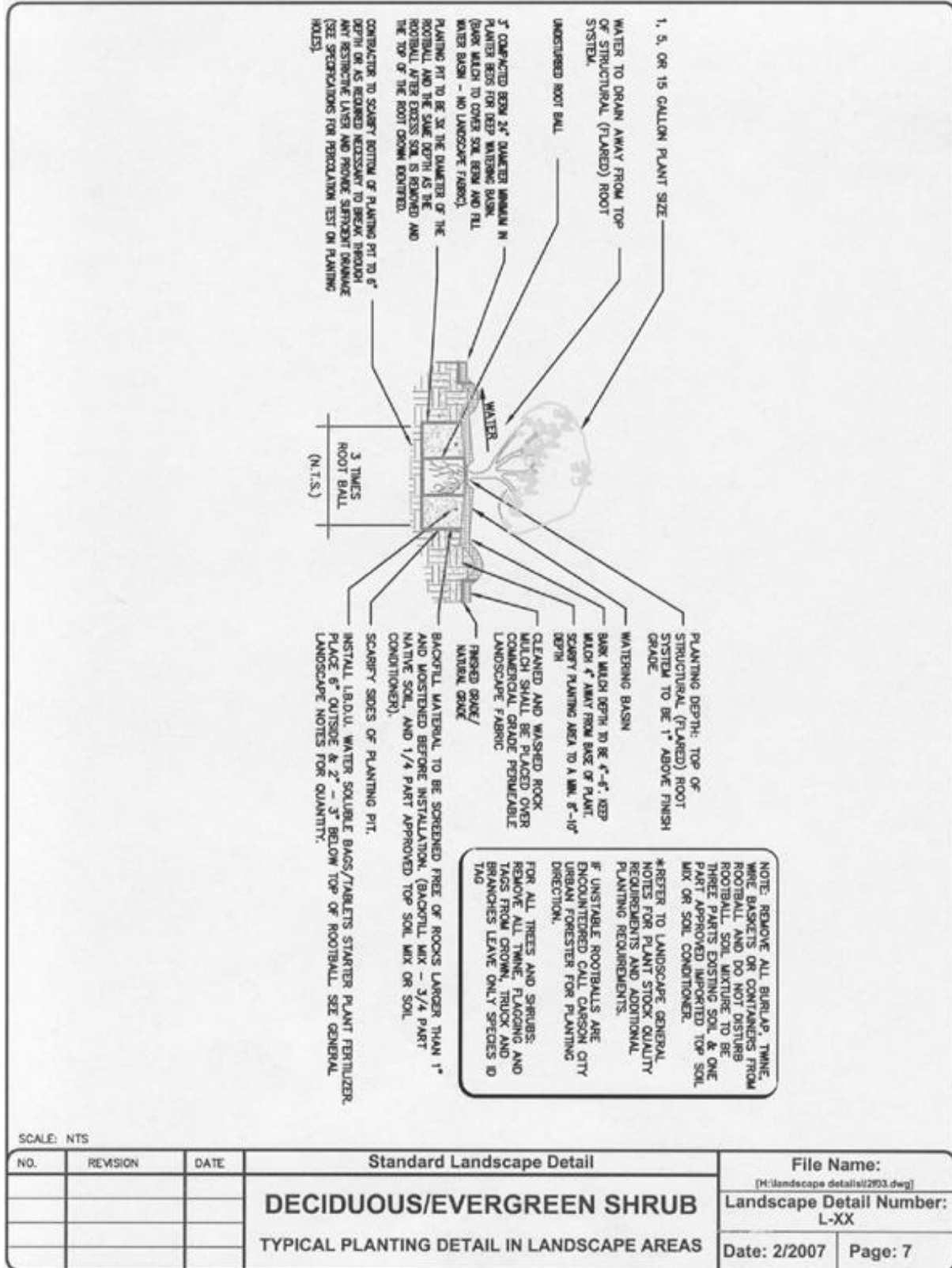


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NO.	REVISION	DATE	Landscaping Detail Number: L-XX
			Date: 2/2007 Page: 4
DECIDUOUS TREE			
TYPICAL PLANTING DETAIL IN LANDSCAPE AREAS			







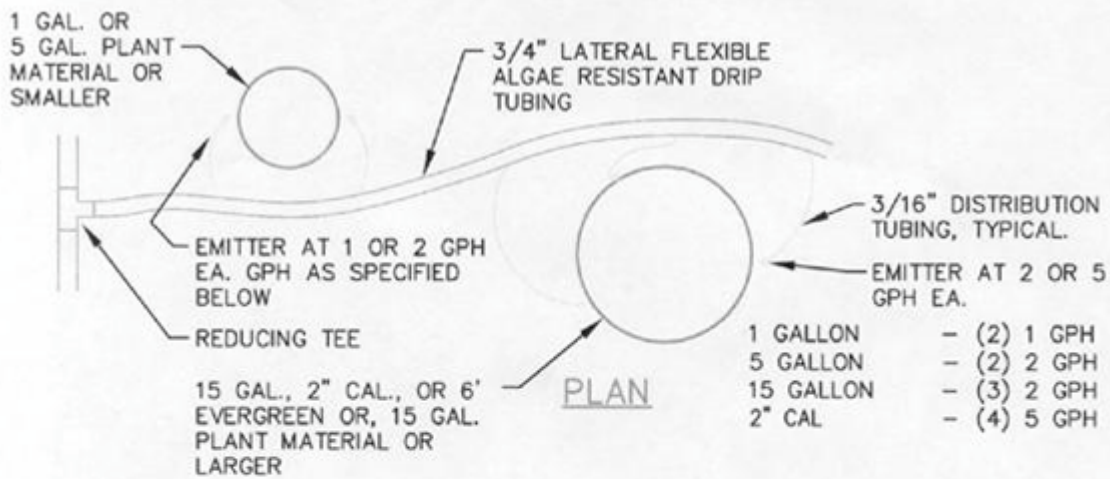
IRRIGATION LEGEND **						
2/2007						
SYMBOL	BRAND	MODEL NUMBER	P.S.I.	G.P.M.	RADIUS	COMMENTS
	RAINBIRD	1804-8Q-FLT	30	.39	8'	4" POP-UP SPRAY HEAD
	RAINBIRD	1804-8H-FLT	30	.79	8'	4" POP-UP SPRAY HEAD
	RAINBIRD	1804-10Q-LA	30	.39	10'	4" POP-UP SPRAY HEAD
	RAINBIRD	1804-10H-LA	30	.79	10'	4" POP-UP SPRAY HEAD
	RAINBIRD	1804-10F-LA	30	.57	10'	4" POP-UP SPRAY HEAD
	WILKINS	BACKFLOW PREVENTER				BACKFLOW PREVENTER (INSTALL IN STRONG BOX INSULATED BACKFLOW COVER)
	STRONG BOX	SBBC-45 ALU				45" LONG, 29.5" HIGH, 16" WIDE, (ALUMINUM INSULATED COVER, LOW PROFILE).
	WATOURS	ISOLATION VALVE/GATE VALVE				1 1/2" OR 2" GATE VALVE (MATCH TO MAINLINE SIZE)
	MUELLER	CURB AND STOP WASTE VALVE				1" VALVE (MATCH TO MAINLINE SIZE)
	WILKINS	500 SERIES				2" PRESSURE REDUCING VALVE
	RAINBIRD	150-PEB				1 1/2" ELECTRIC PLASTIC VALVE (SPRAY SYSTEM)
	RAINBIRD	44RC				1" QUICK COUPLING VALVE
	--	PVC MAINLINE - SIZE INDICATED ON DRAWINGS				SCHEDULE 40 PIPE
	--	1" - 2" DIAM. PVC LATERAL LINES - SIZE INDICATED ON DRAWINGS				SCHEDULE 40 PIPE
	--	EXISTING PVC IRR. SLEEVES (NEW SLEEVES INDICATED ON DRAWINGS)				
	--	VALVE NUMBER GALLONS				
DRIP IRRIGATION SYSTEM **						
	RAINBIRD	XCZ-100				CONTROL ZONE KIT W/ 1" DV ELECTRIC PLASTIC VALVE (DRIP SYSTEM) (USE CARSON INDUSTRIES, INC. VALVE BOX OR AN APPROVED EQUAL - SIZE 13 1/2" x 23 1/2")
	PEPCO	3/4" DRIP TUBING				
	PEPCO	FLUSHING END CAP				
	RAINBIRD	XB-10 OR XB-10-6 EMITTERS				SINGLE OR MULTI OUTLET PRESSURE COMPENSATING - INSTALL DRIP TO ALL PLANTS
** IDENTIFIED BRANDS ARE FOR ILLUSTRATION PURPOSES ONLY. THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL IS RESPONSIBLE FOR SPECIFYING THE PROPER EQUIPMENT FOR THE IRRIGATION SYSTEM.						

SCALE: NTS

NO.	REVISION	DATE	Standard Irrigation Detail	File Name:
			TYPICAL IRRIGATION LEGEND	[H:\landscape detail\IRR-LEGEND.dwg]
				Landscape Detail Number: L-XX
				Date: 2/2007
				Page: 8

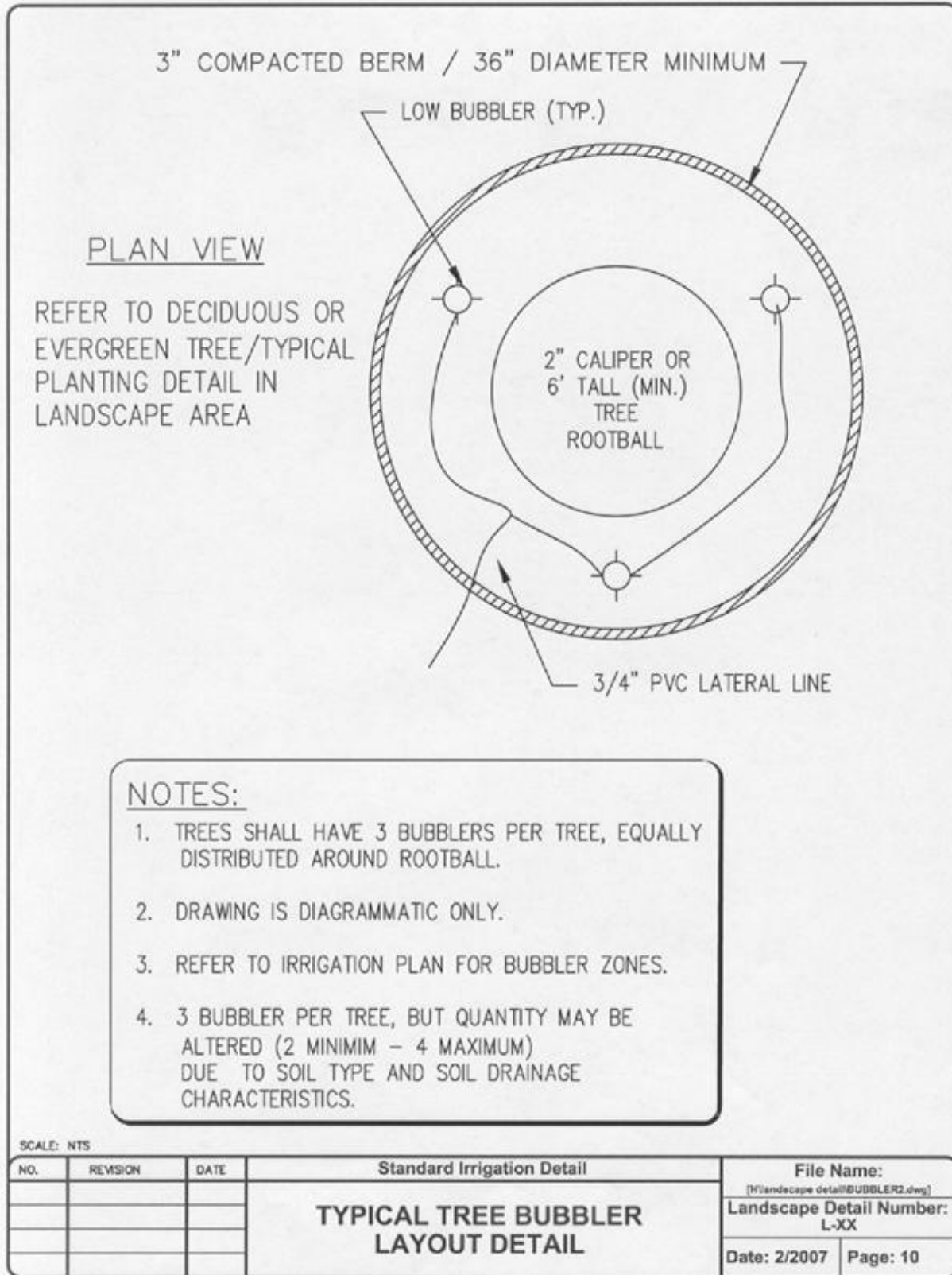
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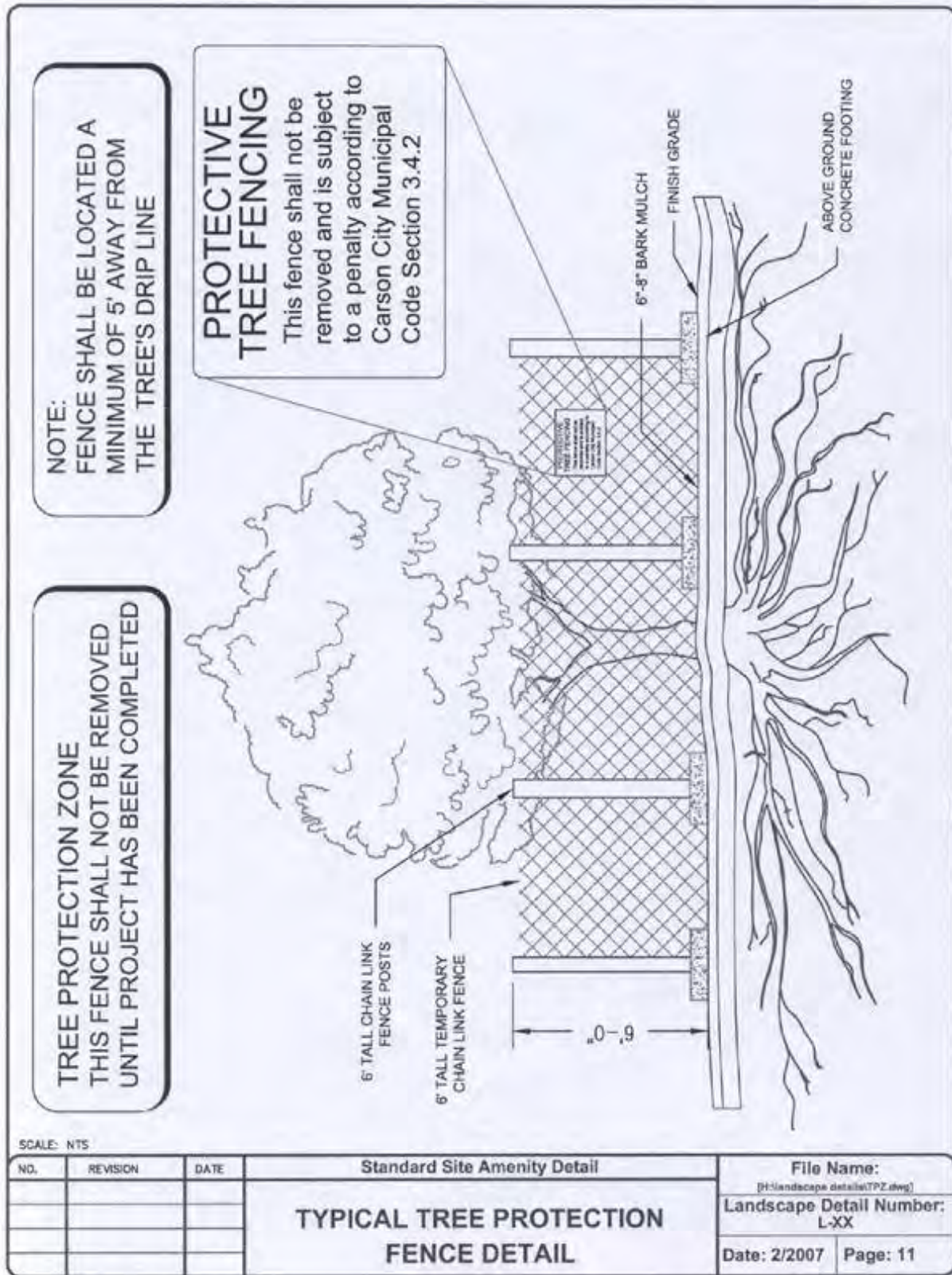
1. STAKE DISTRIBUTION TUBING IN PLACE AT SURFACE OF EACH EMITTER.
2. ALL PLANTS LOCATED ON SLOPES SHALL HAVE EMITTERS PLACED UP HILL FROM PLANT.
3. DO NOT WRAP DISTRIBUTION TUBING AROUND PLANT STEM OR TREE TRUNK.
4. DO NOT PLACE EMITTERS AGAINST PLANT STEM OR TREE TRUNK.
5. PLACE EMITTERS AROUND PLANT FOR EQUAL DISTRIBUTION OF WATER.
6. CONTRACTOR IS RESPONSIBLE TO ESTABLISH WATERING TIMES AND DURATIONS.
7. EMITTER (GPH) WATER RATE MAY BE ALTERED DUE TO SOIL TYPE AND SOIL DRAINAGE CHARACTERISTICS.

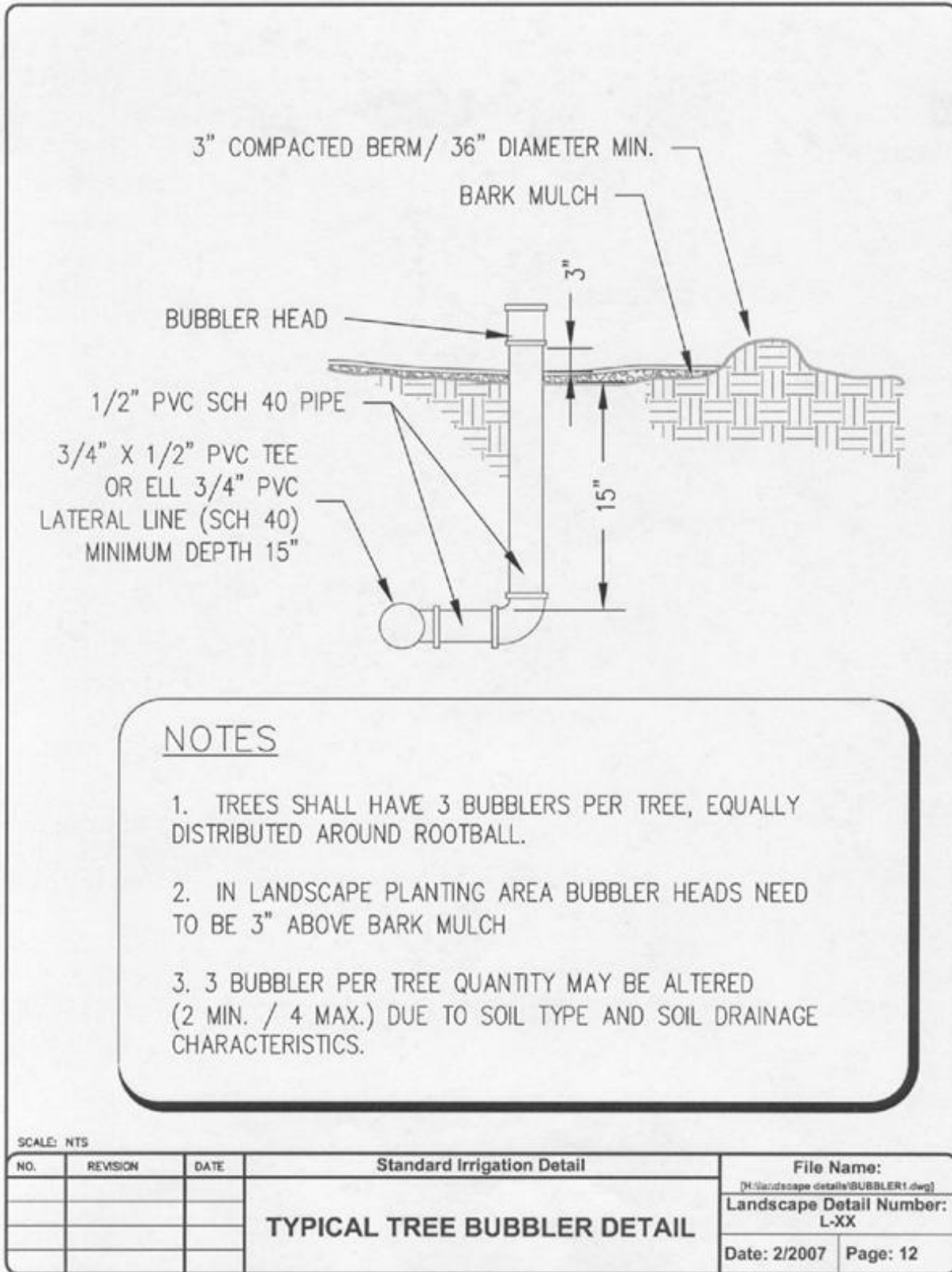


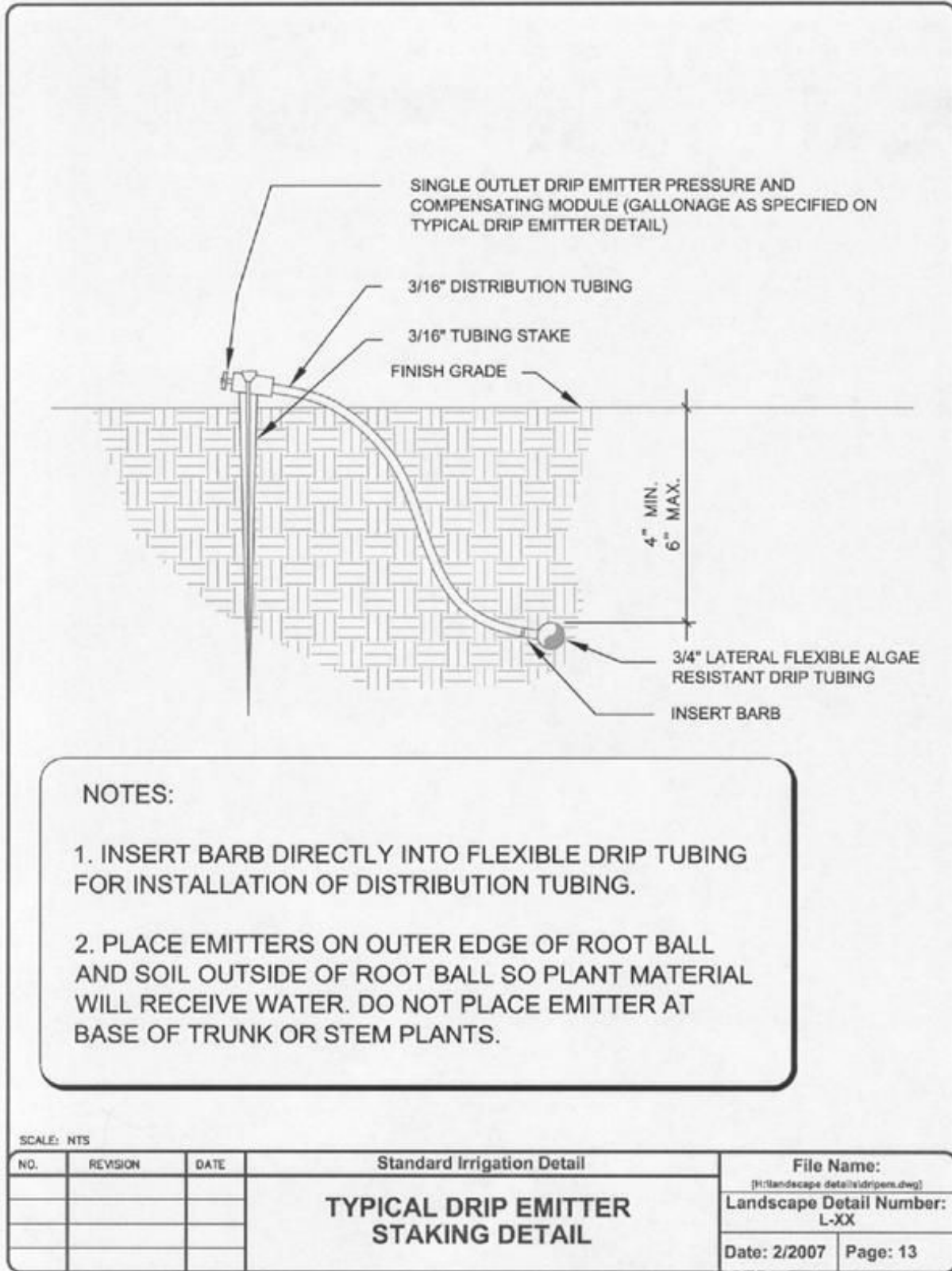
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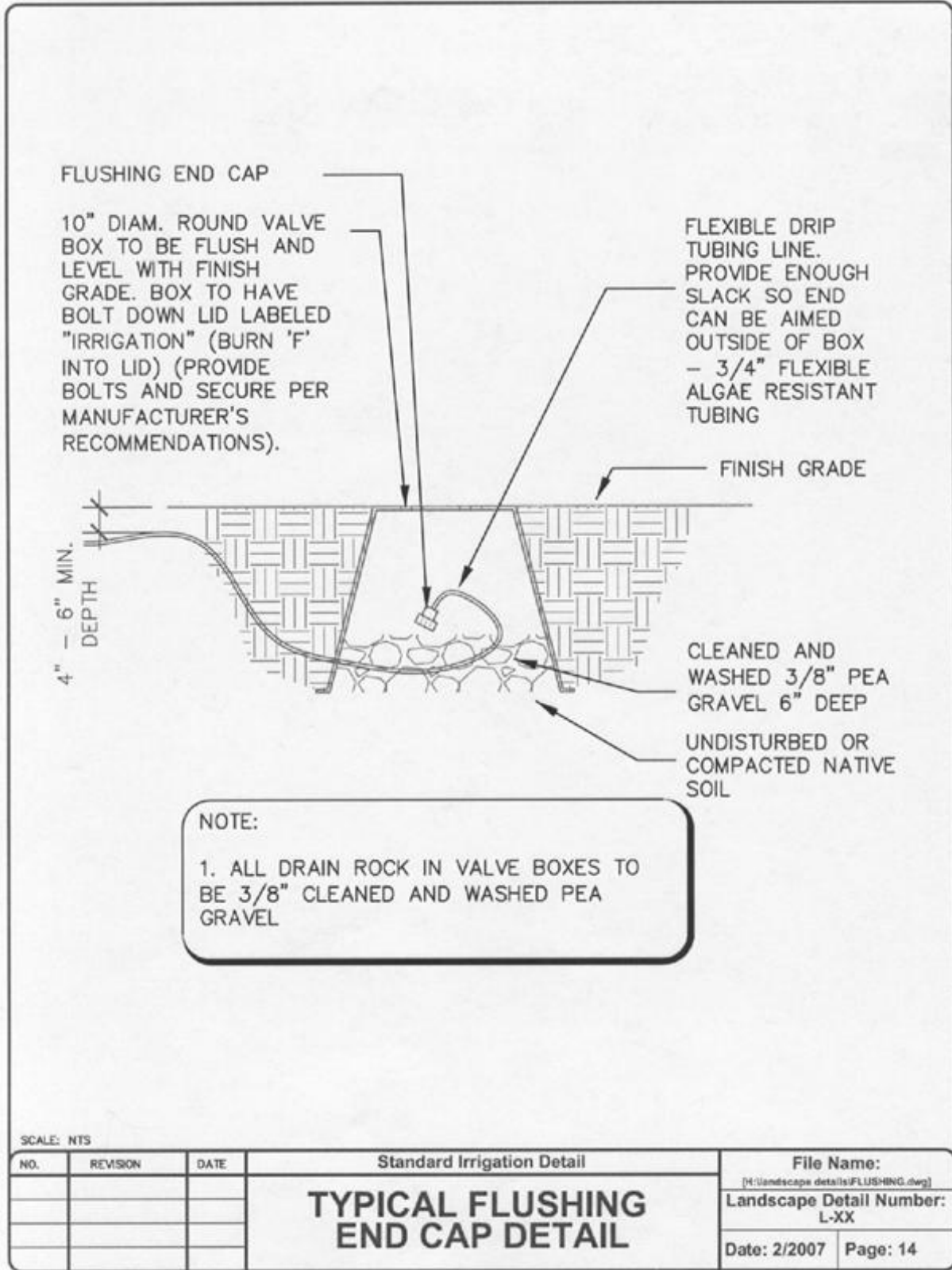
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									TYPICAL DRIP EMITTER DETAIL			[1:\landscape details\DRIP.dwg]		
												Landscape Detail Number: L-XX		
												Date: 2/2007		
												Page: 9		

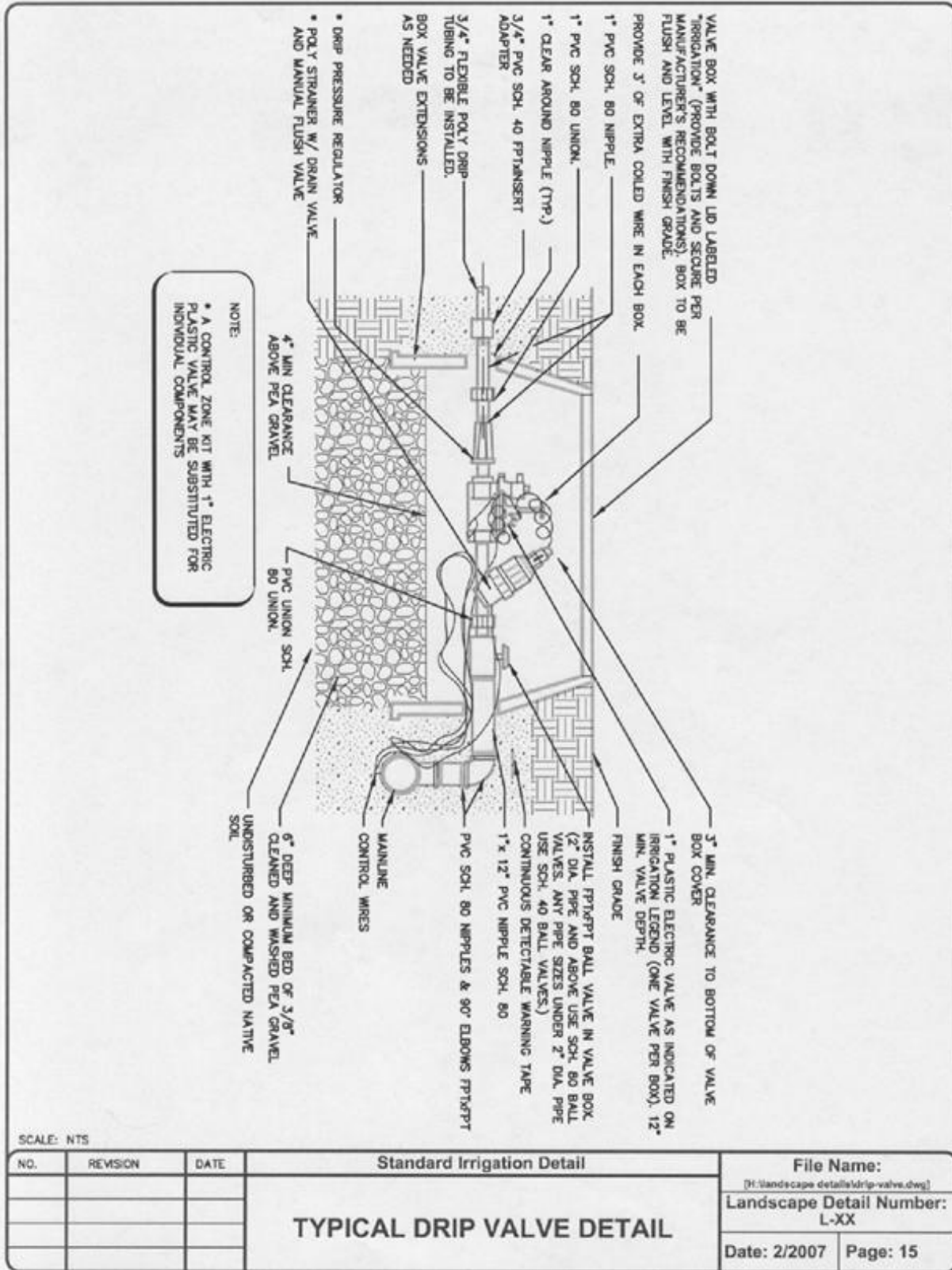




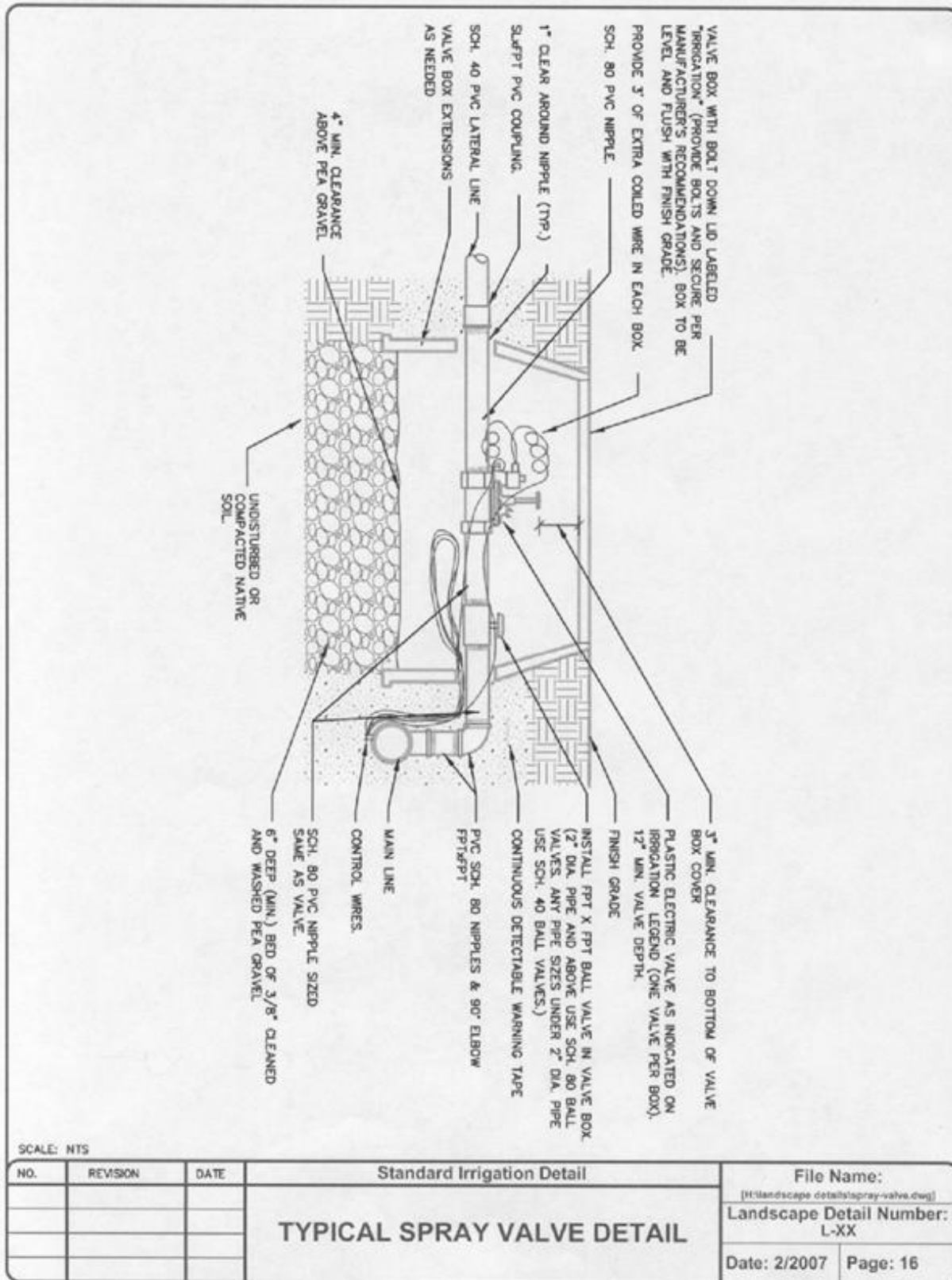


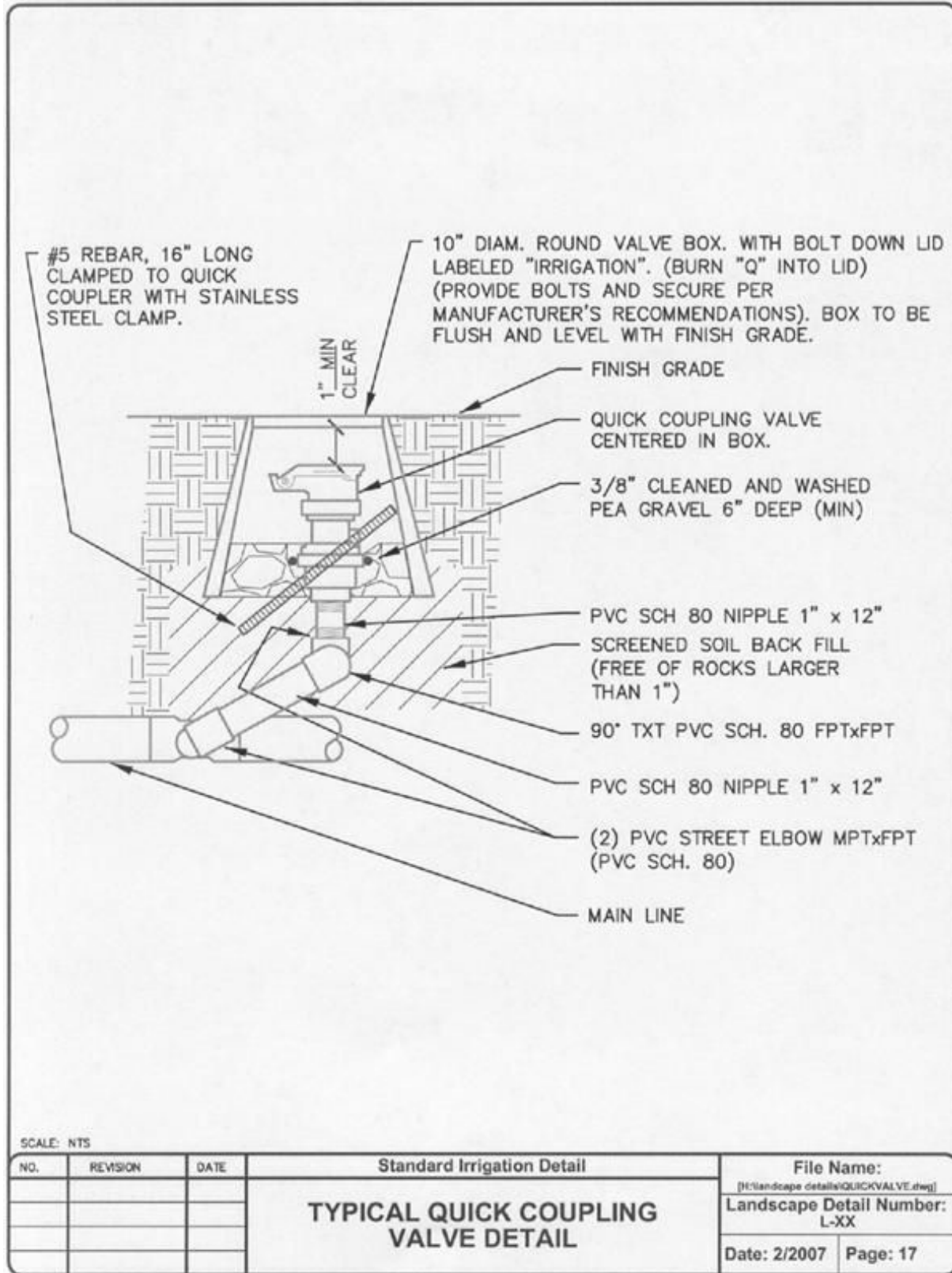


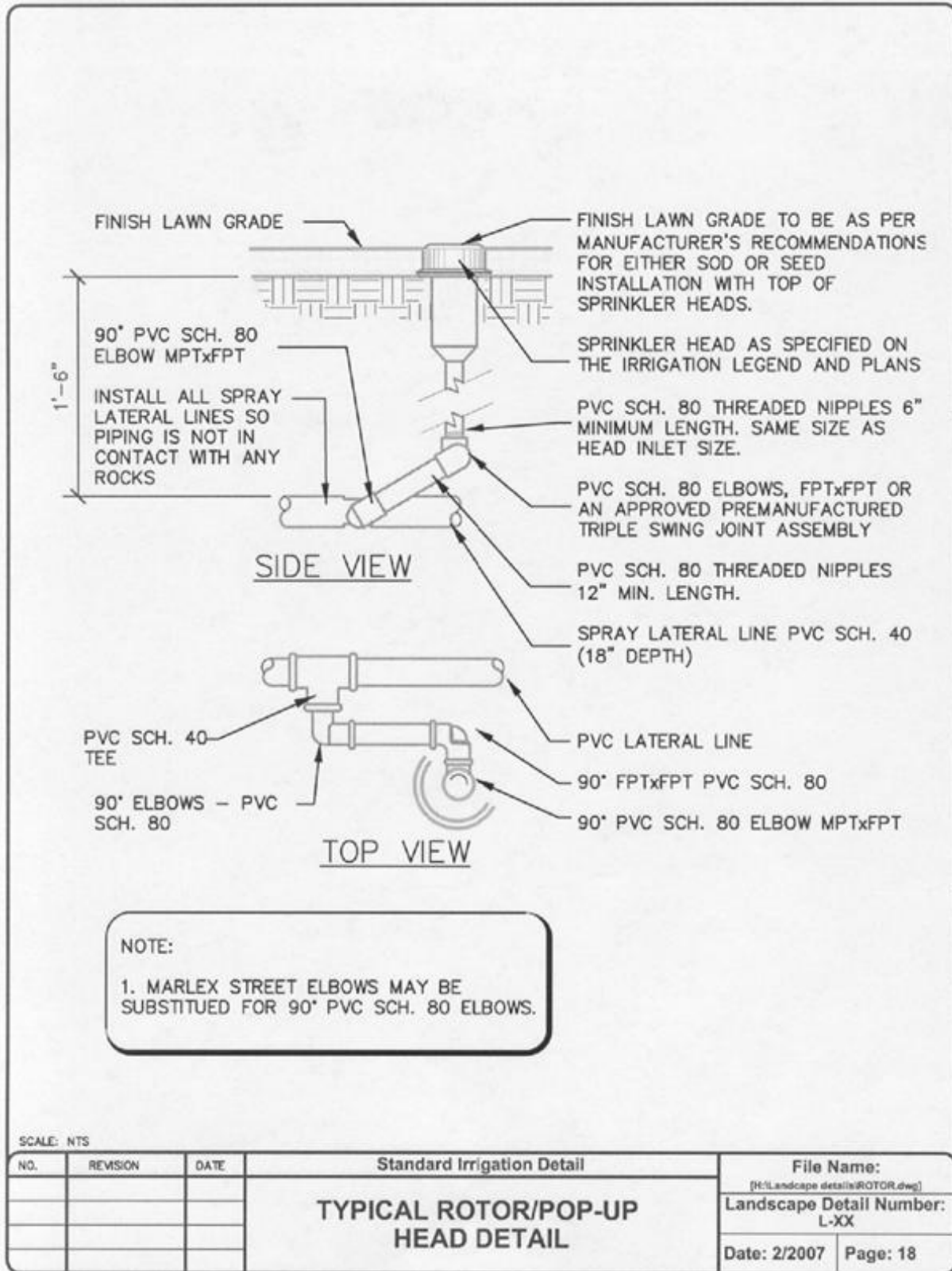


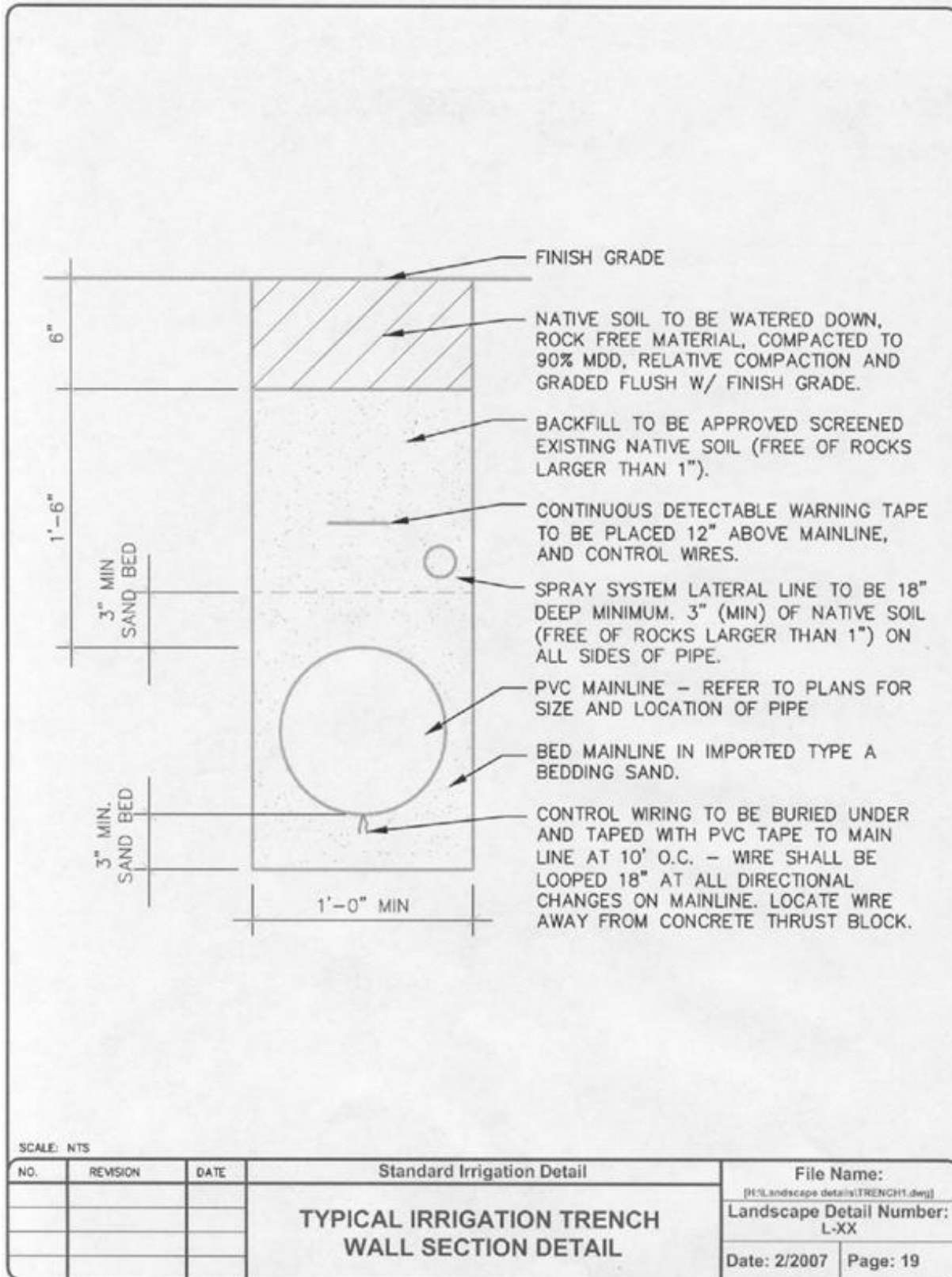


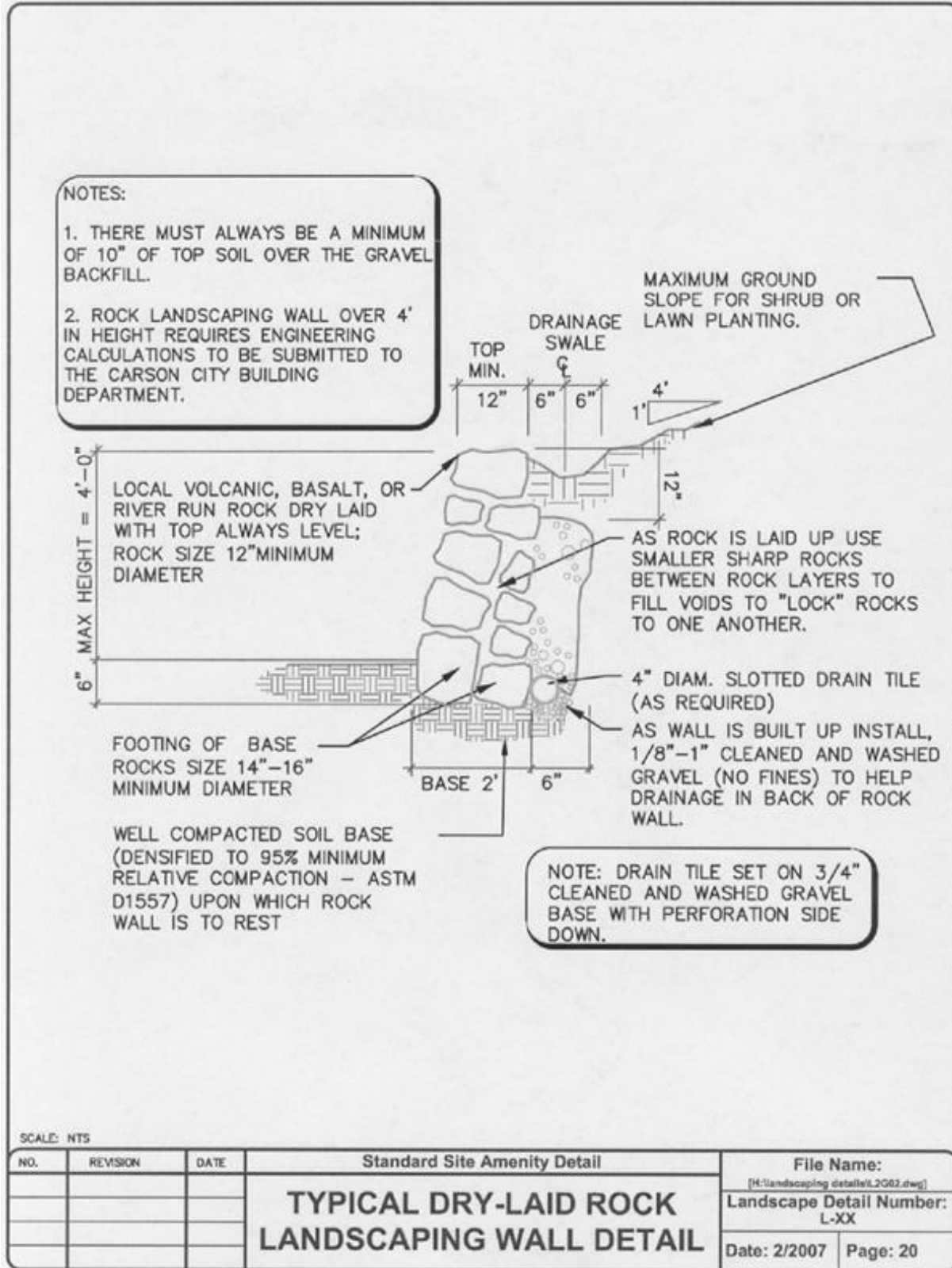
Standard Irrigation Detail			File Name:
NO.	REVISION	DATE	[D:\landscape details\drip-valve.dwg]
TYPICAL DRIP VALVE DETAIL			Landscape Detail Number: L-XX
			Date: 2/2007

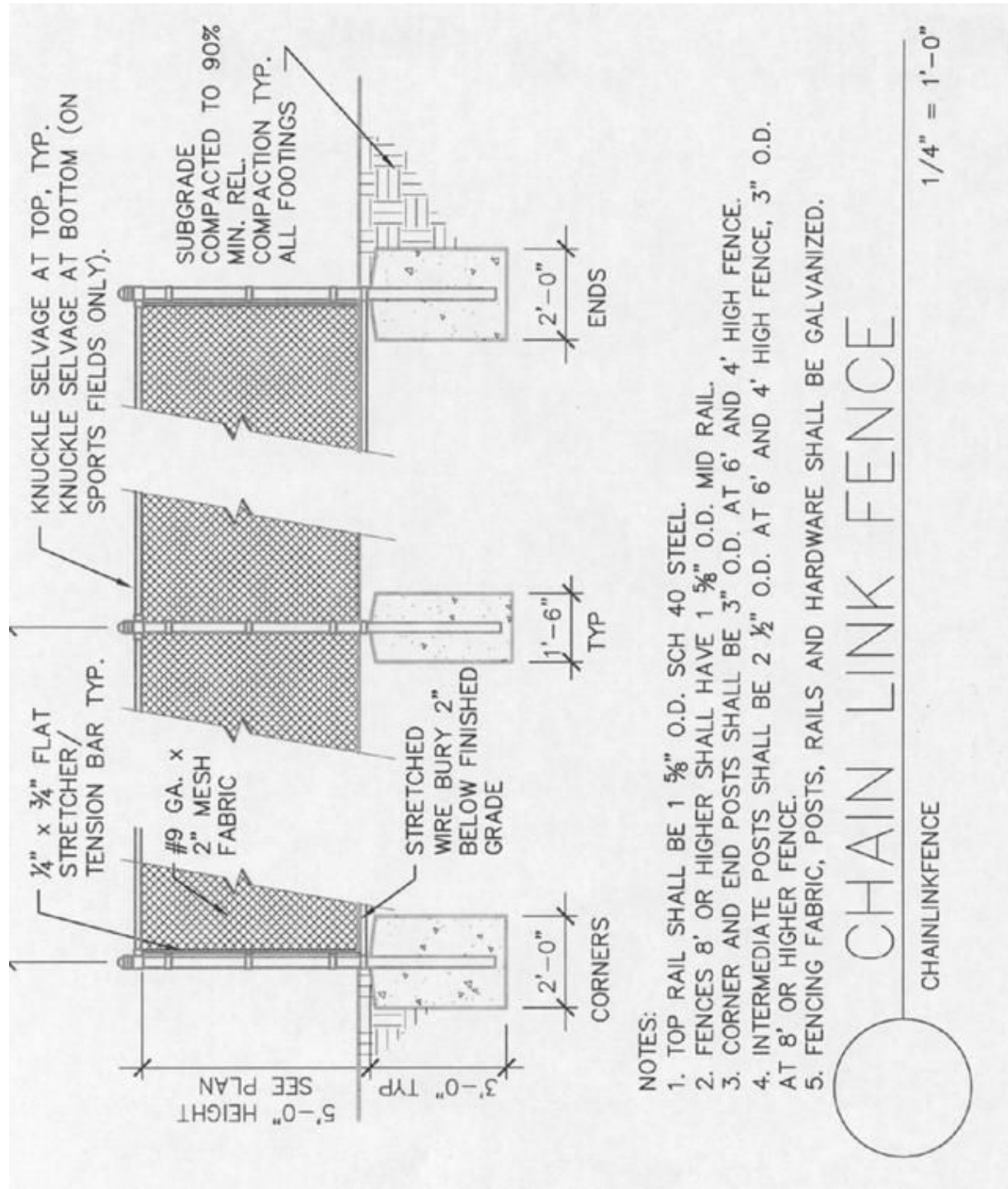


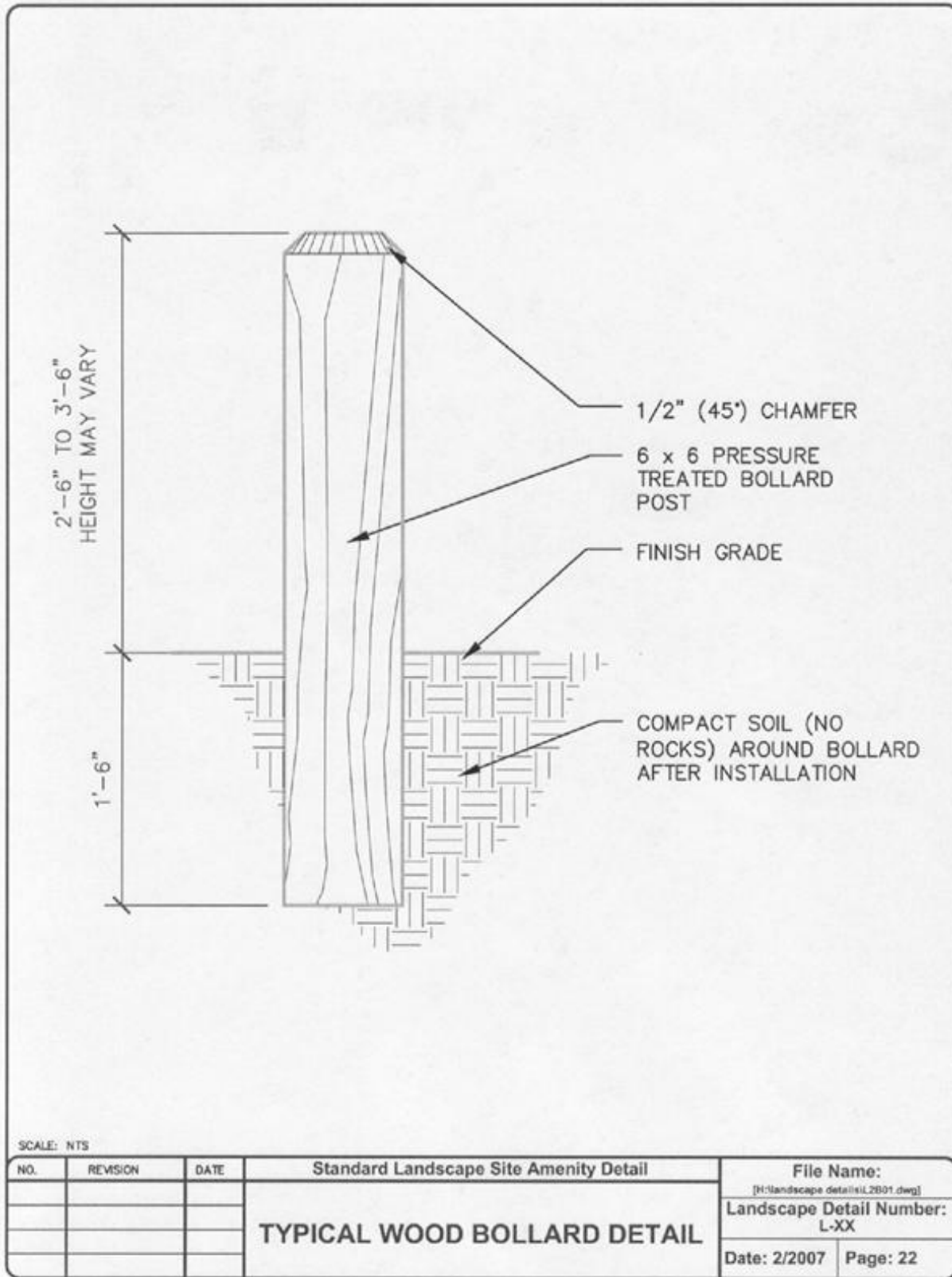


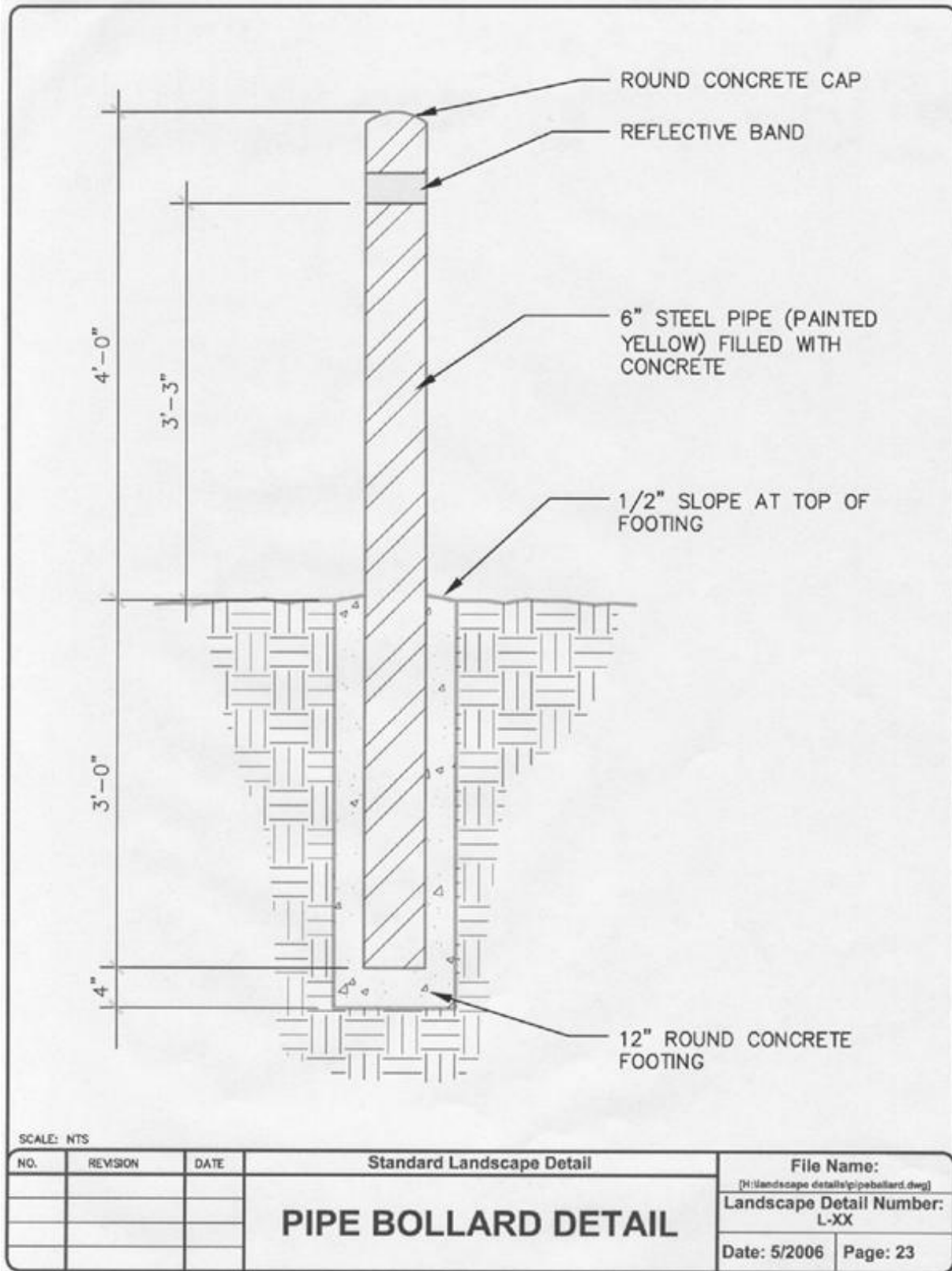


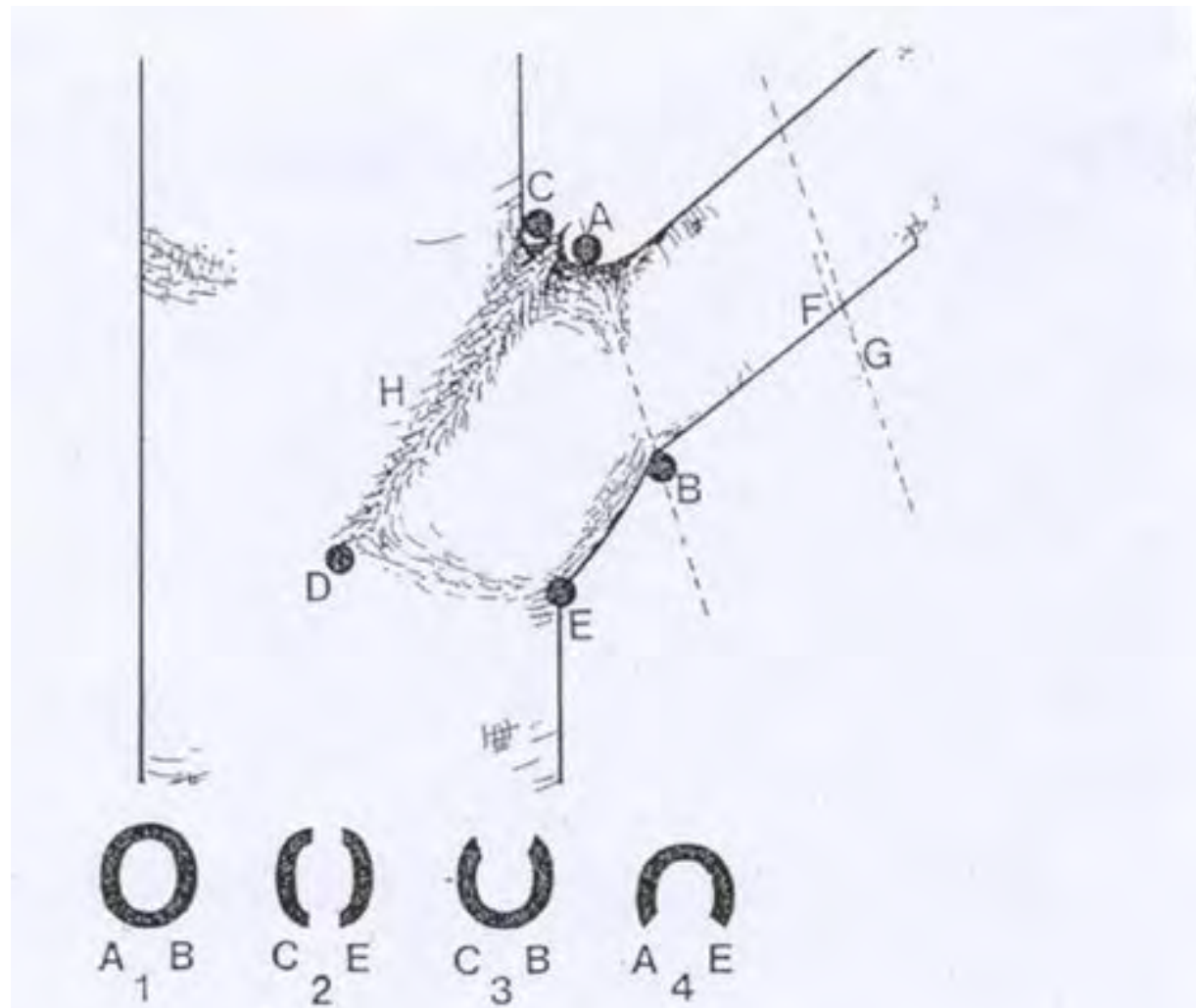












NATURAL TARGET PRUNING

Locate the branch bark ridge (H) and the branch collar (E to B).

Stub cut the branch (up F, down G).

Locate points A and B where the branch meets the branch collar.

Cut from A to B, or from B to A with care.

If position of B is uncertain, draw a line in your mind from A to E.

Angle EAD is approximately the same as angle EAB.

Point D is the beginning of the branch bark ridge (H).

A proper cut will result in woundwood pattern 1.

Improper cuts will result in patterns 2, 3, and 4.

Do not leave stubs.

Do not make flush cuts.

Do not paint the wounds.



COOPERATIVE EXTENSION

Bringing the University to You

Wendy Hanson

Horticulture Assistant
Master Gardener Program Coordinator

5505 Mill St. • P.O. Box 11130 • Reno, NV 89520

Reno (775) 794-4948 FAX (775) 794-4883

Carson City (775) 887-2282 FAX (775) 887-2065

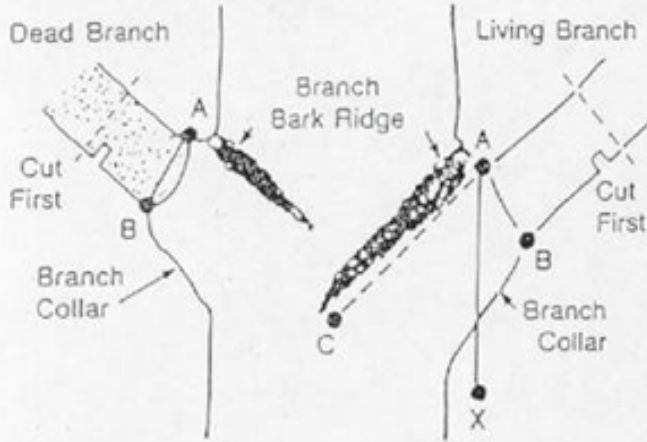
Gardnerville (775) 782-9940 FAX (775) 782-9968

E-mail: lhanson@unr.edu

Web site: www.unr.edu

Natural Target Pruning

Hardwoods



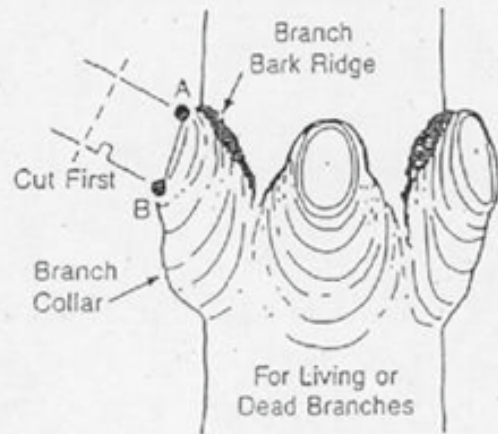
Natural Pruning Steps

1. Locate the branch bark ridge
2. Find TARGET A—outside of branch bark ridge
3. Find TARGET B—swelling where branch meets branch collar
4. If B is hard to find—drop a line at AX. Angle XAC = to angle XAB
5. Stub branch to be pruned
6. Make cut at line AB

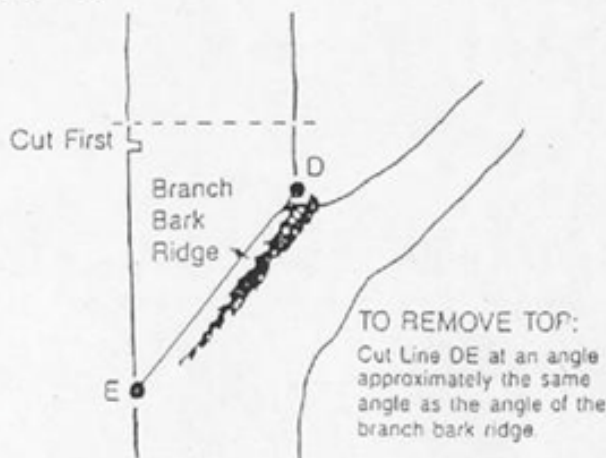
Do Not

- Cut behind the branch bark ridge
- Leave stubs
- Cut branch collar
- Paint cuts—except for cosmetics
- Leave flat top when topping

Conifers



Topping



BEST TIME TO PRUNE

Late dormant season or EARLY spring before leaves form

FOR MORE INFORMATION WRITE:

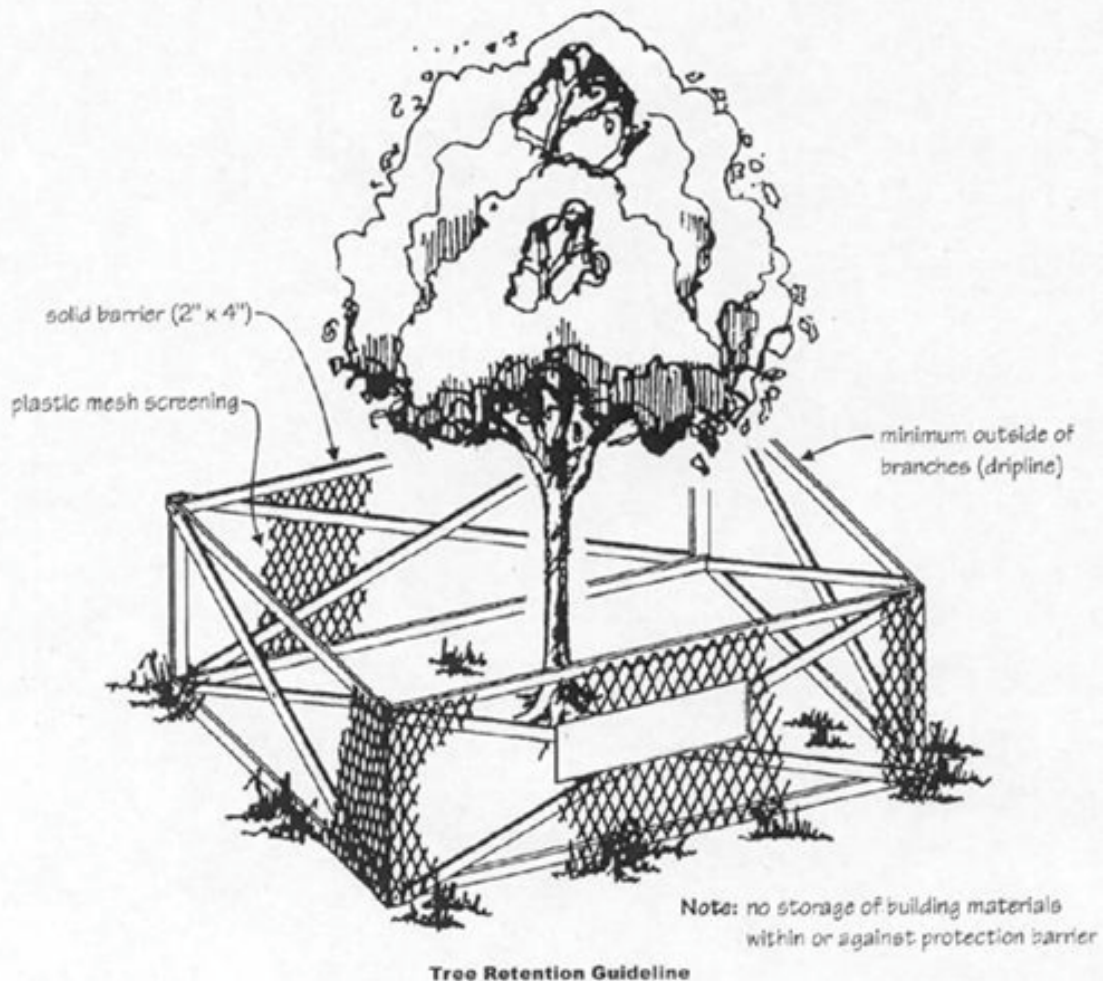
Northeastern Forest
Experiment Station
P.O. Box 640
Durham NH 03824

or

your local State Forestry or
USDA Forest Service Office

TREE RETENTION/PROTECTION

- 1) Where trees are to be retained on a site, protection barriers must be installed as specified in 3.4.2.
- 2) Any required excavation in or around the protection barrier to accommodate underground services, footing, etc. should be indicated on the plan and completed by hand.
- 3) Trees inside the protection zone should be cared for throughout the construction process, i.e., they must be wrapped sufficiently if a portion of the tree's root system has been disturbed by excavation.
- 4) Root and branch pruning, where necessary, must be done in accordance with 3.4.2.



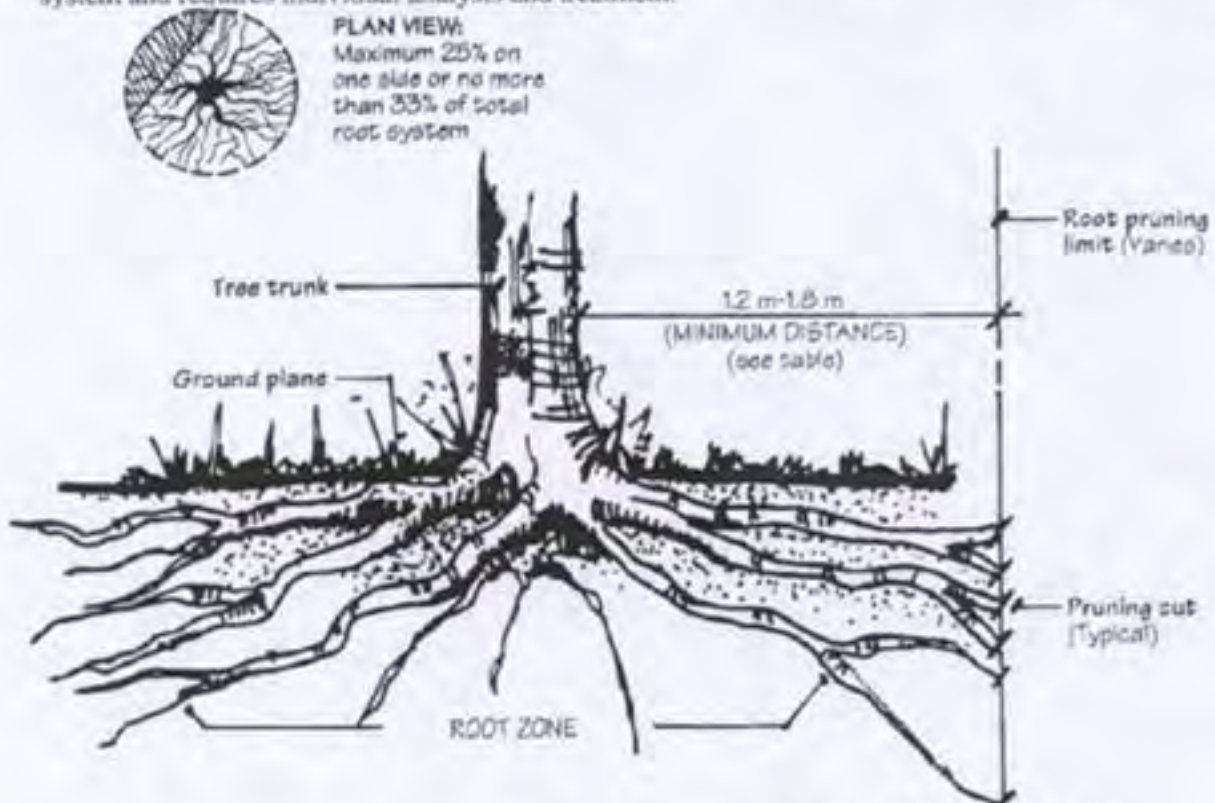
Root Pruning

Root pruning is the practice of removing a portion of a tree's root system. As a first alternative, adding soil and reseeded is recommended to prevent the removal of key structural roots. However, root pruning sometimes becomes necessary in order to accommodate landscape features such as walks, retaining walls, drains or utilities. Root pruning may also be necessary when existing roots begin to interfere with the routine maintenance of surrounding lawns and shrub beds. For example, it would be better to remove a surface root which is continually wounded by a lawn mower blade rather than to increase potential for disease through open wounds in the root. Other reasons for root pruning may include transplanting and undesirable growth patterns.

The circumstances necessitating root pruning vary, but the objective of tree root pruning is always to ensure the health, stability and longevity of the tree. Therefore, major root pruning should only be done by, or in consultation with, an Arborist or other qualified landscape professional.

The following general guidelines for root pruning are provided for your convenience:

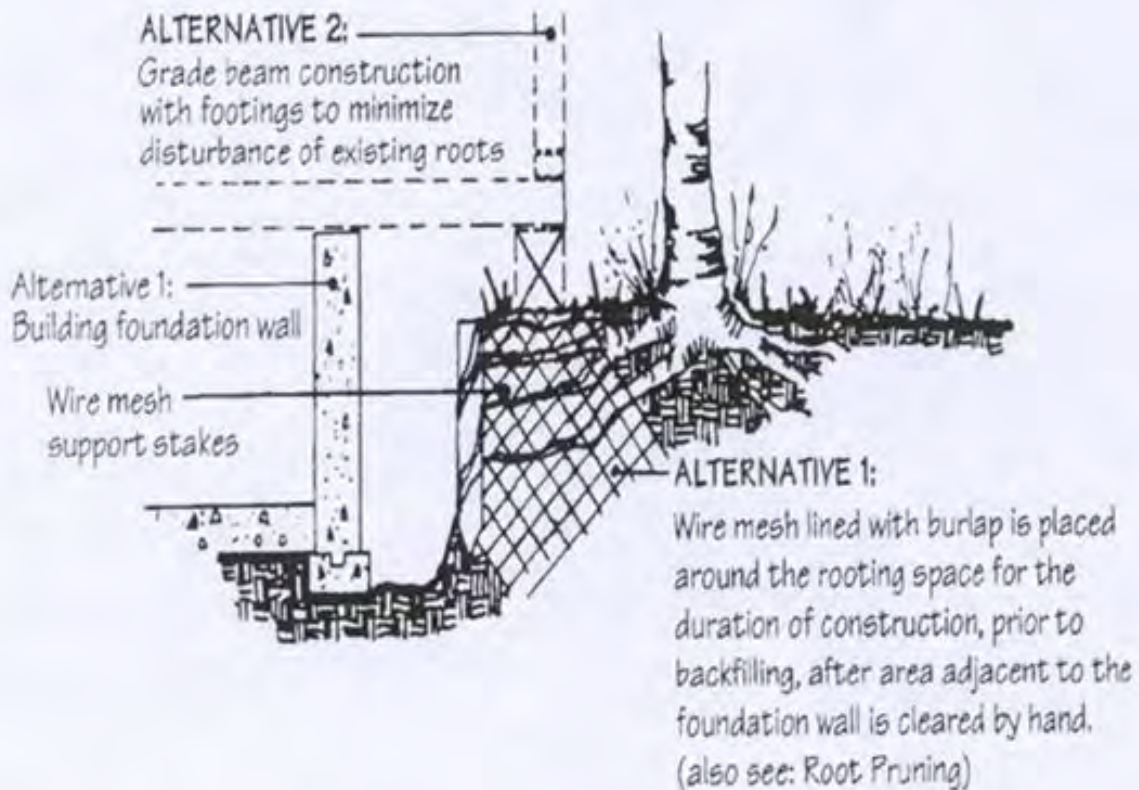
- A tree should be root pruned only if the problem can be solved by removing less than 33 percent of the tree's roots, with no more than 25 percent from one side.
- For trees 30 cm in diameter and less, roots should not be removed within 1.2 m of the outer edge of the tree base. Trees with diameters over 30 cm should be allowed an additional 30 cm for every extra 7.5 cm of trunk diameter measured at a point 1.4 m above ground. For example, a tree with a 37.5 cm diameter trunk measured 1.4 m above the ground would require a minimum 1.55 m allowance around it.
- Cut roots cleanly after excavation with clean, sharp tools, to promote callous formation and wound closure. Wounds may be dressed with a tree rooting hormone compound that is available at garden centres.
- Backfill the excavation as soon as possible and water the soil around roots to avoid leaving air pockets.
- Mix soil improvements (e.g. peat moss) with fill soil to promote new root growth, especially if the existing soil is of poor quality. The soil quality can be easily determined by using a basic soil testing kit which is readily available at most nursery supply stores. Do not add fertilizers until improved tree growth is noticed, generally after 6 to 8 weeks during a growing season. Soil testing will better determine soil deficiencies and additional amendment requirements.
- Surface roots which interfere with other elements in the landscape can be removed under the supervision of an Arborist or other qualified landscape professional. Each tree has a different root system and requires individual analysis and treatment.



Excavation Adjacent to Retained Trees

In cases where proposed building excavation will affect existing trees to be retained, special attention should be given to proper root pruning and care for the remaining root system. Alternatively, a post and beam structure for the building may be considered to retain the rooting space (see diagram, Alternative 2). It is important to note that most roots are located in the top 60 cm of soil, with the major roots for water and nutrients absorption in the top 20 to 30 cm.

- a) In order to minimize root damage, soil erosion and tree disturbance, a temporary root curtain² should be wrapped around the root zone to retain and protect the exposed area. The root curtain should consist of heavy wire mesh or similar material lined with burlap (to retain moisture) and supported by posts. Backfill should be used as required to ensure that none of the roots are left exposed. Only hand excavation should be used in the root zone area.
- b) It is critical that the root zone system (or roots of the tree) be kept moist by watering as required throughout the construction process.
- c) Once the foundation is ready to be backfilled, the root curtain can be carefully removed. It is of utmost importance that the area surrounding the tree be kept free of building materials, as well as pedestrian and vehicular traffic, to avoid soil compaction.
- d) Tunnelling rather than trenching should be considered when installing underground utilities and drainage lines to minimize damage to existing trees. This technique entails boring a hole under or through the root system with minimum disturbance. To ensure that the work is undertaken in the appropriate manner, a certified Arborist or similarly qualified landscape professional should be consulted if the applicant decides to use this technique.



Owner Maintenance Agreement

All landscaping, irrigation and screening shall be maintained at all times to conform to the regulations of Development Standards Division 3 Landscaping. Landscaping and related equipment including, but not limited to, trees, shrubs, plants, screens, walkways, benches, fountains and irrigation systems shall be maintained by the present or subsequent owner of the property. The owner of the property is responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive. Each owner shall be required at all times to keep all landscaping materials in good health, repair and maintenance.

The City may require the immediate replacement of any and all dead or damaged plant materials at any time. If any portion of the landscaping material or irrigation equipment is dead, dying, damaged, destroyed or otherwise affected, the owner of the development project shall replace or repair the damaged or affected material within thirty days following notification from the Director. If the season of the year makes this repair or replacement impractical within the thirty-day period, the person responsible for the landscaping shall submit a letter of request to the Director asking for a delay to replace materials and shall submit a time frame for the accomplishment of this work. If the repair or replacement is not accomplished in a timely fashion the Director may initiate proceedings to revoke the special use permit or business license for the subject use.

Signature of Owner

Date

Carson City Tree List for Commercial Projects

USDA Zone: 5 (Plant Material)

Sunset Zone: 3

Species and Varieties Appropriate for Proposed Site That Are Not on This List Are Subject to Approval, Not Including Accent Trees

Deciduous

Small Tree - Less than 30 feet (single stem)

- | | |
|---|--------------------------------------|
| ACER ginnala 'Flame' | Amur Maple |
| * AMELANCHIER species varieties | Serviceberry |
| CARPINUS caroliniana | American Hornbeam |
| CATALPA bignonioides 'Nana' | Umbrella Catalpa |
| * CRATAEGUS species thornless varieties | Hawthorn |
| FRAXINUS pennsylvanica 'Johnson' | Leprechaun Green Ash |
| KOELREUTERIA paniculata | Goldenrain Tree |
| * MALUS species varieties | Flowering Crabapple (<1" size fruit) |
| * PRUNUS maackii | Amur Chokecherry |
| * PRUNUS padus | European Bird Cherry |
| * PRUNUS virginiana 'Canada Red' | Canada Red Chokecherry |
| SORBUS americana 'Dwarfcrone' | Red Cascade Mountain Ash |

Medium Tree - 30 feet to less than 50 feet tall

- | | |
|---|-----------------------|
| ACER fremanii 'Jeffersred' | Autumn Blaze Maple |
| * ACER negundo 'Sensation' | Sensation Box Elder |
| ACER nigrum 'Greencolumn' | Greencolumn Maple |
| * ACER platanoides varieties | Norway Maple |
| ACER pseudoplatanus varieties | Sycamore Maple |
| * ACER rubrum varieties | Red Maple |
| ACER saccharum 'Green Mountain' | Sugar Maple |
| CARPINUS betulus varieties | European Hornbeam |
| CATALPA speciosa | Northern Catalpa |
| CELTIS occidentalis | Common Hackberry |
| CELTIS reticulata | Western Hackberry |
| * FRAXINUS americana varieties | White Ash |
| FRAXINUS excelsior | European Ash |
| FRAXINUS ornus | Flowering Ash |
| * FRAXINUS pennsylvanica varieties | Green Ash |
| FRAXINUS quadrangulata | Blue Ash |
| * GLEDITSIA triacanthos inermis varieties | Thornless Honeylocust |
| GYMNOCLADUS dioicus | Kentucky Coffeetree |
| * PYRUS calleryana varieties | Callery Pear |

* - Carson City Historic District Preferred Tree

QUERCUS lobata	Valley Oak
QUERCUS robur 'Fastigiata'	Skyrocket English Oak
* ROBINIA x ambigua 'Idaho'	Idaho Locust
* SORBUS aucuparia varieties	Mountain Ash
* TILIA cordata varieties	Littleleaf Linden
TILIA tomentosa varieties	Silver Linden
<i>Large Tree - 50 feet or greater</i>	
* PLATANUS occidentalis	American Sycamore
* PLATANUS x acerifolia 'Bloodgood'	London Planetree
* QUERCUS coccinea	Scarlet Oak
QUERCUS douglasii	Blue Oak
QUERCUS macrocarpa	Bur Oak
QUERCUS robur 'Fastigiata'	Columnar English Oak
* QUERCUS rubra	Red Oak
TILIA americana varieties	American Linden
ZELKOVA serrata	Sawleaf Zelkova

Evergreen

Small Tree - Less than 30 feet (single stem)

* PINUS mugo	Swiss Mountain Pine
PINUS thumbergiana	Japanese Black Pine

Medium Tree - 30 feet to less than 50 feet tall

* JUNIPERUS species varieties	Juniper tree
* PICEA pungens varieties	Spruce
PINUS aristata	Bristlecone Pine
PINUS edulis	Two-Needle Pinyon Pine
PINUS monophylla	Single-Leaf Pinyon Pine
PINUS nigra	Austrian Pine
PINUS sylverstris	Scotch Pine

Large Tree - 50 feet or greater

* ABIES concolor	White Fir
* CALOCEDRUS decurrens	Incense Cedar
CEDRUS atlantica	Atlas Cedar
* PICEA pungens	Colorado Spruce
PINUS contorta latifolia	Lodgepole Pine
* PINUS jeffreyi	Jeffrey Pine
* PINUS ponderosa	Ponderosa Pine
SEQUOIA DENDRON giganteum	Giant Sequoia

* - Carson City Historic District Preferred Tree

Carson City Riparian Area List

Scientific Name

Common Name

Tree

ACER negundo	Boxelder
ALNUS incana spp. tenuifolia	Thinleaf Alder
ALNUS rubra	Red Alder
ALNUS sinuata	Sitka Alder
BETULA occidentalis	Water (Black) Birch
CRATAEGUS douglasii	Black/Douglas Hawthorn
POPULOUS fremontii	Cottonwood
POPULUS angustifolia	Narrowleaf Cottonwood
POPULUS balsamifera spp. Trichocarpa	Black Cottonwood
POPULUS tremuloides	Quaking Aspen
PRUNUS virginiana 'Canada Red'	Canada Red Chokecherry
SALIX alba	White Willow
SALIX amygdaloides	Peachleaf Willow
SALIX nigra	Black Willow
SALIX prolixa	Mackenzie Willow
SAMBUCUS coerulea	Blue Elderberry

Carson City Riparian Area List

Scientific Name

Common Name

Shrub

CORNUS sericea	Redosier Dogwood
ELAEGNUS commutata	Silverberry
PENTAPHYLLOIDES floribunda	Shrubby Cinquefoil
PHILADELPHUS lewisii	(Mockorange) Syringa
RHUS tribobata	Skunkbush Sumac
RIBES aureum	Golden Current
RIBES cereum	Wax (Squaw) Current
ROSA woodsii	Wood's Rose
SALIX bebbiana	Bebb Willow
SALIX boothii	Booth Willow
SALIX drummondiana	Drummond Willow
SALIX exigua ssp. Exigua	Coyote Willow
SALIX exigua ssp. Melanopsis	Coyote Willow
SALIX geyeriana	Geyer Willow
SALIX lemmonii	Lemmon Willow
SALIX lutea	Yellow Willow
SALIX lutea ssp. Lasiantha	Pacific (Whiplash) Willow
SALIX planifolia var. planifolia	Planeleaf Willow
SALIX scouleriana	Scouler Willow
SALIX sitchensis	Sitka Willow
SAMBUCUS racemosa ssp. Pubens	Red Elderberry
SHEPHERDIA argentea	Silver Buffaloberry
SYMPHORICARPOS albus	Common Snowberry